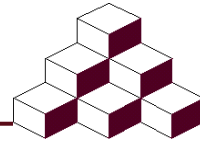


# Piazza & Associates, Inc.



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 Toms River in Ocean County, New Jersey. Piazza & Associates, Inc. has been engaged by the Township to coordinate the affordable housing opportunities on its behalf.

**TO PURCHASE:** Affordable homes in the purchase program are located in Walnut Grove, North Pointe Hollow, and The Woods at Massachusetts. All of the sales units are built, sold, and occupied. From time to time, they become available for resale. Check the "Purchase" option on the Preliminary Application. Your name will be placed on the waiting list to purchase a home in either **Walnut Grove or North Pointe Hollow**. For The Woods at Massachusetts, please see the instructions, below. Minimum incomes will be determined by the ability of the purchaser to obtain financing for the home. Neither Toms River nor Piazza & Associates provides financing. The actual terms and conditions of the purchase are negotiated with the seller or their Realtor.

A. **Walnut Grove:** 3, one- and two- bedroom, owner-occupied condominiums. Check the Purchase option on the Preliminary Application if you would like to be placed on the waiting list.

B. **North Pointe Hollow:** 89, one-, two-, and three-bedroom, owner-occupied condominiums. Check the Purchase option on the Preliminary Application if you would like to be placed on the waiting list.

#### MAXIMUM INCOME FOR SALES PROGRAM

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Low	\$32,415	\$37,046	\$41,676	\$46,307	\$50,012	\$53,716
Moderate	\$51,864	\$59,273	\$66,682	\$74,091	\$80,019	\$85,946

C. **The Woods at Massachusetts:** 14 single-family, 2- and 3- bedroom, owner-occupied homes. 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.

**TO RENT:** Affordable rental opportunities are available at a variety of properties throughout the Township of Toms River. For detailed information regarding floor plans for the apartments, a list of amenities, their community rules, application fees and credit requirements, we ask that you contact the properties, directly, at the numbers below.

To apply for affordable apartments at The Villages at Bey Lea or Dover Chase, please check the appropriate box on the Preliminary Application.

A. **The Villages at Bey Lea:** A rental community that includes 48 affordable, one-bedroom apartments, each with a den. These low- and moderate- income rentals are reserved for seniors (55 years of age or older). All units include a washer and dryer, dishwasher and microwave and have hardwood floors. For further information regarding the apartments, contact the leasing office at (732) 557-4700. To apply for an affordable apartment, check Villages at Bey Lea on the Preliminary Application.

B. **Dover Chase:** An eleven-building apartment complex, comprised of mid-rise, garden style rental units, including 22 one-, two- and three- bedroom affordable apartments. For further information regarding the apartments and the community, contact the leasing office at (732) 276-2171. To apply for an affordable apartment, check Dover Chase on the Preliminary Application.

To apply for Walnut Hollow Apartments, The Fairways at Bey Lea, Hopes Crossing, Toms River Crescent, Highland Plaza, Winteringham Village, or Springpoint Senior Living, please contact them, directly, at the telephone number provided below.

- C. **Walnut Hollow Apartments:** For further information regarding the apartments or to apply, contact the leasing office at (732) 244-0480.
- D. **The Fairways at Bey Lea:** For further information regarding the apartments or to apply, contact the leasing office at (732) 240-1055.

**MAXIMUM INCOME FOR RENTALS A, B, C & D, ABOVE**

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Low	\$32,415	\$37,046	\$41,676	\$46,307	\$50,012	\$53,716
Moderate	\$51,864	\$59,273	\$66,682	\$74,091	\$80,019	\$85,946

- E. **Hopes Crossing:** For further information or to apply, contact the leasing office at (732) 473-1020.
- F. **Toms River Crescent:** For further information or to apply, contact the leasing office at (732) 431-3456.
- G. **Highland Plaza:** Senior rentals. For further information or to apply, contact the leasing office at (609) 895-8890.
- H. **Winteringham Village:** This is a federally subsidized apartment community. For further information or to apply, contact the leasing office at (732) 244-4550.
- I. **Springpoint Senior Living:** This is a federally subsidized rental complex for seniors (62+). For further information or to apply, contact the leasing office at (609) 987-8900, ext. 7239.

If you are interested in applying for the sales programs or the rentals (A through B only), please complete the Preliminary Application and fax (609-786-1105) or 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.

For questions about the affordable housing program in Toms River, contact Piazza & Associates, at 609-786-1100, ext. 305, or email us at TomsRiver@HousingQuest.com.

Sincerely,



Frank Piazza  
Piazza & Associates, Inc.

# Toms River Township

Ocean County, New Jersey



## Preliminary Application for Affordable Housing



Affordable Housing Application Information: 609-786-1100

**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 Toms River. Neither Piazza & Associates, Inc., nor the Township of Toms River 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

Toms River Township  
Ocean County, New Jersey

## For All Applicants

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- ◆ This is an equal housing opportunity. Federal law prohibits discrimination against any person making application to buy or rent a home with regard to age, race, religion, national origin, sex, handicapped or familial status. State law prohibits discrimination on the basis of race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, familial status, sex, gender identity or expression, affectional or sexual orientation, disability, source of lawful income or source of lawful rent payment.
- ◆ 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 the outstanding mortgage principal, and multiplying the balance by the current HUD "Passbook Savings Rate." Income from other real estate holdings is determined by the actual income you receive from the asset, less expenses.
- ◆ 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 Toms River, 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.

**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



# Toms River Township

Ocean 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 in "C.")

Full Name (First, Middle & Last) List everyone who will occupy the apartment.	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: \_\_\_\_\_  
 Do you require a handicap-accessible apartment?: \_\_\_\_\_  
 Do you currently receive Section 8 Rental Assistance?: \_\_\_\_\_  
 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? \$ \_\_\_\_\_

## 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	
				%
				%
				%
				%

## D. Current Situation

Is any member of your household 55 or over? \_\_\_\_\_

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

**Purchase**

**Rent** Check all that apply.

Villages at Bey Lea (55+)  
 Dover Chase

No. of Bedrooms (limited by household size):  
 One?  
 Two?  
 Three?

## F. Important Information (Must be signed by everyone 18 years of age or older.)

I(We) hereby authorize the Township of Toms River, 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: \_\_\_\_\_