

# Welcome!

Affordable Housing Random Selection

## Stonehill at West Orange

In the Township of West Orange, Essex County

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



**Piazza & Associates**

June 11, 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

# Stonehill at West Orange



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

# Stonehill at West Orange

## ▶ \*Monthly Rents

One Bedroom	Income Level	Monthly Rent
2	Very Low Income	\$491
5	Low Income	\$954
6	Moderate Income	\$1,188
13	TOTAL	

\* Plus water, sewer, gas & electric

# Stonehill at West Orange

## ▶ \*Monthly Rents

Two Bedroom	Income Level	Monthly Rent
6	Very Low Income	\$575
13	Low Income	\$1,132
19	Moderate Income	\$1,411
38	TOTAL	

\* Plus water, sewer, gas & electric

# Stonehill at West Orange

## ▶ \*Monthly Rents

Three Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$649
6	Low Income	\$1,292
6	Moderate Income	\$1,615
13	TOTAL	

\* Plus water, sewer, gas & electric

# Stonehill at West Orange

- ▶ Maximum Incomes – Region 2
  - (Essex, Morris, Union & Warren Counties)

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$27,177	\$31,060	\$34,942	\$38,825	\$41,931	\$45,037
Low Inc	\$45,296	\$51,766	\$58,237	\$64,708	\$69,885	\$75,061
Moderate	\$72,473	\$82,826	\$93,180	\$103,533	\$111,816	\$120,098

April, 2024



# Stonehill at West Orange

- ▶ 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



# Stonehill at West Orange

- ▶ Being number 1 does not guarantee an apartment
- ▶ Being number 100 does not exclude you
- ▶ Beyond number 500 ? Probably not.
- ▶ Remainder on Waiting List for future RE-rental for this property only (Usually a very long wait)
- ▶ Household applying / residing **MUST** be the same
- ▶ Apartment **MUST** be principal residence of tenant
- ▶ Maximum rent increases are regulated

# Stonehill at West Orange



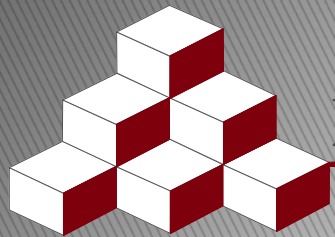
<https://www.piazzanj.com/property/stonehill-at-west-orange/>

# 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



**Piazza & Associates**