Public Notice/Press Release

The Township of Montclair’s, Montclair Housing Authority (MHA) will be accepting Housing Choice Voucher Program (HCV) pre-applications online at: https://www.phas-web.com/portals/onlineApplication/1750. The HCV Program is federally funded and provides housing subsidies to residents to obtain decent, safe, and sanitary housing. Open enrollment for the Housing Choice Voucher Program pre-applications will be Thursday, June 20, 2024, at 8:30 am until the maximum number of pre-applications are received. Applicants must be eighteen (18) years of age or older to apply or be an emancipated minor.

AN EMAIL ADDRESS IS NECESSARY TO APPLY. If you do not have one, you will need to create one to apply. Web browsers like Google Chrome, Fire Fox, or Internet Explorer 10 or higher are recommended.

A total of 225 pre-applications will be accepted through an online portal, paper applications are not available. Applications can ONLY be accepted online at https://www.pha-web.com/portals/onlineApplication/1750 using a personal computer, laptop, smartphone, or tablet.

Only one (1) HCV Program pre-application per household will be accepted.

Information Required: Full names, social security numbers, birthdates, and income information for all individuals in the household must be included. Income is defined as: Temporary Assistance to Needy Families (TANF), Social Security Retirement, Social Security Disability, Supplemental Security Income (SSI), pensions, child support, alimony, unemployment, temporary disability, wages, self-employment earning, etc., for all individuals living in the household.

MHA has adopted the following preferences for admission to the waiting list (in no particular order): Residency, Senior/Elderly, Disabled, Displaced/Disaster, Homeless/Unhoused, Veteran, and Domestic Violence (below are the detailed definitions). Applicants who qualify for one or more preferences will receive a weighted preference placement on the waiting list. Individuals who claim to have a preference must meet all eligibility criteria for a Housing Choice Voucher at the time of selection from the waiting list. Applicants should select all preferences that apply.

Residency Preference (Local Residents): A Residency Preference for a family that currently resides in the jurisdiction of the Township of Montclair located in the County of Essex.

Senior/Elderly Preference: A Senior/Elderly Preference is defined as an applicant (Head of Household), Spouse, or Co-Head of Household is aged 62 years or older.

Disabled Preference: A Disabled Preference is defined by (1) Documentation from the Social Security Administration that a member of the household is a disabled person who is receiving Social Security Disability or Supplemental Security Income benefits; or (2) Certification from a physician, on a Certification of Disability Form that a member of the household is a person with disabilities.
**Displaced/Disaster Preference:** A Displaced/Disaster Preference is defined as being involuntarily displaced and not living in standard, permanent replacement housing, or will be involuntarily displaced within no more than six months from the date of written verification by the displacing unit or agency of government.

**Homeless/Unhoused Preference:** A Homeless Preference is defined as lack of a fixed, regular and adequate nighttime residence; and have a primary nighttime residence that is a supervised public or private shelter providing temporary accommodations. Families who are residing with friends or relatives on a temporary basis will not be included in the homeless definition.

**Veteran Preference:** A Veterans Preference is defined as current members of the U.S. Armed Forces, honorable or general discharged veterans, or surviving spouses of honorable or general discharged veterans.

**Domestic Violence Preference:** A Domestic Violence preference is defined as families that include victims of domestic violence, dating violence, sexual assault, human trafficking or stalking who has either been referred by a partnering service agency or consortia or is seeking an emergency transfer under VAWA from public housing or other covered housing program.

If you are disabled and need assistance with submitting your Housing Choice Voucher Program pre-application, please contact MHA at 973-744-1400 and dial extension 5310 and request a reasonable accommodation during the hours of 8:30 AM to 4:30 PM, Monday-Friday, or email us at: MHAWaitList@montclairnjusa.org prior to June 20, 2024. You can select the language at the bottom of the applicant webpage if you need assistance in another language.

To qualify for a Housing Choice Voucher Program pre-application, you must meet the below Income Limits established by the U.S. Department of Housing and Urban Development (HUD).

For more information on this upcoming opportunity go to MHA News & Announcements. If you have any questions, you can call 973-744-1400 and dial extension 5310 during regular office hours from 8:30 AM to 4:30 PM, Monday-Friday, or email us at: MHAWaitList@montclairnjusa.org.

Applicants will be notified of their status via email which may take several weeks. Submission of an HCV Program pre-application does not guarantee placement on the HCV Program waiting list. You can also check your status on-line at [https://www.pha-web.com/portals/waitingListStatus/1750](https://www.pha-web.com/portals/waitingListStatus/1750) after September 3, 2024.

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**2024 INCOME LIMITS FOR TOWNSHIP OF MONTCLAIR, ESSEX COUNTY**

<table>
<thead>
<tr>
<th>COUNTY</th>
<th>1 PERSON</th>
<th>2 PERSON</th>
<th>3 PERSON</th>
<th>4 PERSON</th>
<th>5 PERSON</th>
<th>6 PERSON</th>
<th>7 PERSON</th>
<th>8 PERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESSEX</td>
<td>$68,500</td>
<td>$78,250</td>
<td>$88,050</td>
<td>$97,800</td>
<td>$105,650</td>
<td>$113,450</td>
<td>$121,300</td>
<td>$129,100</td>
</tr>
</tbody>
</table>
Applicants will be required to complete the following pre-application questions:

1. Has any household member been evicted from federally assisted housing in the last five years?
2. Has any housing agency terminated assistance under the Section 8 program for any household member?
3. Have any members of the household committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program?
4. Does your household owe rent or other amounts to the program or another housing agency concerning Section 8 or public housing assistance under the United States Housing Act of 1937?
5. Have any members of the household been deemed a lifetime sex offender?
6. Based on the chart above, does your household meet the outlined income requirements?