

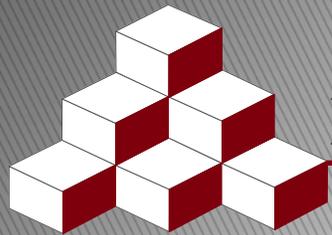
# Welcome!

Affordable Housing Random Selection

## The View at Fairfield Phase 2

In Fairfield Township, Essex County, NJ

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



**Piazza & Associates**

March 7, 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

# The View at Fairfield Phase 2

## *The* VIEW AT FAIRFIELD

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

# The View at Fairfield Phase 2

## ▶ \*Rents

	Bedrooms	Income Level	Monthly Rent
1	1	Moderate Income	\$1,059
2	2	Low Income	\$1,020
1	2	Moderate	\$1,269
1	3	Low Income	\$1,173

\* Plus water, sewer, gas and electric utilities

# The View at Fairfield Phase 2

## ▶ 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*

# The View at Fairfield Phase 2

**VETERANS PREFERENCE:** All of the affordable apartments are being set aside under the Veterans Preference, depending upon the interest of qualified veterans. Qualified veterans must:

- ▶ Be income qualified; and
- ▶ Be eligible under N.J.A.C. 54:4-8.10 AND be able to provide form DD214 to verify qualified service as set forth therein.

If the list of qualified veterans is exhausted, we will use the established waiting list for the first phase of The View to fill those remaining units.

# The View at Fairfield Phase 2

- ▶ 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

# The View at Fairfield Phase 2

- ▶ 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

# The View at Fairfield Phase 2

*The*  
**VIEW**  
AT FAIRFIELD

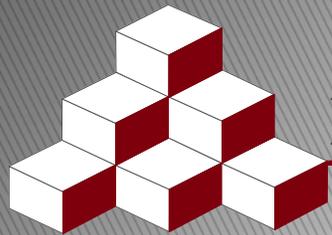
<https://www.piazzanj.com/property/the-view-at-fairfield-phase-2/>

# 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**