

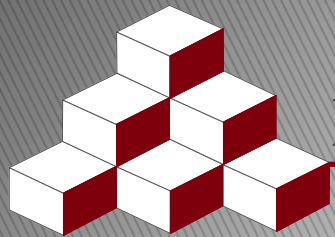
Welcome!

Affordable Housing Random Selection

Irondale at Wharton

In Wharton Borough, Morris County

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



Piazza & Associates

December 11, 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

IRONDALE

AT WHARTON



- ▶ Features 6 Affordable Apartments

Irondale at Wharton

*Monthly Rents

One Bedroom	Income Level	Monthly Rent
1	Low Income	\$1,080
1	TOTAL	

* Plus Gas & Electric

Irondale at Wharton

*Monthly Rents

Two Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$695
1	Low Income	\$1,277
2	Moderate Income	\$1,569
6	TOTAL	

* Plus Gas & Electric

Irondale at Wharton

*Monthly Rents

Three Bedroom	Income Level	Monthly Rent
1	Low Income	\$1,461
1	TOTAL	

* Plus Gas & Electric

Irondale at Wharton

Maximum Incomes – Region 2

- (Essex, Morris, Union and 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	\$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

Irondale at Wharton

- ❖ Low Priority Number? Watch for Final App in Email
- ❖ For those who receive a Final Application...
 - ✓ Contact the property leasing office within 7 days
 - ✓ Submit Final Application to Piazza within 14 days
- ❖ Priority Number, Regional Preference, Affordability
- ❖ Applicants must meet deadlines to keep priority
- ❖ Final Applicants are subject to:
 - ✓ Tenant Selection Criteria per the Landlord
 - ✓ Affordable Housing Criteria per Piazza

Irondale at Wharton

- ❖ Being number 1 does not guarantee an apartment
- ❖ Being number 20 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

IRONDALE

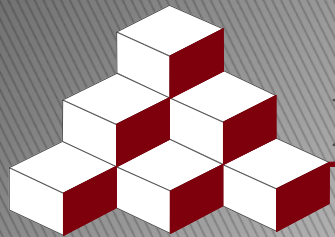
AT WHARTON



<https://www.piazzanj.com/property/irondale-at-wharton/>

Thank you!

Download Applications: www.HousingQuest.com
Email us: Info@HousingQuest.com



Piazza & Associates