

Welcome!

Affordable Housing Random Selection

Vail Manor

In Parsippany–Troy Hills, Morris County

Your mics & cameras have been muted.
We will begin at 10:00 a.m. EST.



Piazza & Associates

September 8, 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

Vail Manor



- ▶ 34 One-Bedroom and 1 Two-Bedroom Affordable Apartments for 55+

Vail Manor

▶ Rents

| One Bedrooms | Income Level | Monthly Rent |
|--------------|-----------------|--------------|
| 34 | Moderate Income | \$1,195 |
| Two Bedrooms | | |
| 1 | Moderate Income | \$1,421 |

Vail Manor

▶ Maximum Incomes – Region 2

| HH# | 1 Person | 2 Persons | 3 Persons | 4 Persons |
|----------|----------|-----------|-----------|-----------|
| Moderate | \$64,507 | \$73,723 | \$82,938 | \$92,154 |

April 2022

Vail Manor

- ▶ Reserved for Older Adults
 - Age-Restricted: At least one person in the household must be 55 years of age.

Vail Manor

- ▶ Existing Occupied Apartments
 - A number of apartments are available now
 - Final Applications will be mailed to applicants for the available apartments
 - More Final Applications will be mailed than there are available apartments
 - Additional applications will be mailed as more apartments become available

Vail Manor

- ▶ 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

Vail Manor

- ▶ 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

Vail Manor



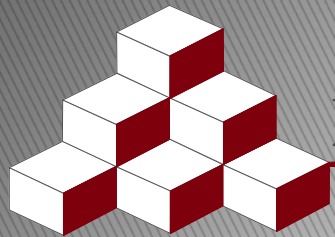
<https://www.piazzanj.com/property/vail-manor/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates