

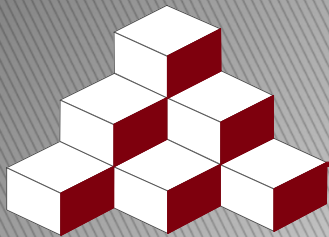
# Welcome!

Affordable Housing Random Selection

## Colfax Apartments

In Toms River, Ocean County

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



**Piazza & Associates**

October 1, 2021

# 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



# Colfax – Toms River



- ▶ 2 Two-Bedroom Affordable Apartments

# Colfax – Toms River

## ▶ Rents

Two Bedrooms	Income Level	Monthly Rent
1	Low Income	\$900
1	Moderate Income	\$1,202

# Colfax – Toms River

## ▶ Maximum Incomes

HH#	1 Person	2 Persons	3 Persons	4 Persons
Low Inc	\$38,235	\$43,697	\$49,159	\$54,621
Moderate	\$61,175	\$69,915	\$78,654	\$87,393

# Colfax – Toms River

- ▶ For those who receive a Final Application...
- ▶ 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
- ▶ Final Applicants are subject to:
  - Tenant Selection Criteria per the Landlord
  - Affordable Housing Criteria per Piazza

# Colfax – Toms River

- ▶ 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

# Colfax – Toms River



<https://www.https://www.piazzanj.com/property/colfax-apartments/>

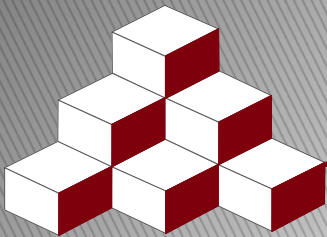


# Thank you!

Download Applications: [www.HousingQuest.com](http://www.HousingQuest.com)

Email us: [Info@HousingQuest.com](mailto:Info@HousingQuest.com)

Phone us at: 609-786-1100, Press 5



**Piazza & Associates**

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