

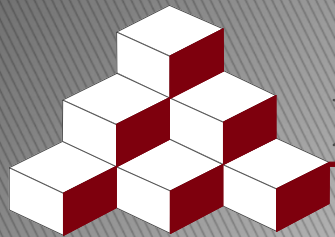
Welcome!

Affordable Housing Random Selection

Carriages at Berkeley Heights

In the Township of Berkeley Heights, Union County, NJ

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



Piazza & Associates

May 16, 2023

Piazza & Associates, Inc.

- ❖ Dedicated to helping households find affordable housing in New Jersey since 1994
- ❖ We are not the owner, developer or salespersons
- ❖ Administrative Agents for Affordable Housing
- ❖ Agents for the municipality
 - ❖ Affirmative Marketing & Application Services
 - ❖ Wait List Administration
 - ❖ Process Final Application & Certify Eligible Applicants

Carriages at Berkeley Heights

Carriages at Berkeley



- ▶ 20 One-, Two- and Three- Bedroom Affordable Condominiums for Sale

Carriages at Berkeley Heights

► Sales Prices

One Bedrooms	Income Level	Sales Price
2	Low Income	\$67,000 \$72,000
2	Moderate Income	\$100,145 \$105,000

Carriages at Berkeley Heights

► Sales Prices

Two Bedrooms	Income Level	Sales Price
6	Low Income	\$90,000
		\$95,000
6	Moderate Income	\$142,000
		\$147,000
		\$148,000

Carriages at Berkeley Heights

▶ Sales Prices

Three Bedrooms	Income Level	Sales Price
2	Low Income	\$111,000
		\$116,000
2	Moderate Income	\$175,000
		\$180,000

Carriages at Berkeley Heights

▶ Maximum Incomes – Region 2

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
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

Carriages at Berkeley Heights

- ▶ For those who receive a Final Application...
- ▶ 7 Days to call the sales office to schedule a visit
- ▶ 14 Days to submit a Final Application for Affordable Housing to Piazza & Obtain a Mortgage pre-approval letter from a qualified financial org.
- ▶ Applicants must meet deadlines to keep priority
- ▶ Final Applicants are subject to:
 - Terms of their Purchase Agreement with the Seller
 - Mortgage Requirements of their Lender
 - Affordable Housing Criteria per Piazza

Carriages at Berkeley Heights

- ▶ Being number 1 does not guarantee a home
- ▶ Being number 100 does not exclude you
- ▶ The household applying **MUST** be the same as the household residing
- ▶ Affordable home **MUST** be the principal residence
- ▶ Buyer must abide by restrictions
- ▶ Maximum re-sales prices are governed by law

Carriages at Berkeley Heights

Carriages at Berkeley



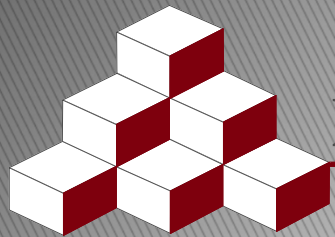
<https://www.piazzanj.com/property/carriages-at-berkeley-heights/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates