

Welcome!

Affordable Housing Random Selection

Modera Berkeley Heights

In Berkeley Heights Township, Union County, NJ

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



Piazza & Associates

March 28, 2023

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

Modera Berkeley Heights



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

Modera Berkeley Heights

▶ *Rents

One Bedrooms	Income Level	Monthly Rent
1	Very Low Income	\$427
2	Low Income	\$859
2	Moderate Income	\$1,075

* Plus water, sewer, gas and electric utilities

Modera Berkeley Heights

▶ *Rents

Two Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$505
6	Low Income	\$1,023
7	Moderate Income	\$1,283

* Plus water, sewer, gas and electric utilities

Modera Berkeley Heights

▶ *Rents

Three Bedrooms	Income Level	Monthly Rent
1	Very Low Income	\$537
2	Low Income	\$1,172
3	Moderate Income	\$1,471

* Plus water, sewer, gas and electric utilities

Modera Berkeley Heights

▶ 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

Modera Berkeley Heights

- ▶ 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

Modera Berkeley Heights

- ▶ 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

Modera Berkeley Heights



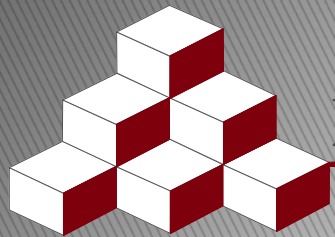
<https://www.piazzanj.com/property/modera-berkeley-heights/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates