

# Welcome!

Affordable Housing Random Selection

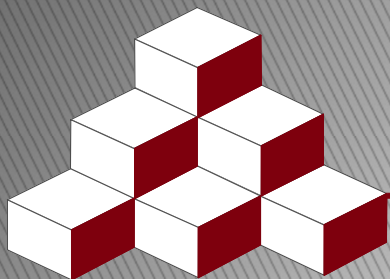
## *Green Meadows at Pleasant Plains*

Township of Toms River

Your mics & cameras have been muted.

We will begin at 11:00 a.m. EST.

December 11, 2020



**Piazza & Associates**

# 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

# Green Meadows at Pleasant Plains



- ▶ 35 One-, Two- and Three- Bedroom Affordable Apartments

# Green Meadows at Pleasant Plains

## ► Rents

<u>1 Bed Rm</u>		
2	Very Low	<b>\$519</b>
2	Low	<b>\$929</b>
3	Moderate	<b>\$1,133</b>
7	Total 1BR	
<u>2 Bed Rm</u>		
2	Very Low	<b>\$615</b>
9	Low	<b>\$1,106</b>
10	Moderate	<b>\$1,352</b>
21	Total 2BR	

# Green Meadows at Pleasant Plains

## ► Rents

<u>3 Bed Rm</u>		
1	Very Low	<b>\$701</b>
3	Low	<b>\$1,269</b>
3	Moderate	<b>\$1,553</b>
7	Total 3BR	
35	TOTAL UNITS	

# Green Meadows at Pleasant Plains

## ▶ Maximum Incomes

	<b>One</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>	<b>Five</b>	<b>Six</b>
Very Low	\$22,941	\$26,218	\$29,495	\$32,772	\$35,394	\$38,016
Low	\$38,235	\$43,697	\$49,159	\$54,621	\$58,990	\$63,360
Moderate	\$61,175	\$69,915	\$78,654	\$87,393	\$94,385	\$101,376

# Green Meadows at Pleasant Plains

- ▶ Piazza mails Final Applications
- ▶ Applicants are subject to:
  - Tenant Selection Criteria per the Landlord
  - Affordable Housing Criteria per Piazza
- ▶ 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

# Green Meadows at Pleasant Plains

- ▶ Being number 1 does not guarantee an apartment
- ▶ Being number 100 does not exclude you
- ▶ The household applying **MUST** be the same as the household residing
- ▶ Apartment **MUST** be principal residence of tenant
- ▶ Tenants **MUST** abide by the lease terms
- ▶ Maximum rent increases are regulated

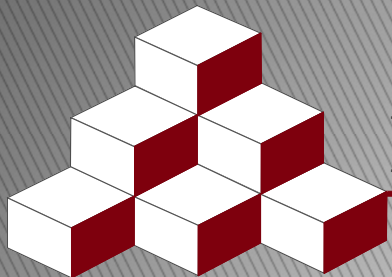
# Green Meadows at Pleasant Plains



<https://www.piazzanj.com/property/green-meadows-at-pleasant-plains/>

# Thank you!

Download Applications: [www.HousingQuest.com](http://www.HousingQuest.com)  
Email us: [TomsRiver@HousingQuest.com](mailto:TomsRiver@HousingQuest.com)  
Phone us at: 609-786-1100



**Piazza & Associates**