

Welcome!

Affordable Housing Random Selection

The American

In the Borough of Morris Plains, Morris County

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



Piazza & Associates

February 20, 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

The American – Morris Plains



- ▶ 28 One-, Two- and Three- Bedroom Apts.
- ▶ 22 One-Bedroom Senior Apts. (55+)

The American – Morris Plains

▶ *Family Rents

One Bedroom	Income Level	Monthly Rent
2	Very Low Income	\$481
1	Low Income	\$913
3	Moderate Income	\$1,122

* Plus water, sewer, gas & electric

The American – Morris Plains

▶ *Family Rents

Two Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$551
6	Low Income	\$1,069
8	Moderate Income	\$1,320

* Plus water, sewer, gas & electric

The American – Morris Plains

▶ *Family Rents

Three Bedrooms	Income Level	Monthly Rent
3	Low Income	\$1,263
3	Moderate Income	\$1,554

* Plus water, sewer, gas & electric

The American – Morris Plains

▶ *Senior Rents

One Bedroom	Income Level	Monthly Rent
3	Very Low Income	\$465
8	Low Income	\$897
11	Moderate Income	\$1,113

* Plus water, sewer, gas & electric

The American – Morris Plains

▶ 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

The American – Morris Plains

- ▶ 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 American – Morris Plains

- ▶ 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
- ▶ Senior units: At least one person must be 55 years of age or older.

The American – Morris Plains



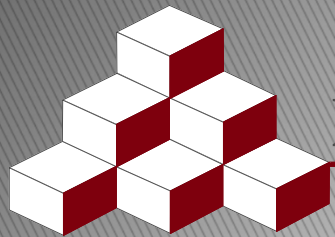
<https://www.piazzanj.com/property/the-american/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates