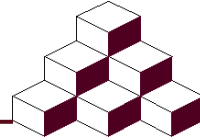


# Piazza & Associates, Inc.



216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540-5758

Dear Applicant,

Thank you for your interest in the affordable housing program at Heritage Court in Ewing Township, located in the heart of Mercer County, New Jersey. Piazza & Associates, Inc. has been engaged by the Township to coordinate the affordable housing opportunities on its behalf.

**HERITAGE COURT:** There are 12 one-, two- and three- bedroom apartments at Heritage Court<sup>1</sup> that will be available at reduced rents to qualified applicants whose combined household income meets the criteria for affordable housing. The one- and two- bedroom units are located within the existing section of the property, while the three-bedroom units will be in the new section of the property. Here is a chart of the rental rates, as well as the minimum and maximum income limits.

| Number of Bedrooms | Income Category | Monthly <sup>2</sup> Rent | Minimum <sup>3</sup> Income | Maximum Incomes <sup>4</sup> |           |           |           |           |           |
|--------------------|-----------------|---------------------------|-----------------------------|------------------------------|-----------|-----------|-----------|-----------|-----------|
|                    |                 |                           |                             | 1 Person                     | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons |
| One                | Low             | \$822                     | \$31,886                    | \$34,723                     | \$39,684  |           |           |           |           |
| One                | Moderate        | \$1,008                   | \$38,263                    | \$55,557                     | \$63,494  |           |           |           |           |
| Two                | Very Low        | \$525                     | \$22,937                    |                              | \$23,810  | \$26,787  | \$29,763  |           |           |
| Two                | Low             | \$972                     | \$38,263                    |                              | \$39,684  | \$44,644  | \$49,605  |           |           |
| Two                | Moderate        | \$1,195                   | \$45,909                    |                              | \$63,494  | \$71,431  | \$79,368  |           |           |
| Three              | Low             | \$1,110                   | \$44,194                    |                              | \$39,684  | \$44,644  | \$49,605  | \$53,573  | \$57,541  |
| Three              | Moderate        | \$1,368                   | \$53,040                    |                              | \$63,494  | \$71,431  | \$79,368  | \$85,717  | \$92,066  |

Please note the following: <sup>1</sup>The one- and two- bedroom apartments are existing apartments in Phase I of the development, while the three-bedroom apartments are in the new Phase II section of the property. <sup>2</sup>Rental Rate and Income Limits are subject to error and change without notice. Rental rates do not include utilities. <sup>3</sup>Minimum Income standards generally do not apply to applicants with Section 8 Rental Assistance. <sup>4</sup>Household composition, household income and current residency requirements will apply. Applicants from Mercer, Monmouth and Ocean Counties may be given a priority pursuant to regulations set forth by the New Jersey Department of Community Affairs and the Township of Ewing.

If you are interested in applying for Heritage Court, please complete the Preliminary Application and fax (609-786-1105) or mail it directly to us: Piazza & Associates, Inc., 216 Rockingham Row, Princeton, NJ 08540.

Within a few weeks, you will receive a letter of determination regarding your eligibility. Applications received by the deadline date for the “lottery” will be subject to a random selection. Subsequently, applications will be considered on a “first-come, first-served” basis. When an affordable apartment becomes available for you, we will send you a Final Application which will require further information and documentation. For questions about the affordable housing program in Ewing Township, contact Piazza & Associates, at 609-786-1100, ext. 300, or email us at [Ewing@HousingQuest.com](mailto:Ewing@HousingQuest.com).

Sincerely,

Frank Piazza  
Piazza & Associates, Inc.

Rev. 1-21-2019

**Preliminary Application  
for  
Affordable Housing  
at**



**Township of Ewing  
Mercer County, New Jersey**

**This is a Preliminary Application only. Do not send supporting documentation at this time. You will be notified as to the status of your preliminary eligibility based on the information that you provide in this application. When an affordable rental home becomes available, eligible candidates will be contacted. At that time, we will provide you with a list of documentation required to support and verify the information submitted in this application. We can not and do not guarantee housing based on the approval of this Preliminary Application. Heritage Court is a development of Ewing Prop., LLC. Affordable Housing application services are provided by Piazza & Associates, Inc., an affordable housing services corporation. This is an Equal Housing Opportunity. This program is subject to municipal and state affordable housing regulations, but no guarantee can be made that these homes are affordable to all applicants. This program is subject to availability. Prices, terms and conditions are subject to change without notice.**

**Piazza & Associates, Inc. ♦ Affordable Housing Services**

216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540

Telephone: 609-786-1100 ♦ Facsimile: 609-786-1105

E-mail: [Ewing@HousingQuest.com](mailto:Ewing@HousingQuest.com)



# Affordable Housing Policies and Requirements



## For All Applicants

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- ❖ This is an equal housing opportunity. Federal law prohibits discrimination against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status. State law prohibits discrimination on the basis of race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, familial status, sex, gender identity or expression, affectional or sexual orientation, disability, source of lawful income or source of lawful rent payment.
- ❖ This affordable housing must be the intended primary residence of the applicant. All household members who intend to reside at the affordable apartment must be listed in the Preliminary Application. If changes in household composition occur during the application process, or if there is a change of address, the applicant is required to notify Piazza & Associates, Inc. in writing, immediately.
- ❖ Applications must be truthful, complete and accurate. Any false statement makes the application null and void, and subjects the applicant to penalties imposed by law.
- ❖ Annual Income includes, but is not limited to, salary or wages, alimony, child support, social security benefits, unemployment benefits, pensions, business income, and actual or imputed earnings from assets (which include bank accounts, certificates of deposit, stocks, bonds, or other securities), and real estate.
- ❖ If you own a home in which you are currently residing and which you intend to sell prior to living in an affordable home, compute your income from this asset by taking the market value of your home, subtracting the mortgage principal, and multiplying the balance by the current "Passbook Savings Rate" published by HUD. Income from other real estate holdings is determined by the actual income you receive from the asset (less expenses, but not less your mortgage principal payment). If you have no outstanding mortgage debt, the value of your home will be subject to a maximum appraised value limit, which, when exceeded, may disqualify you from this affordable housing program.
- ❖ Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process, during which no changes will be allowed.
- ❖ Please understand that the rental rates for this affordable housing are established and governed by State and / or municipal regulations. Although consideration is made for very low-, low- and moderate- categories of household incomes, rental rates do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any apartment for rent will be affordable to YOU or YOUR household.
- ❖ The owners and managers of affordable apartments will set forth additional requirements, including, but not limited to an application fee, a lease agreement, security deposit, minimum credit standards and criminal background check. Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations. The municipality may subject final applications to a regional preference requirement, which is allowed by state regulations.
- ❖ If you need assistance completing this application, please contact us at 609-786-1100. **DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.** Please mail your application to the address, below, or fax it to us at 609-786-1105.

## Piazza & Associates, Inc.

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216 Rockingham Row - Princeton, NJ 08540



# Preliminary Application for Affordable Housing



## A. Head of Household Information

|                                |                         |
|--------------------------------|-------------------------|
| 1. Last Name: _____            | Soc. Sec. No: _____     |
| 2. First Name: _____           | Home Phone: _____       |
| 3. Home Address: _____         | Work Phone: _____       |
| 4. P.O. Box or Apt. No.: _____ | County: _____           |
| 5. City: _____                 | State: _____ ZIP: _____ |

## B. Household Composition and Income (List ALL sources of income, including, but not limited to Salary, Dividends, Social Security, Child Support, Alimony & Pensions. DO NOT include income from Assets listed in Section C.)

| Full Name (First, Middle & Last)<br><small>List everyone who will occupy the apartment.</small> | Relation To       | Date of Birth | Sex | Gross Annual Income |
|---|-------------------|---------------|-----|---------------------|
| #1  | Head of Household |               |     | \$                  |
| #2  |                   |               |     | \$                  |
| #3  |                   |               |     | \$                  |
| #4  |                   |               |     | \$                  |
| #5  |                   |               |     | \$                  |
| #6  |                   |               |     | \$                  |

## C. Assets (Bank Accounts, Cert. of Deposit, Mutual Funds, Real Estate, Etc. If you own the home in which you live, clearly indicate BOTH the market value & your equity in the home Your equity equals the market value less any outstanding mortgage Principal.)

| Type of Asset | Current Market Value of Asset | Estimated Annual Income | Interest Rate |
|---------------|-------------------------------|-------------------------|---------------|
|               |                               |                         | %             |
|               |                               |                         | %             |
|               |                               |                         | %             |
|               |                               |                         | %             |

## D. Addition Information

Do you receive Section 8 Rental Assistance that will apply to the affordable apt?: \_\_\_\_\_

Do you PAY alimony and/or child support to someone outside the household? \_\_\_\_\_

If you do, how much do you pay per month?  
\$ \_\_\_\_\_

## F. Important Information (Must be signed by everyone over the age of 17.)

I(We) hereby authorize the Township of Ewing, Ewing Prop., LLC and/or Piazza & Associates, Inc., their agents and/or employees to obtain information regarding the status of my(our) credit, and to check the accuracy of any and all statements and representations made in this application. I(We) certify that all information in this application is accurate, complete and true. I(We) understand that if any statements made are willingly false, the application is null and void, and I(we) may be subject to penalties imposed by law. Void if not signed.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## E. Preferences

No. of Bedrooms (limited by number in household):

- One?
- Two?
- Three?

Do you require a handicap-accessible home?: \_\_\_\_\_