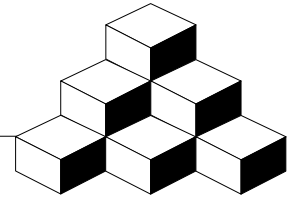


# Piazza & Associates

## Affordable Housing Services

216 Rockingham Row - Princeton Forrestal Village - Princeton, NJ 08540  
Phone: (609) 786-1100 - Fax: (609) 786-1105 - E-mail: metuchen@HousingQuest.com



Dear Applicant,

On behalf of the Borough of Metuchen, I want to thank you for your interest in this affordable housing program. Piazza & Associates, Inc. has been engaged by the Borough to provide you with information regarding its affordable housing, answer your questions and help you through the application process.

**TO PURCHASE:** 15 one-, two-, and three-bedroom affordable homes to purchase are located in Franklin Square. All of the sales units are built, sold and occupied. From time to time, they come available for resale. By checking the "**Purchase**" option on the Preliminary Application, we will put you on the waiting list to purchase a home. Detailed information regarding specific homes, floor plans, association fees, etc., will be available as each goes on the market to be resold. Minimum incomes will be determined by the ability of the purchaser to obtain financing for the home. Neither Metuchen Borough nor Piazza & Associates provide financing. The actual terms and conditions of the purchase are negotiated with the seller or their Realtor.

**TO RENT:** Affordable rental opportunities are located in 756 Middlesex Avenue, Suburban Square, Grammercy Square, Greenway Village, 459 Main Street, Downtown Metro, 22 Center Street, Woodmont Metro, and The Hub. To apply for affordable apartments 756 Middlesex Avenue, check the appropriate box on the Preliminary Application. To apply for Suburban Square, Grammercy Square, Greenway Village, 459 Main Street, Downtown Metro, or 22 Center Street, please check the "Suburban Square Plus" box on the Preliminary Application.

**YMC Properties, LLC: 756 Middlesex Avenue:** 2, one-bedroom moderate-income apartments.

**Suburban Square:** 5 one-, two- and three bedroom apartments.

**Grammercy Square-292 Central Ave:** 2 one-bedroom apartments.

**Greenway Village:** 7 one-, two-, and three-bedroom apartments.

**459 Main St:** 1 two-bedroom, moderate-income apartment.

**Downtown Metro:** 3 one- and two-bedroom apartments.

**22 Center Street:** 3 one-and two-bedroom apartments.

If you are interested in applying to purchase or rent an affordable home at 756 Middlesex Avenue, Suburban Square, Grammercy Square, Greenway Village, 459 Main Street in Metuchen, Downtown Metro, or 22 Center Street please complete the Preliminary Application as soon as possible and fax or mail it directly to us, at:

**Piazza & Associates, Inc.**  
216 Rockingham Row  
Princeton Forrestal Village  
Princeton, NJ 08540  
Fax: 609-786-1105.

Within a few weeks, you will receive a letter of determination with regard to your preliminary eligibility.

**To apply for affordable apartments at Woodmont Metro or The Hub, please complete their separate Preliminary Application(s), which may be found on our website.**

**Woodmont Metro:** Due to overwhelming demand for these affordable apartments, the waiting list has been closed.

**The Hub at Metuchen:** 12 one-, two-, and three-bedroom very low-, low-, and moderate-income apartments.

Sincerely, *Frank Piazza*



# **Preliminary Application for Affordable Housing**

**Borough of Metuchen  
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 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. All of the affordable housing in Metuchen is privately owned. 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: [Metuchen@HousingQuest.com](mailto:Metuchen@HousingQuest.com)



# Affordable Housing Policies and Requirements

Borough of Metuchen  
New Jersey

## 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.

- ◆ The affordable home must be the primary residence of all household members. All household members who intend to reside at the affordable homes must be listed in the Preliminary Application. If changes in household composition, income or 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.
- ◆ Please understand that the pricing and rental rates for this affordable housing are established and governed by Federal, State and / or municipal regulations. Although consideration is made for low- and moderate- categories of household incomes, sales prices and rental rates do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any home, for sale or 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 and minimum credit standards.
- ◆ Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations.
- ◆ We do not provide financing to purchase affordable homes.
- ◆ 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



Borough of  
Metuchen

New Jersey

## 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) List everyone who will occupy the apartment.	Relation To	Date of Birth	Sex	Gross Annual Income
#1	Head of Household			\$
#2				\$
#3				\$
#4				\$
#5				\$
#6				\$

The total number of members in this household is: \_\_\_\_\_  
 Do you currently receive tenant -based Section 8 or SRAP Rental Assistance?: \_\_\_\_\_  
 Do you current own you home? \_\_\_\_\_ If yes, do you have a mortgage? \_\_\_\_\_

## C. Assets (Bank Accounts, Certificates 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 Value of Asset	Estimated Annual Income	Interest Rate
			%
			%
			%
			%

## D. Areas of Interest

Check **all** of the housing opportunities that apply.

- Purchase at Franklin Square
- Rent: (1BR) 756 Middlesex Ave.
- Rent: Suburban Square & Future

## E. Preferences

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

- One?
- Two?
- Three?

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

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

I(We) hereby authorize the Borough of Metuchen, Owners and Managers of Apartments referenced herein 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: \_\_\_\_\_

**Please use back of application for additional information.**