

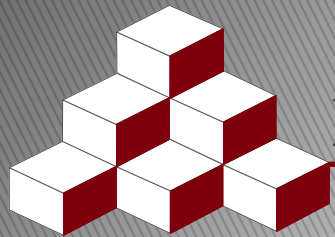
# Welcome!

Affordable Housing Random Selection

## Enclave at Denville

In the Township of Denville, Morris County, NJ

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



**Piazza & Associates**

December 21, 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

# ENCLAVE AT Denville



- ▶ 24 One-, Two- and Three- Bedroom Condominiums for Sale



## Enclave at Denville



## Enclave at Denville



## Enclave at Denville



## Enclave at Denville



## Enclave at Denville





## Enclave at Denville



# Enclave at Denville



## Enclave at Denville

# Enclave at Denville

## ▶ Sales Prices

One Bedrooms	Income Level	Sales Price
1	Very Low Income	\$42,000
2	Low Income	\$93,000
2	Moderate Income	\$137,000 \$145,000

# Enclave at Denville

## ▶ Sales Prices

Two Bedrooms	Income Level	Sales Price
2	Very Low Income	\$55,000
5	Low Income	\$119,000
7	Moderate Income	\$165,000 \$170,000 \$180,000

# Enclave at Denville

## ▶ Sales Prices

Three Bedrooms	Income Level	Sales Price
1	Very Low Income	\$68,000
1	Low Income	\$141,000
3	Moderate Income	\$195,000 \$202,000 \$212,370

# Enclave at Denville

## ▶ Maximum Incomes – Region 2

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$26,004	\$29,719	\$33,434	\$37,149	\$40,121	\$43,092
Low Inc	\$43,340	\$49,532	\$55,723	\$61,914	\$66,868	\$71,821
Moderate	\$69,344	\$79,251	\$89,157	\$99,063	\$106,988	\$114,913

*June, 2023*

# Enclave at Denville

- ▶ 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



# Enclave at Denville

- ▶ 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
- ▶ Resale process and the maximum re-sales prices are governed by law

# ENCLAVE AT Denville



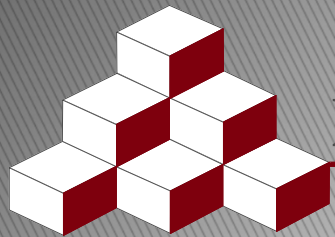
<https://www.piazzanj.com/property/enclave-at-denville/>

# 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**