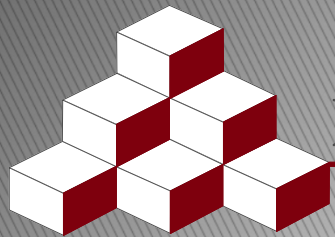


# Welcome!

Affordable Housing Random Selection  
**Spring Street Residences**  
In Wallington Township, Bergen County

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



**Piazza & Associates**

October 3, 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

# Spring Street Residences



- ▶ Features 8 Affordable Apartments

# Spring Street Residences

## \*Monthly Rents

One Bedroom	Income Level	Monthly Rent
1	Moderate Income	\$1,329
1	TOTAL	

\* Plus Gas & Electric

# Spring Street Residences

## \*Monthly Rents

Two Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$688
2	Low Income	\$1,255
3	Moderate Income	\$1,579
6	TOTAL	

\* Plus Gas & Electric

# Spring Street Residences

## \*Monthly Rents

Three Bedroom	Income Level	Monthly Rent
1	Low Income	\$1,437
1	TOTAL	

\* Plus Gas & Electric

# Spring Street Residences

## Maximum Incomes – Region 1

- (Bergen, Hudson, Passaic & Sussex Counties)

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	\$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

*April, 2024*

# Spring Street Residences

- ❖ Low Priority Number? Watch for Final App in Email
- ❖ For those who receive a Final Application...
  - ✓ Contact the property leasing office within 7 days
  - ✓ Submit Final Application to Piazza within 14 days
- ❖ Priority Number, Regional Preference, Affordability
- ❖ Applicants must meet deadlines to keep priority
- ❖ Final Applicants are subject to:
  - ✓ Tenant Selection Criteria per the Landlord
  - ✓ Affordable Housing Criteria per Piazza



# Spring Street Residences

- ❖ Being number 1 does not guarantee an apartment
- ❖ Being number 20 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

# Spring Street Residences



<https://www.piazzanj.com/property/spring-street-residences/>

# Thank you!

Download Applications: [www.HousingQuest.com](http://www.HousingQuest.com)  
Email us: [Info@HousingQuest.com](mailto:Info@HousingQuest.com)



**Piazza & Associates**