

# Welcome!

Affordable Housing Random Selection

## Rock Pointe

In Rockaway Township, Morris County

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



**Piazza & Associates**

June 29, 2022

# 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

# Rock Pointe



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

# Rock Pointe

## ► Rents

One Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$469
2	Low Income	\$872
4	Moderate Income	\$1,074

# Rock Pointe

## ▶ Rents

Two Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$550
6	Low Income	\$1,034
8	Moderate Income	\$1,276

# Rock Pointe

## ▶ Rents

Three Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$621
1	Low Income	\$1,180
3	Moderate Income	\$1,460

# Rock Pointe

- ▶ NOTE: 10 additional apartments have been set aside for persons with special needs through a separate agency TBD.



# Rock Pointe

## ▶ Maximum Incomes – Region 2

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$24,190	\$27,646	\$31,102	\$34,558	\$37,322	\$40,087
Low Inc	\$40,317	\$46,077	\$51,836	\$57,596	\$62,204	\$66,811
Moderate	\$64,507	\$73,723	\$82,938	\$92,154	\$99,526	\$106,898

*April 2022*



# Rock Pointe

- ▶ 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

# Rock Pointe

- ▶ 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

# Rock Pointe



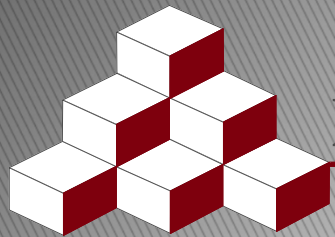
<https://www.piazzanj.com/property/rock-pointe/>

# 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**