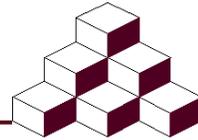


Piazza & Associates, Inc.



216 Rockingham Row ♦ Princeton Forrestal Village ♦ Princeton, NJ 08540-5758

Dear Applicant,

Thank you for your interest in the affordable housing program in the Township of Montclair in Essex County, New Jersey. Piazza & Associates, Inc. has been engaged by the Township to coordinate many of the affordable housing opportunities on its behalf. Below, you will find a brief description of the low- and moderate- income housing available in the Township. Please note that rents and sales prices will be published when units become available.

Affordable Housing We Administer

TO RENT:

1. **24 Elm Street:** This is a 12-unit ownership project that is currently operated as a rental project with 2 affordable units. The affordable units include one low- and one moderate-income, two-bedroom units. The project was completed in 2007 and is administered by Piazza and Associates. If you are interested in renting one of the affordable units, please check the box marked, "General Rentals," on the Preliminary Application form.
2. **Montclair Residences at Bay Street Station:** This inclusionary project was built in 2009 and contains 146 market-rate units and 17 affordable units. The project is located at 11 Pine Street and Includes 9 one-bedroom and 8 two-bedroom rental units. This project is administered by Piazza and Associates. If you are interested in renting an apartment at Montclair Residences, please check the box marked, "General Rentals."
3. **HOME Corp. Rentals:** There is a variety of rental properties scattered throughout the municipality that are owned and operated by HOME Corp, a local non-profit corporation whose mission includes the development and operation of affordable housing. If you are interested in renting an apartment through HOME Corp, please check the box marked, "General Rentals."

TO PURCHASE:

4. **The Siena:** This inclusionary project was built in 2008 at 48 Park Street. The project includes 91 market units and 10 affordable units, including 5 low- and 5 moderate-income sales units, distributed between 6 one-bedroom and 4 two-bedroom units. This project is administered by Piazza and Associates. If you are interested in purchasing a home at "The Siena," please check the box marked, "General Sales," on the Preliminary Application.
5. **Bay Street Commons:** This is an 11-unit townhouse development that includes one affordable one-bedroom unit. It is located at 69- 83 Bay Street. The affordable unit has not yet been built. If you are interested, please check the box, marked "General Sales."
6. **192-194 Bloomfield Avenue:** This project is currently under construction. The approved project includes 11 market rate and 1 affordable for-sale unit. If you are interested, please check the box, marked, "General Sales."

MAXIMUM INCOME FOR THE PROGRAMS THAT WE ADMINISTER

(DCA 2011)	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Low	\$31,295	\$35,766	\$40,237	\$44,707	\$48,284	\$51,860
Moderate	\$50,072	\$57,225	\$64,378	\$71,532	\$77,254	\$82,977

If you are interested in applying for any of the affordable housing opportunities that are administered by Piazza & Associates, Inc., please complete the Preliminary Application and mail it directly to us:

**Piazza & Associates, Inc.
216 Rockingham Row
Princeton, NJ 08540**

Within two weeks, you will receive a letter of determination regarding your eligibility. When an affordable home becomes available for you, we will contact you again for further information and documentation.

Affordable Housing Others Administer

1. **Montclair Mews:** This 100-unit inclusionary development project is located between Bloomfield Avenue and Pine Street and contains 36 low- and moderate-income sales units. The project was completed in the mid-1990's by K. Hovnanian Companies and the affordability restrictions will expire in 2014. This project is administered by the Housing Affordability Service ("HAS") of the New Jersey Housing and Mortgage Finance Agency. For more information regarding this affordable opportunity, please contact HAS directly at 609-278-7579.
2. **Montclairion:** This inclusionary project, built in 1986, contains 38 market rate units and 18 affordable rental units. The project is located at 10 Pine Street and includes 6 one-bedroom, 8 two-bedroom and 3 three bedroom low- and moderate- income units. For more information regarding the Montclairion Apartments, please contact leasing office, directly, at 973-746-7312.
3. **Buy 2 – Rent 1 Program:** There are a number of two-family units that are offered for re-sale, from time to time to income-qualified buyers. One of the two units must be the buyers' primary residence, while the second unit in the building is rented by the buyer to an income-qualified tenant at a restricted rental rate. For more information about this program, please contact HAS at 609-278-7579.
4. **First Montclair House:** This is a 130-unit subsidized senior citizen housing development built in 1980 at 56 Walnut Street. For more information, please contact the First Montclair House, directly, at 973-746-1324.

Senior Citizen Housing

5. **South End Gardens:** This 100-unit subsidized senior citizen housing development is located at 304 Orange Road. It was built in 1987 and contains 99 units, including 25 efficiencies and 74 one-bedroom units. For more information, please contact the South End Gardens, directly, at 973-746-1537.
6. **Montclair Inn:** This is a former hotel and rooming house at 27 Hillside Avenue, which has been renovated for 22 senior citizens with 11 rooms that are affordable to low and moderate income persons. Funding sources include the Township and Federal programs. The project was built in 1994. For more information, please contact the Montclair Inn, directly, at 973-746-8917.
7. **Pine Ridge of Montclair:** This project is located at 60 Glenridge Avenue and was built in 2002. It contains 48 age-restricted, low-income, one-bedroom units. For more information, please contact Pine Ridge, directly, at 973-746-0003.

For questions about the affordable housing program in Montclair, contact Piazza & Associates, at 609-786-1100, ext. 304, or email us at Montclair@HousingQuest.com.

Sincerely,



Frank Piazza
Piazza & Associates, Inc.

Preliminary Application

For

Affordable Housing



Essex County, New Jersey



This is a Preliminary Application only. Do not send supporting documentation at this time. You will be notified as to the status of your preliminary eligibility based on the information that you provide in this application. When an affordable home becomes available, eligible candidates will be contacted. At that time, we will provide you with a list of documentation that you will need to support and verify the information submitted in this application. We can not and do not guarantee housing based on the approval of this Preliminary Application. Affordable housing certification and monitoring services are provided by Piazza & Associates, Inc. on behalf of the Township of Montclair. Neither Piazza & Associates, Inc., nor the Township of Montclair provides legal, real estate, or financial services. This program is subject to municipal and state affordable housing regulations, but no guarantee can be made that these homes are affordable to all applicants. This program is subject to availability. Sales prices, rental rates, terms and conditions are subject to change without notice. This is an Equal Housing Opportunity.

Affordable Housing Policies and Requirements

Montclair Township
Essex County, New Jersey

For All Applicants

- ◆ This is an equal housing opportunity. It is unlawful to discriminate against any person making application to buy or rent a home with regard to race, color, religion, national origin, sex, handicapped or familial status.
- ◆ Priority is given to household sizes appropriate to the number of bedrooms.
- ◆ This affordable housing must be the intended primary residence of the applicant. All household members who intend to reside at the affordable home must be listed in the Preliminary Application. If changes in household composition occur during the application process or, in the case of a rental unit, after occupancy, the applicant or resident is required to notify Piazza & Associates, Inc. and the management office in writing, immediately.
- ◆ Applications must be truthful, complete and accurate. Any false statement makes the application null and void, and subjects the applicant to penalties imposed by law.
- ◆ Annual Income includes, but is not limited to, salary or wages, alimony, child support, social security benefits, unemployment benefits, pensions, business income, and actual or imputed earnings from assets (which include bank accounts, certificates of deposit, stocks, bonds, or other securities), and real estate.
- ◆ If you own a home in which you are currently residing and which you intend to sell prior to living in an affordable home, compute your income from this asset by taking the market value of your home, subtracting any applicable broker fees AND the current principal of your mortgage, and multiply the balance by 2%. Income from other real estate holdings is determined by the actual income you receive from the asset (less expenses, but not less your mortgage payment).
- ◆ Sales properties are owned by private individuals. The purchase of these affordable homes constitutes a transaction between the income eligible buyer and the seller. The price is subject to applicable regulations. We do not provide mortgage financing, which is the sole responsibility of the buyer, who must demonstrate the ability to secure such financing as may be necessary to purchase an affordable home as set forth by program restrictions.
- ◆ Rental properties are owned and operated by private landlords, who will set forth additional requirements, including, but not limited to credit worthiness, rental history, identification, occupancy guidelines, a lease agreement and security deposit. Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations set forth by the State of New Jersey.
- ◆ Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process. Neither the Township of Montclair, nor Piazza & Associates, Inc., can guarantee that any low- or moderate- income home will be affordable to any specific applicant. Contact us if you need assistance in completing this application: by email at Montclair@HousingQuest.com; or by phone at 609-786-1100, extension 304.

DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.

Please detach the application form and mail to:

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing



Montclair Township

Essex County, New Jersey

A. Head of Household Information

Last Name: _____	Soc. Sec. No: _____ - _____ - _____
First Name: _____	Home Phone: () _____
Home Address: _____	Work Phone: () _____
P.O. Box or Apt. No.: _____	County: _____
City: _____	State: _____ ZIP: _____

B. Household Composition and Income (List ALL sources of income, including, but not limited to Salary, Dividends, Social Security, Child Support, Alimony & Pensions. DO NOT include income from Assets listed in Section C.)

Full Name (First, Middle & Last) <small>List everyone who will occupy the apartment.</small>	Relation To	Date of Birth	Sex	Gross Annual Income
#1	Head of Household			\$
#2				\$
#3				\$
#4				\$
#5				\$
#6				\$

The total number of members in this household is: _____

Is any member of your household over 55 years of age?: _____

Do you require a handicap-accessible apartment?: _____

Do you currently receive Section 8 Rental Assistance?: _____

C. Assets (Bank Accounts, Cert. of Deposit, Mutual Funds, Real Estate, Etc. If you own the home in which you live, clearly indicate BOTH the market value & your equity in the home Your equity equals the market value less any outstanding mortgage principal.)

Type of Asset	Current Market Value of Asset	Estimated Annual Income	Interest Rate
			%
			%
			%
			%

F. Important Information (Must be signed by everyone over the age of 17.)

I(We) hereby authorize the Township of Montclair, Piazza & Associates, Inc., the landlords, their agents and/or employees to obtain information regarding the status of my(our) credit, and to check the accuracy of any and all statements and representations made in this application. I(We) certify that all information in this application is accurate, complete and true. I(We) understand that if any statements made are willingly false, the application is null and void, and I(we) may be subject to penalties imposed by law. THIS APPLICATION IS VOID IF NOT SIGNED.

Signed: _____ Date: _____

Signed: _____ Date: _____

D. Current Situation

Do you currently own your home?

- Yes
 No

Do you have a mortgage?

- No
 Yes: Please list the Equity in your home in Sect. "C"

E. Preferences

Please check all that apply:

- General Purchase
 General Rental

No. of Bedrooms (limited by household size):

- One?
 Two?
 Three?

Please note that this application only applies to the housing opportunities that are administered by Piazza & Associates, Inc.

Additional Information

Does anyone in the applicant household pay child support and/or alimony to anyone outside of this household? _____

If so, how much is paid annually? \$_____

Please use the balance of this page to provide us with any additional information about your application.