

Plainsboro
Non Profit
Housing
Corporation

216 Rockingham Row - Princeton, NJ 08540-5799 - (609) 786-1101 - Fax (609) 786-1105

Dear prospective resident,

Thank you for your interest in Plainsboro's Affordable Housing Program. There are four basic areas in which you will find affordable homes: the ***Villages at Princeton Crossing***; the ***Tamarron***, the ***Princeton Lakeview Apartments*** and ***Wyndhurst at Plainsboro*** apartments. There are also a limited number of ***Market-to-Affordable*** condominiums for sale from time to time.

In the ***Villages at Princeton Crossing***, there are 40 one- and two- bedroom, ***moderate***-income condominiums which become available, from time to time, to qualified buyers. In the ***Tamarron***, there are about 30 one- and two- bedroom, ***low***-income condominiums which become available, from time to time, to qualified buyers. Buyers of affordable housing must provide their own financing. In addition, Plainsboro has created affordable condominiums by converting market-rate units to deed-restricted low- and moderate- income homes for purchase by qualified households. Interested households are encourage to submit a preliminary application. Pre-qualified applicants are placed on our waiting list. When an affordable condominium becomes available, our office sends letters to those who are on our waiting list of pre-qualified applicants for that type and style of home.

The ***Princeton Lakeview Apartments*** (formerly, ***the Millstone Apartments***) are located on the west side of Rt. 1 in Plainsboro, on Mapleton Road, just behind Ruby Tuesdays. 60 of the 120 existing units have been made available as low- and moderate- income rental housing. These apartments are primarily studio and one-bedroom apartments.

Wyndhurst at Plainsboro is located adjacent to the Town Center Middle School along Dey Road and Wyndhurst Drive in Plainsboro. Owned and operated by the Plainsboro Non-Profit Housing Corporation, Wyndhurst provides 126 low- and moderate- income, one- two- and three- bedroom apartments. There is currently a significant waiting list for Wyndhurst, with many applicants waiting well over one year for an affordable rental home, there.

The income limits for all of these homes are listed in the table, below. Please remember that all pre-qualified applicants will be required to complete and submit a final application and specific documentation to support their household income. All of the affordable homes must be the primary residence of the applicant(s). Rental applicants will also have to qualify on the basis of previous renting history (when applicable), credit worthiness and minimum income. The Plainsboro Non-Profit Housing Corp. can not and does not guarantee that these sales and rental opportunities are affordable to every applicant. If you have any questions, or are in need of further information, please contact us at your convenience.

Sincerely,

Frank Piazza

Important information regarding these affordable housing opportunities.

MAXIMUM INCOMES	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Tamarron Condominiums Sales	\$36,750	\$42,000	\$47,250	\$52,500		
Villages at Princeton Crossing Condos. Sales	\$58,800	\$67,200	\$75,600	\$84,000		
Princeton Lakeview Apts. - Low Income	\$36,750	\$42,000	\$47,250	\$52,500		
Princeton Lakeview Apts.- Moderate Income	\$58,800	\$67,200	\$75,600	\$84,000		
Wyndhurst Apartments - Low Income	\$36,900	\$42,200	\$47,450	\$52,700	\$56,950	\$61,150
Wyndhurst Apartments - Moderate Income	\$44,280	\$50,640	\$56,940	\$63,240	\$68,340	\$73,380
Market-to-Affordable Low-Income Sales	\$36,750	\$42,000	\$47,250	\$52,500		
Market-to-Affordable Moderate-Income Sales	\$58,800	\$67,200	\$75,600	\$84,000		

Number of Bedrooms	Income Category	Princeton	Lakeview	Wyndhurst Apts.	
		Monthly Rent	Minimum Income +	Monthly Rent	Minimum Income +
Studio	Low	\$818	\$30,411		
Studio	Moderate	\$818	\$30,411		
One	Low	\$880	\$33,360	\$746 to \$836	\$29,228
One	Moderate	\$992	\$36,582	\$968 to \$991	\$37,111
Two	Low	\$1,054	\$40,114	\$1,001 to \$1,058	\$39,111
Two	Moderate	\$1,252	\$46,902	\$1,227	\$47,270
Three	Low			\$1,192	\$46,871
Three	Moderate			\$1,416	\$55,085

+ Minimum Income standards may vary and generally do not apply to applicants with Section 8 Rental Assistance.

A limited number of units at Wyndhurst have rental assistance available. Rental rates are subject to change without notice.

Information regarding sales prices are calculated and published when homes are placed on the market for resale.



Preliminary Application for Affordable Housing in the Township of Plainsboro, NJ

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 a for-sale home or rental apartment becomes available, eligible candidates will again be contacted. At that time, we will provide you with a list of documentation that you will need to support and verify your age, your income, (including assets) and, for rental homes, your tenant history and credit. We cannot guarantee housing based on the approval of this Preliminary Application.

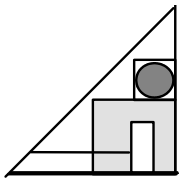
Please note:

- It is illegal to discriminate against any person making application to buy or rent a home because of age, race, color, religion, sex, handicap, familial status, or national origin.**
- The 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 rental housing, after residency has begun, the applicant or resident is required to notify the Plainsboro Non-Profit Housing Corporation 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.**
- All housing is subject to minimum and maximum income restrictions. Rental housing is subject to landlord references and credit standards. Financing for sale homes is not provided by Plainsboro Non-Profit Housing Corp. and must be secured by the buyer. Other restrictions may apply.**



INSTRUCTIONS:

- 1) This is a Preliminary Application for affordable housing in the Township of Plainsboro. It will be utilized to determine if you are generally eligible to be considered for an affordable home, and what affordable program might best meet your needs. **NEITHER THIS APPLICATION NOR ANY NOTICE OF AVAILABILITY IS AN OFFER TO SELL OR LEASE.**
- 2) This Preliminary Application **IS NOT THE FINAL APPLICATION AND DOES NOT SATISFY YOUR APPLICATION REQUIREMENTS.**
- 3) Please understand that the pricing and rental rates for this affordable housing are established and governed by Federal, State and / or municipal regulations. Although consideration is made for low- and moderate- categories of household incomes, sales prices and rental rates do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any home, for sale or rent, will be affordable to **YOU** or **YOUR** household.
- 3) After you have completed this application, sign it, detach it and mail it directly to:
**Plainsboro Non-Profit Housing Corporation
216 Rockingham Row
Princeton Forrestal Village
Princeton, NJ 08540.**
- 4) Once your application has been reviewed, you will be notified in writing regarding your **PRELIMINARY** eligibility for one of the affordable housing programs offered in Plainsboro.
- 5) If you wish to purchase an affordable home, and it is determined that you are generally eligible to purchase a "Moderate-Income" affordable one- or two-bedroom condominium at **The Villages at Princeton Crossing**, or a "Low-Income" one- or two-bedroom condominium at **The Tamarron**, you will be mailed a complete application package when a home is available for you. You will then negotiate a contract to purchase the home with the seller or the seller's agent.
- 6) In addition to "for-sale" affordable homes, **"Princeton Lakeview Apartments" and "Wyndhurst at Plainsboro"** offer low- and moderate- income one-, two- and three-bedroom rental homes. If it is determined that you may be eligible for an apartment at Wyndhurst or Princeton Lakeview, you will be notified as to the status of your application, and notified again when an apartment becomes available.
- 7) There are no three-bedroom homes for sale or rent *except* those at Wyndhurst at Plainsboro.
- 8) **Annual Income** includes, but is not limited to, salary or wages, alimony, child support, social security 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.
- 9) 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 you mortgage, and multiplying the balance by the current HUD Passbook Rate. 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).
- 10) If you need assistance completing this application, please contact the Plainsboro Non-Profit Housing Corporation at (609) 786-1101.



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Preliminary Application for Affordable Housing

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A. Head of Household Information

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

B. Household Composition & Income (ALL sources of income, including, but not limited to Salary, Dividends, Social Security, Pensions, Alimony, Business, Fellowships and support. DO NOT include income from Assets listed in Section C, or tuition awards.) The total number of persons in the Household is: _____.

First Name, Middles Initial & Last Name of <i>everyone</i> to occupy housing. (Please Print)	Relation To	Full-time Student? (Yes/No)	Date of Birth	Sex	Gross Annual Income
#1	Head of Household				\$
#2					\$
#3					\$
#4					\$
#5					\$
#6					\$

C. Assets (Checking & Savings Accounts, CD's, Money Market, Real Estate, Etc.)

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

Do you wish to:

- Rent?
 Own?

No. of Bedrooms:

- Studio - Rent at Princ.Lakeview Only
 1 Bed Room
 2 Bed Room
 3 BR -Rent at Wyndhurst Only

Are you applying for:

- Villages at Princeton Crossing (Purchase Only)
 Tamarron (Purchase Only)
 Wyndhurst (Rental Only)
 Princ. Lakeview (Rental Only)

D. Certification and Permission to Review Credit

I /We certify that all information in this Preliminary Application is accurate, complete and true. I/We am/are aware that if any information or if any statements made by me are willingly false, I /we will have violated the Plainsboro Township Affordable Housing Ordinance, and will be subject to punishment. I/We hereby authorize the Plainsboro Non-Profit Housing Corporation, the Township of Plainsboro and their agents to check for accuracy of any and all statements and representations made in this Preliminary Application, including permission to obtain a my credit report from a third party provider of such services. (Void if not signed)

Signed: _____ Signed: _____



E. Additional Information

1. Do you receive Section 8 Rental Assistance? _____
2. Do you PAY child support and/or alimony to anyone outside of the applicant household? _____
3. If you pay child support or alimony, how much do you pay in total per year? \$_____
4. Do you own your own home? _____ What is the market value? \$_____
5. Do you have a mortgage? _____ What is the current Principal Balance? \$_____
6. Please use this space to provide any information that will help us determine your eligibility for affordable housing. Special needs that you may have can also be explained here.

**MULTIPLE DWELLING REPORTING
APPLICANT INQUIRY**



TO THE APPLICANT: The information regarding race, national origin, and sex designation solicited in this application is requested in order to assure the Federal and/or State governments that laws prohibiting discrimination against tenant applicants on the basis of race, color, national origin, religion, sex, familial status, age, and handicap are complied with. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, the owner may be required to note the race/national origin and sex of individual applicants on the basis of visual observation or surname.

Applicant Name: _____

Address _____

City _____ State _____ ZIP _____

Race/Ethnicity: Please check all that apply to all applicants. Percentages may be used to more clearly define the composition of the applicant household (e.g., 50% African American & 50% Hispanic).

_____ **Black or African American:** a person having origins in any of the original peoples of Africa.

_____ **Hispanic or Latino:** a person of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish origin or culture, or a person having a Spanish surname.

_____ **Asian:** a person having origins in any of the original peoples of the Far East, Southeast Asia, or Philippine Islands, Thailand and Vietnam.

_____ **American Indian or Alaska Native:** a person having origins in of the original peoples of North or South America.

_____ **Native Hawaiian or Other Pacific Islander:** a person having origins in any original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

_____ **White or Caucasian:** a person having origins in any of the original peoples of Europe, the Middle East or North Africa.

The information requested above is for tracking purposes only. It will not be used to make any determination regarding your application. Moreover, the personnel who process your final application for this affordable housing program will not have access to the information that you supply to us on this page.

If you have any questions regarding this inquiry, you may contact Division of Civil Rights, Multiple Dwelling Unit at 609-984-3138 between the hours of 9:00 to 5:00 Monday through Friday.

We thank you for your cooperation and assistance!