

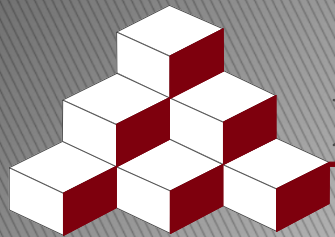
# Welcome!

Affordable Housing Random Selection

## The District at 1515

In Parsippany – Troy Hills, Morris County

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



**Piazza & Associates**

February 27, 2025

# 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 District at 1515



- ▶ Features 20 Affordable Apartments

# The District at 1515

## \*Monthly Rents

One Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$500
1	Low Income	\$986
2	Moderate Income	\$1,228
4	<b>TOTAL</b>	

\* Plus Gas, Electric, Water and Sewer

# The District at 1515

## \*Monthly Rents

Two Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$590
5	Low Income	\$1,172
6	Moderate Income	\$1,464
12	TOTAL	

\* Plus Gas, Electric, Water and Sewer

# The District at 1515

## \*Monthly Rents

Three Bedroom	Income Level	Monthly Rent
1	Very Low Income	\$665
1	Low Income	\$1,338
2	Moderate Income	\$1,674
4	<b>TOTAL</b>	

\* Plus Gas, Electric, Water and Sewer

# The District at 1515

## Maximum Incomes – Region 2

- (Essex, Morris, Union and 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	\$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*

# The District at 1515

- ❖ 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



# The District at 1515

- ❖ Being number 1 does not guarantee an apartment
- ❖ Being number 50 does not exclude you
- ❖ Beyond number 1,000? 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

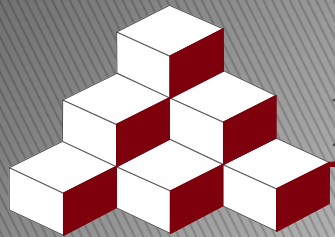
# The District at 1515



<https://www.piazzanj.com/property/the-district-1515/>

# Thank you!

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



**Piazza & Associates**