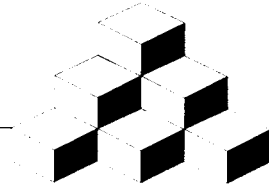


# Piazza & Associates

## Affordable Housing Services

216 Rockingham Row - Princeton Forrestal Village - Princeton, NJ 08540  
Phone: (609) 786-1100 - Fax: (609) 786-1105 - E-mail: WestWindsor@HousingQuest.com



Dear Applicant,

On behalf of the Township of West Windsor, I want to thank you for your interest in this affordable housing program. Piazza & Associates, Inc. has been engaged by the Township to provide you with information regarding its affordable housing; answer your questions; and help you through the application process.

As you will see, there is a variety of opportunities for low and moderate income households to purchase or rent an affordable home in West Windsor. I have provided a brief outline of each below.

**TO PURCHASE:** Affordable homes in the purchase program are located in Walden Woods, Windsor Haven, Windsor Ponds, Village Grande and the Elements at West Windsor. All of the sales units are built, sold and occupied. From time to time, they become available for resale. By checking the "Purchase" option on the Preliminary Application, your name will be put the waiting list to purchase a home in *all* of the developments, except those set aside as age restricted (55 years and older). To be eligible for those units, you must also check "Purchase 55+." Detailed information regarding specific homes (e.g., floor plans, association fees, etc.) will be available from the seller or their agent as each goes on the market to be resold. Minimum incomes will be determined by the ability of the purchaser to obtain financing for the home. Neither West Windsor Township nor Piazza & Associates provides financing. The actual terms and conditions of the purchase are negotiated with the seller or their Realtor.

**TO RENT:** Affordable rental opportunities are available in Avalon Watch, The Hamlet, The Mews at Princeton Junction, Windsor Woods and The Gables. For the rental communities, I have also provided the telephone number for the respective leasing offices. You may want to contact them for information regarding floor plans for the apartments, a list of amenities, their community rules, application fees and credit requirements. To apply for affordable apartments at all but The Gables, please check the appropriate box(es) on the Preliminary Application. To apply for The Gables, please contact them, directly, at the telephone number provided below.

- A. **Walden Woods:** This program has concluded and will not be accepting new applications.
- B. **Windsor Haven:** 37 one- two- and three- bedroom, owner-occupied condominiums located off Bear Brook Road, across Alexander Road from the southbound side of the train station. Check the Purchase option if you would like to be placed on the waiting list.
- C. **Windsor Ponds:** 39 one-, two- and three- bedroom, owner-occupied townhomes located off of Village Road West near the Mercer Oaks Golf Course. Check the Purchase option if you would like to be placed on the waiting list.
- D. **Village Grande:** An adult community (55 years of age or older), located on Village Road East, just east of Old Trenton Road, which includes 14 one-bedroom single family detached homes, all of which are restricted to moderate income households. Check the Purchase 55+ option if you would like to be placed on the waiting list.
- E. **The Elements at West Windsor:** An adult community (55 years of age or older), located on Old Trenton Road. The Elements includes 6 two-bedroom sales homes ,set aside for households in which at least one member is 55 and no one is younger than 19. Check the Purchase 55+ option if you would like to be placed on the waiting list.
- F. **The Hamlet:** 61 one-bedroom rental apartments for seniors (55 years of age or older), 38 of which are reserved for low income households and the balance for moderate income households. All of these garden apartments are on the first floor. Pets are allowed with

restrictions. Check *The Hamlet* on the Preliminary Application. For further information, contact D&M Management at (732) 780-8314.

- G. **The Mews at Princeton Junction:** 175 one-, two- and three- bedroom, low and moderate income rental garden apartments, located just off Bear Brook Rd. Check *The Mews at Princeton Junction* on the Preliminary Application. For further information, contact the leasing office at (609) 520-1999. *THIS WAITING LIST IS CURRENTLY CLOSED.*
- H. **Windsor Woods:** A total of 35 one-, two- and three- bedroom, low and moderate income rental garden apartments, located on Meadow Road, just east of Rt. 1. Service animals only. Check *Windsor Woods* on the Preliminary Application. For further information regarding the apartments and the community, contact the Windsor Woods leasing office at 609-452-2104.
- I. **The Gables at West Windsor:** A federally subsidized apartment community for seniors, (62 years of age or older) consisting of 84 low income, one-bedroom, rental apartments in a midrise building, located just off of Rt. 571 in Princeton Junction, near the northbound side of the train station. Tenant rent is based on 30% of their adjusted gross income. For further information on the apartments, income requirements, waiting list or for an application, please contact The Gables, directly, at (609) 799-8885.
- J. **Avalon Princeton Junction** (formerly Avalon Watch): 103 low and moderate income, one-, two- and three- bedroom rental garden apartments, 53 of which are one-bedroom units set aside for low-income households. Pets are allowed with restrictions. Avalon Watch is located on Clarksville Rd. Check *Avalon PJ* on the Preliminary Application. For further information regarding the apartments and the community, contact the Avalon Watch leasing office at (609) 275-9577
- K. **Princeton Terrace at West Windsor:** A brand new rental property under construction, Princeton Terrace will offer 69 two- and three- bedroom apartments, complete with garages. In addition to the low- and moderate- income rents, 7 of the two-bedroom units will be offered at a "very low-income rent. Princeton Terrace is located at the southwest section of Clarksville Road. Check Princeton Terrace on the Preliminary Application.

If you are interested in applying to purchase or rent an affordable home in West Windsor, please complete the Preliminary Application (enclosed) as soon as possible and mail it directly to us, at: **Piazza & Associates, Inc.**, 216 Rockingham Row, Princeton, NJ 08540; or fax it to 609-786-1105.

Within two weeks, you will receive a letter of determination with regard to your preliminary eligibility for the program. Applications will be processed on a "first come, first served" basis. Availability is limited! So don't delay! **Return your application today!**

Sincerely,

*Frank Piazza*

Please see the following page for information regarding income requirements and some rental rates.

## MAXIMUM GROSS ANNUAL HOUSEHOLD INCOME FOR ALL PROGRAMS

To be eligible for the affordable housing programs in West Windsor, the gross annual income of your household can not exceed the limits required by the various programs. The maximum income is based on the total number of persons who will reside in the affordable home. The table, below, sets forth the maximum income to be eligible for the *low income* opportunities and the *moderate income* opportunities. Maximum Incomes are adjusted annually and are subject to change without notice.

Total Number of Persons in Household 2016 Income Level	* One Person	One Person Hamlet Only	** One Person Gables Only	* Two Persons	Two Persons Hamlet Only	** Two Persons Gables Only	Three Persons	Four Persons	Five Persons	Six Persons
Low	\$32,415	\$34,900	\$32,550	\$37,046	\$39,900	\$37,200	\$41,676	\$46,307	\$50,012	\$53,716
Moderate	\$51,864	\$41,880	N/A	\$59,273	\$47,880	N/A	\$66,682	\$74,091	\$80,019	\$85,946

\* Includes all purchase and rental programs with the exception of the Hamlet and the Gables.

\*\* The Gables is limited to low income households only. The Gables also takes into account certain expenses when calculating annual income. For more information regarding the Adjusted Gross Income or other requirements at the Gables, contact their office at 609-799-8885.

## RENTAL RATES AND MINIMUM INCOME REQUIREMENTS FOR RENTALS

The current rental rates and minimum incomes for certain apartment communities are listed below. The rental rates do not include utilities. The minimum incomes are based on the rents and an estimate of utilities that perspective tenants will pay each month. All rental rates and minimum income requirements are regulated and subject to change without notice. Rental rates do not fluctuate with the income of the residents.

Bed-rooms	Income Category	<u>Avalon Princ Jct</u>		<u>The Hamlet</u>		<u>Mews at Princ Jct</u>		<u>Windsor Woods</u>		<u>Princeton Terrace</u>	
		Monthly Rent	Min. Income+	Mo. Rent	Min. Income+	Monthly Rent	Minimum Income+	Monthly Rent	Min. Income+	Monthly Rent	Min. Income+
One	Low	\$578	\$22,354	\$569	\$19,530	\$717	\$27,017	\$755 - \$813	\$29,143		
One	Moderate	\$870	\$31,886	\$748	\$24,750	\$1,089	\$39,326	\$1,062.14 - \$1,144	\$39,669		
Two	Very Low									\$545	\$24,000
Two	Low					\$922	\$34,903	\$1,012	\$35,691	\$792	\$31,920
Two	Moderate	\$1,198	\$44,057			\$1,237	\$45,360	\$1,375 - \$1,428	\$46,423	\$1,079	\$41,143
Three	Low					\$1,057	\$40,423	\$1,118	\$41,280	\$907	\$36,891
Three	Moderate	\$1,329	\$49,440			\$1,425	\$52,594	\$1,548	\$55,577	\$1,238	\$47,520

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

Rental rates are subject to change without notice. Information regarding the rents at The Gables can be obtained by contacting their leasing office at (609) 799-8885. Information regarding sales prices are calculated and published when homes are placed on the market for resale.

# Preliminary Application for Affordable Housing



## Township of West Windsor 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 required 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. All of the affordable housing in West Windsor is privately owned. Application services are provided by Piazza & Associates, Inc., an affordable housing services corporation. This is an Equal Housing Opportunity. 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. Prices, terms and conditions are subject to change without notice.**

### **Piazza & Associates, Inc. ♦ Affordable Housing Services**

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

Telephone: 609-786-1100 ♦ Facsimile: 609-786-1105 ♦ [WestWindsor@HousingQuest.com](mailto:WestWindsor@HousingQuest.com)



# Affordable Housing Policies and Requirements

## Township of West Windsor

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.
- ✓ This affordable housing must be the intended primary residence of the applicant. All household members who intend to reside at the affordable homes must be listed in the Preliminary Application. If changes in household composition occur during the application process, or if there is a change of address, the applicant is required to notify Piazza & Associates, Inc. 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 current principal of your mortgage, and multiplying the balance by the current HUD Passbook Saving 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).
- ✓ 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.
- ✓ The owners and managers of affordable apartments will set forth additional requirements, including, but not limited to an application fee, a lease agreement, security deposit and minimum credit standards.
- ✓ Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations.
- ✓ We do not provide financing to purchase affordable homes.
- ✓ Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process. **DO NOT SEND SUPPORTING DOCUMENTS WITH THIS PRELIMINARY APPLICATION.**
- ✓ If you need assistance completing this application, please contact us at 609-786-1100.

**Piazza & Associates, Inc.**

216 Rockingham Row - Princeton, NJ 08540



# Preliminary Application for Affordable Housing



**Township of West Windsor**  
New Jersey

## A. Head of Household Information

1. Last Name: _____	Soc. Sec. No: _____ -- ____ -- ____
2. First Name: _____	Home Phone: ( ) _____ -- ____
3. Home Address: _____	Work Phone: ( ) _____ -- ____
4. P.O. Box or Apt. No.: _____	County: _____
5. 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) 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				\$

Do you **PAY** child support or alimony to someone outside of the household? \_\_\_\_\_ How much Per Year? \$ \_\_\_\_\_  
Do you receive Section 8 Rental Assistance that will apply to the affordable apt.?: \_\_\_\_\_

## 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	Annual Interest
			%
			%
			%
			%

## D. Areas of Interest

Check **all** of the housing opportunities that apply.

- Purchase
- Purchase 55+ Rent
- Avalon Princeton Junct.
- Hamlet (55+)
- Mews at Princeton Junct.
- Windsor Woods

Princeton Terrace Closed

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

I(We) hereby authorize the Township of West Windsor, Owners and Managers of Apartments referenced herein and/or Piazza & Associates, Inc., 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. Void if not signed.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Please use back of application for additional information.**

## E. Preferences

No. of Bedrooms (limited by household):

- One?
- Two?
- Three?

Do you require a handicap-accessible home?: \_\_\_\_\_