

**INFORMATION ON AFFORDABLE RENTAL UNITS
THE MEWS**

**6 - Affordable Apartments
IN RARITAN TOWNSHIP**

Currently there are (6) rental units available, 2 units are **two bedroom moderate** income, 2 units are **three bedroom low** income and 2 units are **three bedroom moderate** income. These units are being rented under the NJ Low and Moderate Income Affordable Housing Program. Households must be a minimum of two persons for the two bedroom units, no larger than a four person household and for the three bedroom units, must be a minimum of two persons and no larger than a six person household. These units will be ready for occupancy on or about **November 1, 2010**. The application deadline date is **September 24th** and the credit check deadline date is **October 1st, 2010**. A random selection (lottery) will be held for all certified households who apply for and pass the landlord credit check. The lottery is expected to be held at SCCOAH'S office in Raritan, NJ on **October 14th, 2010** at 12:05PM. Applicants are not required to attend.

The breakdown of bedroom size and rental rate for the affordable unit are as follows:

Unit Size & Category	Total Square Feet	Floor & Bedroom Sizes	Rental Rate	Maximum Income Limit
2 Bedroom Moderate	Apt. # 5 – 814	Both on Second Floor 164 & 130 Sq. Ft.	\$1,149.00	2 person - \$65,280.00 3 person - \$73,440.00 4 person - \$81,600.00
	Apt. # 6 - 750	153 & 117 sq. ft.		
3 Bedroom Low	Apt. # 3 – 894	Apt. # 3 – First Floor 115, 108, & 105 Sq. Ft.	\$999.00	2 person - \$40,800.00 3 person - \$45,900.00 4 person - \$51,000.00 5 person - \$55,080.00 6 person - \$59,160.00
	Apt. # 8 - 875	Apt. #8 - Second Floor 120, 112, & 102 Sq. Ft.		
3 Bedroom Moderate	Apt. # 1- 894	Apt. # 1 – First Floor 115, 108, & 102 Sq. Ft.	\$1,249.00	2 person - \$65,280.00 3 person - \$73,440.00 4 person - \$81,600.00 5 person - \$88,128.00 6 person - \$94,656.00
	Apt. # 7 - 894	Apt. # 7 -Second Floor 120, 112, & 105 Sq. Ft.		

FEATURES

Sprinkler System & Door Answering System	Ample parking, public transportation nearby
Electric Stove, Dishwasher, Refrigerator	No elevator, no patio or balcony, shared picnic area and gas grills are allowed in picnic area only
Carpeting and Linoleum Flooring, Grab Bars in all baths	No pets – No Maintenance Fees Landlord pays Water, Sewer & Garbage
Storage closet in the unit	First floor coin operated laundry on site
Gas Heat and Central Air Tenant Pays Utilities Separate Utility Metering	Hard wired smoke detector and battery operated carbon monoxide detector. Pre-wired phone, Computer and Cable TV

Rental price based on the Affordable Housing guidelines and regulations.

**All fees are subject to changes and increases.*

REQUIREMENTS.

- Your household must be income certified/qualified under the Council on Affordable Housing (COAH) income guidelines
- You will need to have a good credit history and pass the landlord's credit check guidelines.
- First months rent and one and one half month's security required

For applications and details of the process contact:

Somerset County Coalition on Affordable Housing (SCCOAH) (Hours Monday-Friday 9-5)
600 First Avenue, Suite 3, Raritan, NJ 08869 - 908-203-4560

Raritan township..factsheet.new.6.21.10

Directions to Somerset County Coalition on Affordable Housing (SCCOAH) Office

600 First Avenue is a tan building with Alternatives name front. SCCOAH is in the two story part of the building. During business hours of 9:00 AM to 5:00 PM, enter the main door of the Alternatives Building, go to the receptionist, give your name and tell them that you are here to see SCCOAH. The receptionist will call upstairs for one of our counselors to come down to speak with you. For scheduled appointments after hours, call SCCOAH on the white phone in the lobby area or from the parking lot, walk to the door marked Somerset County Coalition on Affordable Housing. Ring the TOP doorbell for SCCOAH and give us a few minutes to come down and let you in for your appointment.

From 287 South or 202/206 South, take the exit for Flemington/Somerville (202/206 South). Follow signs for 202 South (Flemington). Get into the right lane. Exit at First Avenue before the first light. Make a right onto First Avenue from exit. Driveway is first right.

From 287 North to Route 22 West. Follow signs for Route 202/206 South (Flemington/Princeton). Take 202 South (Flemington/Lambertville) to First Avenue Exit (before traffic light). Make a right onto First Avenue. Driveway is first right.

From Route 22 West. Follow signs for Route 202/206 South (Flemington/Princeton). Take 202 South (Flemington/Lambertville) to First Avenue Exit (before traffic light). Make a right onto First Avenue. Driveway is first right.

From Route 22 East or Route 28 East. Make a right onto First Avenue (Sunoco gas station on left). 600 First Avenue is the last building on the left before the traffic light (just past Washington School Annex).

DIRECTIONS TO THE SITE:

From 287 and Rt. 22 East or West, take the exit for Flemington/Somerville (202/206 South). Follow signs for 202 South (Flemington). Follow the signs for Rt. 12 South (there are 3 circles to negotiate) follow signs for Rt. 12 Frenchtown, go through the first light after the 3rd circle, the property is on the right, 215 Highway 12, Flemington.

From Rt. 295 or 31, follow Rt. 31 North to the Flemington Circle, (there are 3 circles to negotiate) follow the circle to the west and then follow signs for Rt. 12 Frenchtown, go through the first light after the 3rd circle, the property is on the right, 215 Highway 12, Flemington.

**NOTICE OF DISCLOSURE STATEMENT
AFFORDABLE RENTAL UNITS AT
THE MEWS IN FLEMINGTON
HUNTERDON COUNTY, THE TOWNSHIP OF RARITAN, NJ**

**APPLICATION FOR INCOME CERTIFICATION
TO RENT AT THE MEWS IN FLEMINGTON IN THE TOWNSHIP OF RARITAN IS ATTACHED**

If you are interested in the Township of Raritan affordable housing program, complete this form and return it to: Somerset County Coalition on Affordable Housing, 600 First Ave., Suite 3, Raritan, NJ 08869.

1. Renters of the Township of Raritan Affordable Housing units must be Low and Moderate Income Families as determined by the NJ Council on Affordable Housing guidelines. Proof of gross annual household income is required to assure that you are qualified. You must also demonstrate that your income is adequate to be able to afford and maintain the unit.
2. Affordable units must be occupied by the named renter and be used as your primary residence. Each renter shall certify in writing that he/she is renting the affordable unit for the expressed purpose of primary living quarters and for no other reason beyond what is allowable.
3. Renters of affordable units have the same rights, privileges, duties and obligations as any other renters in the Township of Raritan with the exception of the restrictions in the Township of Raritan's Ordinances and Regulations pertaining to Low and Moderate Income Housing. Selection of participants in the Township of Raritan Affordable Housing Program is made on the basis of income, family size and available units.

If you would like more information regarding rental units in the Township of Raritan, please contact the Somerset County Coalition on Affordable Housing at (908) 203-4560. You can also contact The Mews at (908) 782-1980 or Raritan Township at (908)806-6100.

TO BE ELIGIBLE TO RENT A UNIT, YOU MUST MEET THE FOLLOWING INCOME CRITERIA:

HOUSEHOLD SIZE	LOW INCOME*	MODERATE INCOME*
1	\$35,700	\$57,120
2	\$40,800	\$65,280
3	\$45,900	\$73,440
4	\$51,000	\$81,600
5	\$55,080	\$88,128
6	\$59,160	\$94,656

*Maximum income limits per family size and category. These limits were adopted on 6/09/10.

I have read the contents of this Notice of Disclosure Statement and I understand it. I know that I have an obligation to notify the Somerset County Coalition on Affordable Housing immediately of any change in my household, or household income. I know I as well as any other member of my household who filed tax returns, have to supply copies of my Federal and State Income Tax Returns for the last three years. I realize the Somerset County Coalition on Affordable Housing may ask for additional information, if necessary. By signing this form, I give the Somerset County Coalition on Affordable Housing, the authority to verify all information contained in my application.

SIGNATURE OF APPLICANT

SIGNATURE OF CO-APPLICANT

Date signed

Date signed

(All adults who will be on the lease must sign this application)

**NOTICE OF DISCLOSURE STATEMENT
AFFORDABLE RENTAL UNITS AT THE MEWS IN FLEMINGTON
THE TOWNSHIP OF RARITAN, NJ continued**

This application must be completed in full and the required documentation must be submitted to be accepted and processed. This application is not transferable and the original document must be submitted. Please call the Somerset County Coalition on Affordable Housing at (908) 704-9659 if you need help with your application. Once you have completed this application and attached all required documents, please return to: SCCOAH, 600 First Ave., Suite 3, Raritan, NJ 08869, (908) 704-9659. (Each application requires its own set of documentation.)

If your application is complete and you are qualified to rent an affordable unit, you will be contacted by the Somerset County Coalition on Affordable Housing. **IT IS YOUR RESPONSIBILITY TO MAKE SURE THE INFORMATION PROVIDED IS TRUE AND ACCURATE.**

The information in this application and any other information required by the Township of Raritan will be kept confidential. **NO PART OF THIS APPLICATION OR YOUR APPLICATION FILE WILL BE GIVEN TO ANY PERSON, ENTITY OR BUSINESS NOT RELATED TO THE TOWNSHIP OF RARITAN, THE MEWS IN FLEMINGTON, OR THEIR AGENTS WITHOUT YOUR WRITTEN REQUEST OR CONSENT.**

“Family” includes all persons living in a single housekeeping unit whether or not they are related by blood, marriage or otherwise. **The information requested includes information about all persons intending to reside in the Unit.**

ONLY those families who have been certified by the Somerset County Coalition on Affordable Housing and pass the credit check will be able to rent a unit.

The Disclosure Statement is a part of this application. Please read the Statement for important information. You may wish to consult with an attorney of your choice with respect to the Disclosure Statement, the Affordable Housing Plan or the Application for Certification.

FOR STATISTICAL PURPOSES: Please indicate your racial/ethnic group below.

Please Circle One:	American Indian/Alaskan Native	White/Non-Hispanic	
Hispanic - White	Asian American	African American	Other
Hispanic - Black			

Your income certification to rent in the Township of Raritan, The Mews in Flemington qualifies you for any Mt. Laurel unit that may become available for rent in your specific category. Your category is determined by your income and household size. You will be given information on units currently for rent when you are determined to be income eligible by the Somerset County Coalition on Affordable Housing.

Priority selection for the affordable rental units may need to be made through a random selection process (lottery for units). A random selection is held whenever there are more eligible applicants than units available. **ONLY VALID AND INCOME CERTIFIED** applicants that have filled out a credit applications, paid the credit check fee and have passed the credit check will be included in the random selection process.

REGIONAL PREFERENCE: Those households that live or work in the West Central Housing Region, Group 3 (Hunterdon, Somerset, and Middlesex counties) may receive a preference for the affordable housing units in the Township of Raritan. You must document proof of residence or employment in this region. Please photocopy and attach either a driver’s license, voter registration card, utility bill or pay stubs as documentation of where you live and work.

APPLICATION FOR AFFORDABLE RENTAL HOUSING AT THE MEWS IN FLEMINGTON

(Fill in entire application. If it does not apply to you, write in "n/a")

1. HOUSEHOLD COMPOSITION:

Name of Household Member filling out this form _____ Sex: M/F

Date of Birth _____ Social Security Number _____ - _____ - _____

Name of Second Adult in household: _____

Date of Birth _____ Social Security Number _____ - _____ - _____

Home Phone () _____ Work Phone () _____

Cell Phone () _____

Current Address: Street: _____

City: _____ State: _____ Zip Code: _____ County: _____

Mailing Address (if different) _____

Please list all household members, excluding the person filling out the form, who will live in the home.

Name	Relationship	Gender	Date of Birth

YOUR PRESENT HOUSING

Do you own your own home _____ or do you rent? _____

What do you currently pay a month for mortgage or rent? _____

How many persons presently live in your home? _____

How many are under 18 years of age? _____

How many bedrooms are in your present home? _____

If you are unable to secure an affordable unit, will you need to move from your present residence? _____

If yes, to where would you move or reside _____

How many bedrooms will you need for your family? _____

How long have you lived at current address? _____

Other applicable information/comments or special details about your housing situation:

APPLICATION FOR AFFORDABLE RENTAL HOUSING -- AT THE MEWS IN FLEMINGTON

2. EMPLOYMENT INFORMATION

Please provide information for each household member who receives income from present employment and is 18 years of age or over. (Also include any part-time employment)

1. Household Member Name _____
Employer Name _____
Employer Address _____
County: _____ How long at job? _____
Immediate Supervisor _____ Phone Number _____
What is Your Job Title? _____

2. Household Member Name _____
Employer Name _____
Employer Address _____
County: _____ How long at job? _____
Immediate Supervisor _____ Phone Number _____
What is Your Job Title? _____

3. Household Member Name _____
Employer Name _____
Employer Address _____
County: _____ How long at job? _____
Immediate Supervisor _____ Phone Number _____
What is Your Job Title? _____

4. Household Member Name _____
Employer Name _____
Employer Address _____
County: _____ How long at job? _____
Immediate Supervisor _____ Phone Number _____
What is Your Job Title? _____

APPLICATION FOR AFFORDABLE RENTAL HOUSING – AT THE MEWS IN FLEMINGTON
 – Continued

3. INCOME INFORMATION

Please use a separate income information section for every household member who is 18 years of age or over and receives income of any kind.

ATTACH THE FOLLOWING REQUIRED DOCUMENTS: (Also see attached Checklist)

1. Copies of State and Federal tax returns for the previous 3 years
2. Copies of pay stubs (4 current and consecutive) and proof of income from all other sources
3. Attach recent documentation to confirm all income from items listed below (i.e., recent bank statement, statements from other assets, etc.)
4. Copies of Section 8 voucher, child support court documents and custody verification, if applicable, is required

4. INCOME SOURCES

Please state the amount of your current annual projected gross income from each applicable source. Use additional pages if more than two adults have income.

	<u>Adult #1</u>	<u>Adult #2</u>
Gross Salary or Wages	\$ _____	\$ _____
Pension	\$ _____	\$ _____
Social Security	\$ _____	\$ _____
Unemployment Compensation	\$ _____	\$ _____
Child Support received (added to income)	\$ _____	\$ _____
Child Support paid (deducted from income)	\$ _____	\$ _____
Disability Payment	\$ _____	\$ _____
Welfare	\$ _____	\$ _____
Tips/Commissions	\$ _____	\$ _____
Alimony	\$ _____	\$ _____
Other _____	\$ _____	\$ _____
Sub-Totals	\$ _____	+ \$ _____ =

TOTAL OF ADULT INCOMES \$ _____

5. OTHER INCOME/ASSET INFORMATION

Please list all checking and savings accounts, CD's, Money Market Funds, Mutual Funds and any other assets held by financial institutions below, whether or not you gain any interest from them, for all household members. We must receive the entire bank statement, all pages, blank or not.

Name and Address of Financial Institution	Account Number	Current Balance/Value	Projected Annual Interest Income

Total Projected Interest Income from this section: \$ _____

APPLICATION FOR AFFORDABLE RENTAL HOUSING – AT THE MEWS IN FLEMINGTON
 –Continued

6. Please list all stocks, bonds and all other sources of investment income.

Name of Assets	Number of shares	Current Value	Projected Annual Income

Total Projected Income from this section: \$ _____

Do you own a business or income producing real estate? Yes _____ No _____

Do you receive income/monies/rent receipts from this asset? Yes _____ No _____

If you own a business what is the monthly gross income and expenses (provide 4 months of data) \$ _____

Do you have any other sources of income? If so, please describe: _____

TOTAL HOUSEHOLD GROSS ANNUAL INCOME FROM ALL SOURCES
 (Combination of Sections 4, 5 & 6 of this application)

\$ _____

7. GENERAL

Do you own a home or other real estate? _____

If yes, please describe below all real estate owned by and if applicable, any persons who shall occupy the unit. Applicants owning real estate must provide documentation of a market value appraisal and outstanding mortgage debt. The difference will be treated as monetary value of the asset and the imputed interest will be added to your income. In addition to the appraisal, please provide copies of: the deed, most recent tax bill and latest mortgage statement. Will you be selling the home or renting it out? More documentation will be required, see item # 6 on the application checklist for details.

CERTIFICATION

I hereby certify that the above information concerning my family size, actual gross income as well as all other information contained herein is true and accurate to the best of my knowledge. I understand that SCCOAH, The Mews in Flemington and the Township of Raritan are relying on this information to determine whether I qualify for an affordable housing unit.

I further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents.

I further certify that I intend to personally occupy the unit as my primary residence except for reasonable periods of vacations and illnesses. I know it would be illegal to rent or sublet the unit. I understand that only the parties listed on the application may reside in the affordable housing unit.

I authorize SCCOAH, the Township of Raritan, The Mews in Flemington (and their agents) to check for accuracy on any and all statements and representations made in this application. This may include calls to employers to verify income, contact with banks, etc.

 Signature of APPLICANT

 Signature of CO-APPLICANT

 Date signed

 Date signed