

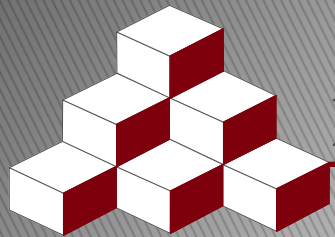
Welcome!

Affordable Housing Random Selection

The Franklin at Marlboro

In Marlboro Township, Monmouth County

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



Piazza & Associates

March 19, 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 Franklin at Marlboro



- ▶ Features 56 Affordable Apartments

The Franklin at Marlboro

*Monthly Rents

One Bedroom	Income Level	Monthly Rent
2	Very Low Income	\$517
4	Low Income	\$1,005
5	Moderate Income	\$1,249
11	TOTAL	

* Plus Gas, Electric, Water & Sewer

The Franklin at Marlboro

*Monthly Rents

Two Bedroom	Income Level	Monthly Rent
4	Very Low Income	\$606
13	Low Income	\$1,192
16	Moderate Income	\$1,484
33	TOTAL	

* Plus Gas, Electric, Water & Sewer

The Franklin at Marlboro

*Monthly Rents

Three Bedroom	Income Level	Monthly Rent
2	Very Low Income	\$684
4	Low Income	\$1,360
6	Moderate Income	\$1,698
12	TOTAL	

* Plus Gas, Electric, Water & Sewer

The Franklin at Marlboro

Maximum Incomes – Region 4

- (Mercer, Monmouth & Ocean Counties)

HH#	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low	\$27,311	\$31,213	\$35,115	\$39,016	\$42,137	\$45,259
Low	\$45,519	\$52,022	\$58,524	\$65,027	\$70,229	\$75,431
Moderate	\$72,830	\$83,234	\$93,639	\$104,043	\$112,367	\$120,690

April, 2024

The Franklin at Marlboro

- ❖ Priority Number, Regional Preference, Affordability
- ❖ For those who receive a Final Application...
 - ✓ Contact the property leasing office within 7 days
 - ✓ Submit Final Application 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 Franklin at Marlboro

- ❖ Being number 1 does not guarantee an apartment
- ❖ Being number 200 does not exclude you
- ❖ Beyond number 2,000? 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 Franklin at Marlboro



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

Thank you!

Download Applications: www.HousingQuest.com
Email us: Info@HousingQuest.com



Piazza & Associates