



CGP&H

Community Grants, Planning & Housing
Good People. Great Results.™

101 Interchange Plaza, Suite 301, Cranbury, NJ 08512
www.cgph.net 609-664-2782 Fax: 609-664-2786

Stafford Township Affordable Housing Process for: Pine Crest Village or Perry's Lake

CGP&H is retained by Stafford Township to sell their State-regulated affordable housing. In order to be considered for housing opportunities, please complete the Preliminary Application on-line at: www.affordablehomesnewjersey.com

Or complete the attached preliminary application and send to: **CGP&H**
101 Interchange Plaza, Suite 301
Cranbury, NJ 08512
Or Fax to 609-664-2786

FREQUENTLY ASKED QUESTIONS

How do I get on the list? What is the procedure?

Once you complete and return the preliminary application, your name will be included in the State mandated random selection. Once the random selection is performed, you will be placed on the permanent waiting list until a home becomes available.

What is a random selection?

The State of New Jersey requires the renting and selling of affordable homes include a step that randomizes the order in which households will be offered available units. All new preliminary applications are picked one by one and placed on appropriate waiting lists in the order in which they are chosen.

What is considered income?

Gross income includes, but is not limited to: pre-tax wages, salaries, tips, commissions, alimony, overtime, pensions, social security, unemployment compensation, TANF, child support, disability, interest and dividends from assets. Child support & alimony will be calculated from decree stating amounts whether payee is current or in arrears. All income information will be verified during the formal application process.

Is the rent/purchase price based on my income?

No, pricing on units is dependent on the original rent/price of the affordable home and State-controlled annual increases, not your income.

Is my credit score a factor?

Yes. Most rental properties and lenders require a credit check. New Jersey residents are entitled to one free credit report each year. Call **1-877-322-8228** or visit www.annualcreditreport.com to obtain a copy of your credit report.

I have a large savings/money market/retirement account, will that disqualify me from the program?

No, we only count the dividends/interest paid yearly on the account.

How long do I have to wait for something to become available?

Since there are usually more interested applicants than available units, we are unable to answer this question.

Do I get to pick the size of my unit?

No, we follow state guidelines to ensure that the home is matched to the appropriate household size.

What are the units like?

There are 1, 2 & 3 bedroom units available.

PRELIMINARY APPLICATION FOR AFFORDABLE HOUSING

Stafford Township – Pine Crest Village and Perry’s Lake



Please fill out the enclosed preliminary application carefully. Incomplete preliminary applications will not be processed. Please do not send more than one preliminary application.

1. HEAD OF HOUSEHOLD INFORMATION

First Name:		Last Name:		
Street Address:	City:	State:	Zip Code:	County:
Email Address:	Home Phone Number:	Alternate Phone Number:		

2. HOUSEHOLD COMPOSITION AND INCOME (LIST ALL PERSONS TO LIVE IN HOME)

Name (First and Last)	Relation To <i>Head of Household</i>	Date of Birth	Gender	Current Gross Annual Income*

***Income includes, but is not limited to:** *Gross wages, salaries, tips, commissions, overtime, alimony, child support, pensions, and social security, unemployment and disability benefits.*

- 3. Does anyone in your household require a barrier-free/ADA accessible home? Yes/ No
- 4. What County/State do you work in? _____
- 5. What is your marital status? Single/ Married/ Divorced/ Separated
- 6. Do you currently have a Section 8 Voucher? _____
- 7. Will a family member/friend provide assistance with your rental payments? Yes/ No
- 8. How much do you pay in monthly rent? _____
- 9. Do you live in substandard or overcrowded housing? Yes/ No

Affordable homes in other communities can also be found at www.njhrc.gov

Once you are chosen in the random selection process, you will be asked to complete a formal application. At that time, all income will be verified. If you have not recently reviewed a copy of your credit report, now would be an excellent time to make sure there are no errors or issues that need to be resolved in order to pass a landlord’s credit check. For a free copy of your credit report, visit www.annualcreditreport.com.

*I certify that the information provided herein is true and complete and that any misrepresentation of income or household size reported herein shall be cause for program disqualification. I also understand that this information is to be used only for determining my **preliminary** eligibility for referral to an affordable housing unit and does not obligate me in any way.*

PRINTED NAME OF HEAD OF HOUSEHOLD

SIGNATURE

DATE

Return preliminary application to:

Community Grants, Planning & Housing
 RE: Affordable Housing Preliminary Application
 101 Interchange Plaza, Suite 301
 Cranbury, NJ 08512
 Or Fax to 609-664-2786 / Or Email to homes@cgph.net

