

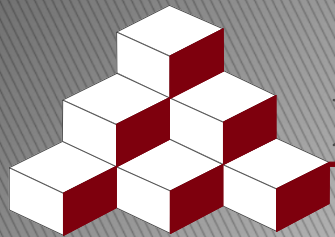
Welcome!

Affordable Housing Random Selection

190 Thomas Street

In the City of Newark, Essex County

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



Piazza & Associates

January 15, 2025

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

190 Thomas Street



- ▶ 52 One-Bedroom Senior (55+) Apts.

190 Thomas Street

*Monthly Rents

One Bedroom	Income Level	Monthly Rent
20	30% of the RMI	\$732
6	40% of the RMI	\$997
6	50% of the RMI	\$1,221
20	60% of the RMI	\$1,465
52	TOTAL	* All utilities are included in rent.



190 Thomas Street

Maximum Incomes – Region 2

- (Essex, Warren, Morris and Union Counties)

HH#	1 Person	2 Persons
30% RMI	\$27,360	\$29,119
40% RMI	\$36,480	\$31,060
50%RMI	\$45,600	\$51,766
60% RMI	\$54,720	\$82,826

April, 2024

190 Thomas Street

- ❖ For those who receive a Final Application...
 - ✓ Contact the property leasing office within 7 days
 - ✓ Submit Final Application to Piazza within 14 days
- ❖ One person must be at least 55 & no one under 19
- ❖ 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

190 Thomas Street

- ❖ Being number 1 does not guarantee an apartment
- ❖ Being number 300 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

190 Thomas Street



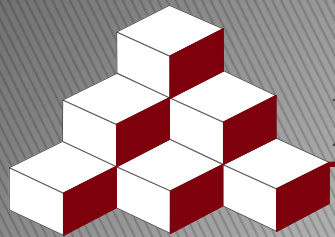
<https://www.piazzanj.com/property/190-thomas-street/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

Phone us at: 609-786-1100



Piazza & Associates