

# NEW AFFORDABLE SENIOR RENTALS COMING SOON...



## ALLEN HOUSE APARTMENTS

**Tenant Pays 30% of Their Adjusted Monthly Income for Rent**

*Income restrictions apply: Applicants must be 62 years of age or older and income eligible (see below).*

### HUD 2015 Income Guidelines

<b>MAXIMUM INCOME REQUIREMENTS</b>	<b>P1</b>	<b>P2</b>
<b>Extremely Low Income (30%)</b>	\$19,250	\$32,100
<b>Very Low Income (50%)</b>	\$22,000	\$36,700

Interested households can apply for a rental at this location by contacting the Affordable Housing Alliance (AHA) in person at 59 Broad Street Eatontown, NJ, by phone (732) 389-2958 or online via our website, [www.housingall.org](http://www.housingall.org) and completing an intake. Applications will be processed according to the date and time received and only eligible applicants will be placed in the lottery drawing. The date, time and location of the lottery will be announced after the application deadline date has transpired. Lottery drawing notices will be sent to all advising qualification status. All selected applicants will be required to submit to and pass the AHA tenant screening process, which includes criminal background, credit and landlord reference checks. Applications are also available in the locations listed below. If you have questions about the rental units or program eligibility, we encourage you to give AHA a call prior to completing and submitting a preliminary application.

*Applications are available at the following locations:*

**Millstone Municipal Building – 470 Stagecoach Rd, Millstone**

**Monmouth – Mercer – Ocean County Libraries**

125 Symmes Dr., Manalapan; 2751 Brunswick Pike, Lawrenceville;

101 Washington St., Toms River

**ALL COMPLETED APPLICATIONS MUST BE RETURNED TO AHA BY August 15, 2015**



## Allen House Apartments

Affordable Rental Housing  
Available New Apartment Community  
for Seniors 62 and older

**10 Senior HUD Subsidizes units located at:  
477 Stagecoach Rd, Millstone**

*Income Restrictions Apply*

### HUD 2015 Income Guidelines

MAXIMUM INCOME REQUIREMENTS	P1	P2
Extremely Low Income (30%)	\$19,250	\$32,100
Very Low Income (50%)	\$22,000	\$36,700

Interested households are required to submit a preliminary application in order to be considered for placement in the lottery. At the time of certification applicant will need to verify income, age and pass tenant screening which includes criminal background, landlord reference and credit checks. To apply call the Affordable Housing Alliance (732) 389-2958 or visit: [www.housingall.org](http://www.housingall.org). to complete an intake to receive the preliminary application.

Applications are also available at:

Millstone Municipal Building 470 Stagecoach Road, Millstone  
Monmouth - Ocean - Mercer County Libraries  
125 Symmes Dr., Manalapan; 2751 Brunswick Pike, Lawrenceville  
101 Washington St., Toms River

Visit [www.njhousing.gov](http://www.njhousing.gov) for more affordable housing opportunities.

## **Application Submission Deadline is August 15, 2015**

Lottery Drawing

Date, time & location – TBD

All eligible lottery applicants will be notified by mail





# ALLEN HOUSE APARTMENTS

## “NEW SENIOR SUBSIDIZED HOUSING DEVELOPMENT” MILLSTONE

### TEN (10) - 588 SQ. FT - ONE BEDROOM APARTMENTS MUST BE 62 YEARS OF AGE OR OLDER

INTERESTED APPLICANTS MUST COMPLETE PRELIMINARY APPLICATION AND THEY WILL BE PLACED ON A WAITING LIST ACCORDING TO THEIR APPLICATION RECEIVED DATE AND TIME. ALL ELIGIBLE APPLICANTS WILL BE PLACED IN A LOTTERY DRAWING THAT WILL BE CONDUCTED AT THE MILLSTONE MUNICIPAL BUILDING AT A DATE AND TIME TO BE DETERMINED. APPLICANTS WILL BE REFERRED FOR A UNIT IN THE ORDER THAT THEY HAVE BEEN PULLED IN THE LOTTERY. PRELIMINARY APPLICATIONS ARE TO BE MAILED TO THE AFFORDABLE HOUSING ALLIANCE BY AUGUST 15, 2015 TO BE CONSIDERED FOR THE LOTTERY. APPLICANTS MUST BE INCOME ELIGIBLE (SEE INCOME GUIDELINES BELOW) AND MUST ALSO PASS AHA'S TENANT SCREENING PROCESS IN ORDER TO ENTER INTO A LEASE AGREEMENT.

THE UNITS WILL BE FEDERALLY SUBSIDIZED BY HUD WHICH MEANS THE MONTHLY RENT COST IS DETERMINED BY APPLICANT'S INCOME, THEY WILL PAY 30% OF THEIR MONTHLY INCOME TOWARDS RENT AND HUD WILL SUBSIDIZE THE DIFFERENCE.

### **CONSTRUCTION WILL BEGIN NOVEMBER 2014 ANTICIPATED OCCUPANCY SEPTEMBER OF 2015**

**ANY QUESTIONS PLEASE CONTACT OUR RENTAL OFFICE AT (732) 542-1482**

#### 2015 HUD INCOME GUIDELINES

##### **1 PERSON**

Extremely low maximum - \$19,250 (30% median income)

Very low maximum - \$32,100 (50% median income)

##### **2 PERSONS –**

Extremely low maximum - \$22,000 (30% median income)

Very low maximum - \$36,700 (50% median income)

# Affordable Housing Alliance

59 Broad Street  
Eatontown, NJ 07724  
732-389-2958  
fax: 732-389-3163



**“We Help With Housing”**

Donna M. Blaze  
Chief Executive Officer

## PRELIMINARY APPLICATION FOR ALLEN HOUSE APARTMENTS

Dear Applicant:

Please complete the attached rental application for the new subsized senior 62+ rental units and return it to the **Affordable Housing Alliance 59 Broad Street Eatontown, NJ 07724**. Once received your application will be processed and you will receive a notice regarding your eligibility status for placement on the waiting list and entry into the lottery drawing for placement. At the time of certification, selected applicants will be required to verify their age and income as well as pass the tenant screening process which includes criminal background, landlord reference and credit checks.

The deadline for application submission is **August 15, 2015**, your application must be received by our office prior to the close of business on that day. Once the deadline date has transpired the lottery drawing date, time and location will be determined. Only qualified applicants that are going to be placed in the lottery will receive written notice of the event. Should you have any questions regarding applying for a rental unit in this new development, please contact our rental office at (732) 542-1482.

[WWW.HOUSINGALL.ORG](http://WWW.HOUSINGALL.ORG)

"The Alliance mission is to improve the quality of life for all New Jersey Residents by developing and preserving affordable housing, by providing services to maintain housing affordability, by providing housing education, and by helping communities meet their legal and moral housing obligations."

  
CHARTERED MEMBER

**ALLEN HOUSE APPLICATION**

**HEAD OF HOUSEHOLD CONTACT INFORMATION**

APPLICANT NAME: \_\_\_\_\_

CURRENT ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP CODE: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ WORK PHONE: \_\_\_\_\_ OTHER: \_\_\_\_\_

**HOUSEHOLD COMPOSITION AND CHARACTERISTICS**

1. List the Head of Household and all other members who will be living in the unit. Give the relationship of each family member to the head.

#	MEMBERS FULL NAME	RELATION	BIRTH DATE	SEX	SOCIAL SECURITY #
1		Applicant			
2					
3					
4					
5					
6					
7					
8					
9					

2. Does anyone live with you now who is not listed above: Yes No

3. Do you expect a change in your household composition? Yes No  
Explain if you answered yes to either questions: \_\_\_\_\_  
\_\_\_\_\_

4. Please identify any special housing needs. \_\_\_\_\_  
\_\_\_\_\_

**INCOME AND ASSET INFORMATION**

Please answer each of the following questions. For each "yes", provide details in the charts below.

Does any member of your household:

Yes	No	1.	Work full-time, part-time or seasonally?
Yes	No	2.	Expect to work for any period during the next year?
Yes	No	3.	Work for someone who pays you cash?
Yes	No	4.	Expect a leave of absence from work due to lay-off, medical, maternity or military leave?



3. List any assets disposed of for less than their fair market value during the past two years:

\_\_\_\_\_  
\_\_\_\_\_

**PREVIOUS RENTAL HISTORY OR OWNERSHIP HISTORY**

Name and address of your Present Landlord or Current Address:

\_\_\_\_\_  
\_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_ How long have you lived here? \_\_\_\_\_  
\_\_\_\_\_ Reason for leaving? \_\_\_\_\_

Name and address of your Former Landlord or Previous Address:

\_\_\_\_\_  
\_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_ How long did you live there? \_\_\_\_\_  
\_\_\_\_\_ Reason for leaving? \_\_\_\_\_

**EMPLOYMENT HISTORY**

Name and address of Head of Household's present employment:

\_\_\_\_\_  
\_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_ Supervisor's Name? \_\_\_\_\_  
\_\_\_\_\_ How long have you worked there? \_\_\_\_\_

Name and address of spouse's or co-head employer:

\_\_\_\_\_  
\_\_\_\_\_ Telephone: \_\_\_\_\_  
\_\_\_\_\_ Supervisor's Name? \_\_\_\_\_  
\_\_\_\_\_ How long have you worked there? \_\_\_\_\_

**APPLICANT CERTIFICATION**

*I/we certify that if selected to receive assistance, the unit I/we occupy will be my/our only residence. I/we understand that the above information is being collected to determine my/our eligibility. I/we authorize the owner/manager to verify all information provided on this application and to contact previous or current landlords or other sources of credit and verification information which may be released to appropriate Federal, State, or local agencies. I/we certify that the statements made in this application are true and complete to the best of my/our knowledge and belief. I/we understand that false statements or information are punishable under Federal Law.*

Signature of Head of Household \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Spouse/Co-Head \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Administrative Agent \_\_\_\_\_ Date: \_\_\_\_\_

*We Do Business in Accordance With the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988). It is Illegal to Discriminate Against Any Person Because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin.*



# National Tenant Network

First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_

Social Security #: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Present Address: \_\_\_\_\_

How long have you lived at the address: \_\_\_\_\_

Former Address: \_\_\_\_\_

How long have you lived at this address: \_\_\_\_\_

Do you have a criminal record:  YES or  NO

If yes, in what State Locale(s) & Date(s)? \_\_\_\_\_

Have you ever lived out of state of New Jersey in the past 12 years?  YES or  NO

If yes, what State(s): \_\_\_\_\_

I hereby grant the Affordable Housing Alliance the right to process this Credit Report Application for the purpose of obtaining a rental lease. In compliance with the fair credit reporting act, this notice is to inform you that the processing of this application includes but is not limited to making inquiries deemed necessary to verify the accuracy of the information herein, including procuring information from consumer reporting agencies, obtaining credit information from other credit institutions and criminal background checks from appropriate law enforcement and additional information about the nature of this investigation. The undersigned agrees that this application shall remain the property of the apartment complex landlord, regardless if the rental lease is granted.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

The **New Jersey Law Against Discrimination**, *N.J.S.A.* 10:5-1 to -49, makes it unlawful to discriminate in the sale or rental of housing based on a person's race, creed, color, national origin, ancestry, nationality, affectional or sexual orientation, disability, gender, marital status, familial status (whether you have a child, a parent-child relationship with a minor, or you are pregnant), lawful source of income or rental subsidy used for rental payments

The **New Jersey Division on Civil Rights** is the State agency that is authorized to enforce the Law Against Discrimination. Under the Division's **Multiple Dwelling Reporting Rules**, *N.J.A.C.* 13:10-1.1 to -2.6, the Division requires landlords to collect and record information about applicants for apartment rentals and tenants in apartment complexes throughout New Jersey. The **Multiple Dwelling Reporting Rule** requires landlords to provide a summary of this information to the Division and to retain the information on this form. **The information is used to prevent and eliminate discrimination in housing.** Your cooperation in filling out this form will assist the Division in enforcing the Law Against Discrimination.

Please note that, although landlords must record certain information about the race and ethnicity of applicants and tenants, it is unlawful to record or ask applicants or tenants about other characteristics such as religion, gender, marital status or affectional or sexual orientation.

If you feel you have been denied housing or treated differently for one of the reasons listed above, you may contact the Division on Civil Rights at (609) 984-3138 for referral to a local Division office for additional information or assistance. Visit the Division on Civil Rights Web site at: [www.NJCivilRights.org](http://www.NJCivilRights.org).

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## MULTIPLE DWELLING REPORTING RULE TENANT/APPLICANT INQUIRY

If the tenant/applicant chooses not to complete this form, the landlord or the landlord's representative is required to conduct a visual observation of the tenant or applicant and then complete this form as accurately as possible.

**This form is not intended to be a part of the rental application process and must be kept separate and apart from rental records.**

Tenant Applicant Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_ Phone: \_\_\_\_\_

Race/Ethnicity: Please check all that apply to leaseholders (tenants) or applicants.

- 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 the Indian subcontinent, including Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- American Indian or Alaska Native:** a person having origins in any of the original peoples of North or South America
- Native Hawaiian or Other Pacific Islander:** a person having origins in any of the 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

Date: \_\_\_\_\_ Completed by:  Tenant  Applicant  Landlord