

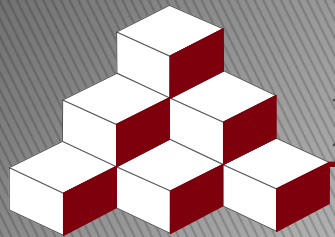
Welcome!

Affordable Housing Random Selection

The Wexford

In Lumberton Township, Burlington County

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



Piazza & Associates

March 25, 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 Wexford – Lumberton Twp.



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

The Wexford – Lumberton Twp.

▶ *Family Rents

One Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$527
3	Low Income	\$955
4	Moderate Income	\$1,170

* Plus gas & electric

The Wexford – Lumberton Twp.

▶ *Family Rents

Two Bedrooms	Income Level	Monthly Rent
3	Very Low Income	\$617
10	Low Income	\$1,131
13	Moderate Income	\$1,388

* Plus gas & electric

The Wexford – Lumberton Twp.

▶ *Family Rents

Three Bedrooms	Income Level	Monthly Rent
2	Very Low Income	\$699
3	Low Income	\$1,293
4	Moderate Income	\$1,589

* Plus gas & electric

The Wexford – Lumberton Twp.

▶ Maximum Incomes – Region 5

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$24,024	\$27,456	\$30,888	\$34,320	\$37,066	\$39,811
Low Inc	\$40,040	\$45,760	\$51,480	\$57,200	\$61,776	\$66,352
Moderate	\$64,064	\$73,216	\$82,368	\$91,520	\$98,842	\$106,163

June, 2023

The Wexford – Lumberton 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

The Wexford – Lumberton 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

The Wexford – Lumberton Twp.



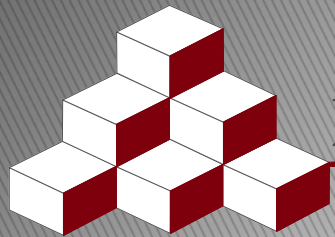
<https://www.piazzanj.com/property/the-wexford/>

Thank you!

Download Applications: www.HousingQuest.com

Email us: Info@HousingQuest.com

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



Piazza & Associates
