

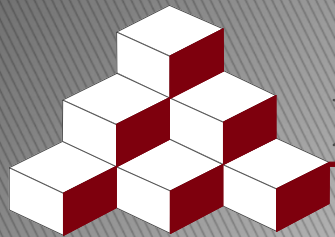
Welcome!

Affordable Housing Random Selection

The Delford at Village Center

In the Township of Rochelle Park, Bergen County, NJ

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



Piazza & Associates

February 15, 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 Delford at Village Center Rochelle Park



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

The Delford at Village Center Rochelle Park

► *Rents

One Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$569
1	Low Income	\$1,020
2	Moderate Income	\$1,246

* Plus gas & electric

The Delford at Village Center Rochelle Park

▶ *Rents

Two Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$673
5	Low Income	\$1,215
7	Moderate Income	\$1,486

* Plus gas & electric

The Delford at Village Center Rochelle Park

▶ *Rents

Three Bedrooms	Income Level	Monthly Rent
1	Very Low Income	\$767
2	Low Income	\$1,393
3	Moderate Income	\$1,706

* Plus gas & electric

The Delford at Village Center Rochelle Park

▶ 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 Delford at Village Center Rochelle Park

- ▶ 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 Delford at Village Center Rochelle Park

- ▶ 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 Delford at Village Center Rochelle Park



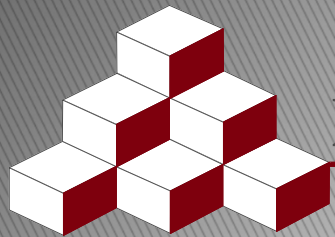
<https://www.piazzanj.com/property/the-delford-at-village-center/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates