

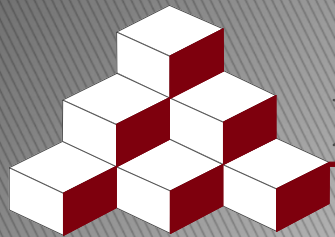
# Welcome!

Affordable Housing Random Selection

## Beacon Hill

In Marlboro Township, Monmouth County

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



**Piazza & Associates**

February 29, 2024

# 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

# Beacon Hill – Marlboro Twp.



- ▶ 63 One-, Two- and Three- Bedroom Apts.

# Beacon Hill – Marlboro Twp.

## ▶ \*Family Rents

One Bedroom	Income Level	Monthly Rent
2	Very Low Income	\$594
4	Low Income	\$1,082
6	Moderate Income	\$1,326

\* Plus water, gas & electric

# Beacon Hill – Marlboro Twp.

## ▶ \*Family Rents

Two Bedrooms	Income Level	Monthly Rent
5	Very Low Income	\$700
14	Low Income	\$1,286
19	Moderate Income	\$1,577

\* Plus water, gas & electric

# Beacon Hill – Marlboro Twp.

## ▶ \*Family Rents

Three Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$795
5	Low Income	\$1,471
6	Moderate Income	\$1,808

\* Plus water, gas & electric

# Beacon Hill – Marlboro Twp.

## ▶ Maximum Incomes – Region 4

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$27,311	\$31,213	\$35,115	\$39,016	\$42,137	\$45,259
Low Inc	\$45,519	\$52,022	\$58,524	\$65,027	\$70,229	\$75,431
Moderate	\$72,830	\$83,234	\$93,639	\$104,043	\$112,367	\$120,690

June, 2023

# Beacon Hill – Marlboro Twp.

- ▶ 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



# Beacon Hill – Marlboro Twp.

- ▶ Being number 1 does not guarantee an apartment
- ▶ Being number 100 does not exclude you
- ▶ Beyond number 300 ? Probably not.
- ▶ 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

# Beacon Hill – Marlboro Twp.



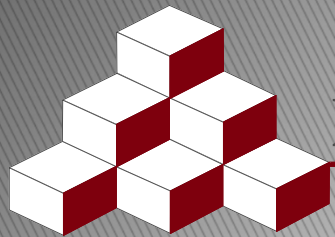
<https://www.piazzanj.com/property/beacon-hill/>

# 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**