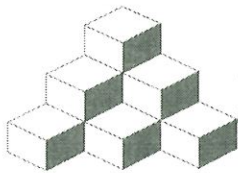
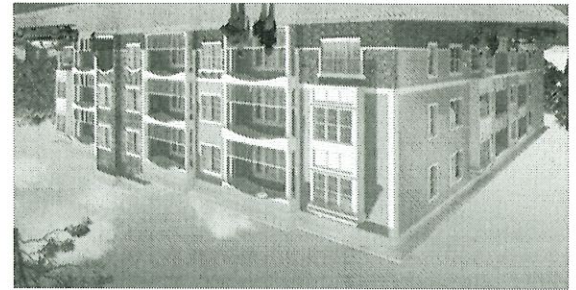


www.HousingQuest.com

Welcome to Oak Street Park.
New affordable apartments
for rent in Rochelle Park, New
Jersey.



Piazza & Associates

www.HousingQuest.com

216 Rockingham Row
Princeton Forrestal Village
Princeton, NJ 08540

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NJ 085
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MAILED FROM ZIP CODE 08540

Township of Rochelle Park
151 West Passaic St.
Rochelle Park, NJ 07662

07662-312599



Dear County and Municipal
Administrators, Clerks and Librarians:

Please feel free to share this information with your employees as you deem appropriate. This flyer is being provided to you, pursuant to N.J.A.C 5:80-26.15, with the hope that you will make this information readily accessible to all who visit your facility.

If you have any questions or are in need of further information in this regard, please contact me at your convenience. In the meantime, I thank you for your help and assistance in this matter.

Sincerely,

Frank Piazza, Jr.
Piazza & Associates, Inc.
Administrative Agents for Affordable Housing



Oak Street Park

Apartments



70 Oak Street
Rochelle Park NJ, 07662
Phone: 201-488-4455

MAXIMUM GROSS ANNUAL INCOME BY FAMILY SIZE FOR:

	Very Low	Low	Moderate
1 Person	\$20,150	\$33,583	\$53,733
2 Persons	\$23,028	\$38,381	\$61,409
3 Persons	\$25,907	\$43,178	\$69,085
4 Persons	\$28,786	\$47,976	\$76,761
5 Persons	\$31,088	\$51,814	\$82,902
6 Persons	\$33,391652	\$55,0	\$89,043

RENT RANGES FROM:

	Very Low	Low	Moderate
1 Bedroom	\$430	n/a	n/a
2 Bedrooms	n/a	\$934	\$1,150
3 Bedrooms	n/a	n/a	\$1,316

Any and all information contained herein, including but not limited to prices, specials and features, are subject to availability and may change without prior notice. Utilities may not be included. Amenity fees may apply.



Scan for application



Scan for directions



Welcome to Oak Street Park in Rochelle Park, where 5 one-, two- and three- bedroom rental apartments have been set aside to help meet Rochelle Park 's "fair share" of the growing need for affordable housing in New Jersey. Rental rates listed are approximate and subject to state and federal guidelines. Applicants must qualify on the basis of gross annual income.

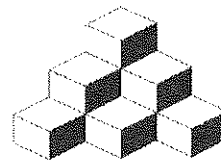
Apartment Amenities and Features Include:

- Stain-less steel kitchen appliances
- Granite countertops
- Washer-dryer in each unit
- Large Anderson windows and high ceilings

Community Amenities:

- Large welcoming entrance lobby
- Business center
- Game room
- Elevator and wellness center

Applications available at HousingQuest.com
 or email: RochellePark@HousingQuest.com



Piazza & Associates

Piazza & Associates, Inc.
 216 Rockingham Row
 Princeton, NJ 08540
 (609) 786-1100
 (Press "5" at Prompt)

Monday – Thursday 9:30 – 5:00, Friday 9:30 – 4:00

Within a few weeks, you will receive a letter of determination regarding your eligibility. Because this is a new property, a random selection will be held for all preliminary applications received on or before August 20th, 2020. Subsequent to the deadline, applicants will be processed on a "first-come, first served" basis.

Preliminary Application
for
Affordable Housing

Oak Street Park

Township of Rochelle Park
Bergen 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 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. Oak Street Park is a development of Oak Street Park, LLC. Affordable Housing 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

E-mail: RochellePark@HousingQuest.com



Affordable Housing Policies and Requirements



Oak Street Park

Rochelle Park, NJ

For All Applicants

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 unit 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 income or 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. After the submission of a Final Application, any change to the applicant's sources of income or household size may void the application and require the applicant to reapply to the program.
- ◆ 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.
- ◆ A preference will be given to applicants that live or work in Bergen, Hudson, Passaic, or Sussex Counties.
- ◆ 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 HUD Passbook Savings Rate. Also, you may not be eligible for this affordable housing program if the current value of your home is at or above the "Asset Limit" and you do not have a mortgage. 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).
- ◆ Specific documentation to verify income and assets, as well as a letter of prequalification for mortgage financing from a licensed lending institution will be required at a later date.
- ◆ Please understand that the prices are established and governed by State regulations. Although consideration is made for low- and moderate- categories of household incomes, sale prices do not fluctuate on the basis of each individual applicant's income. Therefore, we can not and do not guarantee that any home will be affordable to you or your household.
- ◆ We do not provide financing to purchase affordable homes. Financing for an affordable home is subject to terms and conditions set forth by the State of New Jersey. Monthly payments, including principal, interest, property taxes, insurance and condominium fees, may not exceed 33% of your income without the applicant receiving home- buyer counseling by an agency approved by HUD or the N. J. Department of Banking and Insurance, which details the advisability of such a mortgage loan. For a list of approved counseling agencies, contact HUD, the N. J. Department of Banking and Insurance or our website: HousingQuest.com.
- ◆ If you need assistance completing this application, please contact us at 609-786-1100.
DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION.
Please mail your application to the address, below, or fax it to us at 609-786-1105.

Piazza & Associates, Inc.

216 Rockingham Row - Princeton, NJ 08540



Preliminary Application for Affordable Housing



Oak Street Park Rochelle Park, NJ

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				\$

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 Rochelle Park, Oak Street Park, LLC, 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: _____

D. Addition Information

Do you receive Section 8 Rental Assistance that will apply to the affordable apt?: _____

Do you PAY alimony and/or child support to someone outside the household? _____

If you do, how much do you pay per month?
\$ _____

E. Preferences

No. of Bedrooms (limited by number in household):

- One?
 Two?
 Three?

Do you require a handicap-accessible home?: _____

