

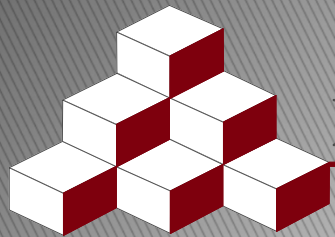
Welcome!

Affordable Housing Random Selection

72 Eagle Rock

In East Hanover Township, Morris County

Your mics & cameras have been muted.
We will begin at 11:00 a.m. EST.



Piazza & Associates

May 31, 2024

Piazza & Associates, Inc.

- ❖ Dedicated to helping households find affordable housing in New Jersey since 1994
- ❖ We are not the owner, developer or manager
- ❖ Administrative Agents for Affordable Housing
- ❖ Agents for the municipality
 - ❖ Affirmative Marketing & Application Services
 - ❖ Wait List Administration
 - ❖ Process Final Application & Certify Eligible Applicants

72 Eagle Rock



- ▶ 53 One-, Two- and Three- Bedroom Apts.

72 Eagle Rock

▶ *Monthly Rents

One Bedroom	Income Level	Monthly Rent
2	Very Low Income	\$553
3	Low Income	\$1,011
5	Moderate Income	\$1,257

* Plus water, gas & electric

72 Eagle Rock

▶ *Monthly Rents

Two Bedrooms	Income Level	Monthly Rent
4	Very Low Income	\$652
12	Low Income	\$1,203
16	Moderate Income	\$1,496

* Plus water, gas & electric

72 Eagle Rock

▶ *Family Rents

Three Bedrooms	Income Level	Monthly Rent
1	Very Low Income	\$738
5	Low Income	\$1,374
5	Moderate Income	\$1,713

* Plus water, gas & electric

72 Eagle Rock

- ▶ Maximum Incomes – Region 2
 - (Essex, Morris, Union & Warren Counties)

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$27,177	\$31,060	\$34,942	\$38,825	\$41,931	\$45,037
Low Inc	\$45,296	\$51,766	\$58,237	\$64,708	\$69,885	\$75,061
Moderate	\$72,473	\$82,826	\$93,180	\$103,533	\$111,816	\$120,098

April, 2024

72 Eagle Rock

- ▶ For those who receive a Final Application...
- ▶ Applicants must contact the property leasing office and complete their paperwork within 7 days
- ▶ Applicants must submit a Final Application for Affordable Housing to Piazza within 14 days
- ▶ Applicants must meet deadlines to keep priority
- ▶ Final Applicants are subject to:
 - Tenant Selection Criteria per the Landlord
 - Affordable Housing Criteria per Piazza

72 Eagle Rock

- ▶ Being number 1 does not guarantee an apartment
- ▶ Being number 100 does not exclude you
- ▶ Beyond number 500 ? Probably not.
- ▶ Remainder on Waiting List for future RE-rental for this property only (Usually a very long wait)
- ▶ Household applying / residing MUST be the same
- ▶ Apartment MUST be principal residence of tenant
- ▶ Maximum rent increases are regulated

72 Eagle Rock



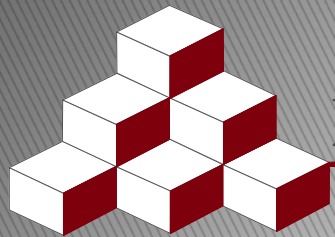
<https://www.piazzanj.com/property/72-eagle-rock-avenue/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

Phone us at: 609-786-1100



Piazza & Associates