

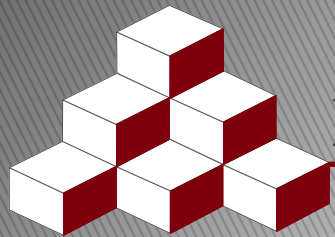
Welcome!

Affordable Housing Random Selection

The Parker 118

In Borough of Rutherford, Bergen County, NJ

Your mics & cameras have been muted.
We will begin at 2:00 p.m.



Piazza & Associates

October 3, 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 Parker 118, Rutherford



- ▶ 9 Studio, Two- and Three- Bedroom Apts.

The Parker 118, Rutherford

▶ *Rents

Studio	Income Level	Monthly Rent
1	Very Low Income	\$544

* Plus gas & electric

The Parker 118, Rutherford

▶ *Rents

Two Bedrooms	Income Level	Monthly Rent
1	Very Low Income	\$678
2	Low Income	\$1,220
3	Moderate Income	\$1,491

* Plus gas & electric

The Parker 118, Rutherford

▶ * Rents

Three Bedrooms	Income Level	Monthly Rent
1	Low Income	\$1,400
1	Moderate Income	\$1,713

* Plus gas & electric

The Parker 118, Rutherford

▶ Maximum Incomes – Region 1

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$25,286	\$28,899	\$32,511	\$36,124	\$39,013	\$41,903
Low Inc	\$42,144	\$48,165	\$54,185	\$60,206	\$65,022	\$69,839
Moderate	\$67,431	\$77,064	\$86,697	\$96,329	\$104,036	\$111,742

June, 2023

The Parker 118, Rutherford

- ▶ 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 Parker 118, Rutherford

- ▶ 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 Parker 118, Rutherford



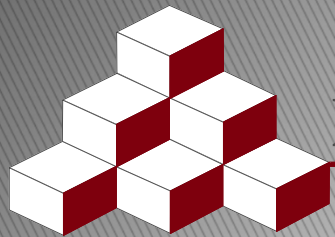
<https://www.piazzanj.com/property/118-park-in-rutherford/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates