Township of Tewksbury
169 Old Turnpike Rd., Califon, New Jersey 07830
Telephone: 908-439-0022
Administration Fax: 908-439-0034
Finance Fax: 908-439-0035

AFFORDABLE HOUSING APPLICATION

Date: _____

Dear Affordable Housing Applicant:

Thank you for inquiring about affordable housing with the Township of Tewksbury.

In order to be eligible for an affordable housing unit, you must meet certain income limits as determined by the New Jersey Council on Affordable Housing. Income limits are determined by region. Our housing units are located in the Township of Tewksbury, which is located in Hunterdon County. Income limits can vary from year to year and depend upon the number of persons in the household. The income limits for 2013 are attached.

If you believe you fall within these income limits, fill out and submit this application to our office. If we approve your application and you are qualified, you will be placed in our applicant pool of eligible renters.

When a unit becomes available we may contact you. If you are interested, you will be required to submit all necessary documentation listed on page (6) and complete the certification on page (7). In addition, you must meet any credit requirements of the landlord in order to be certified for occupancy.

Please remember that all applications and documents are held in the strictest confidence.

If you have any further questions please contact Jesse W. Landon, Township Administrator at 908-439-0022.

Confidential Preliminary Application for Affordable Housing

Applicant Name (Head of household)			
Current Address	Street:		
	City/Town:	State:	Zip Code
Telephone #	Home:	Work:	Cell:
Number of individuals in household	Adults:	Children:	
Desired number of bedrooms			
Are you interested in	Purchase?	Rental?	Both?

People who will be part of my household in the housing for which I am applying:						
Name	Relationship to Applicant	Sex	Age	Annual Income	Source(s) of income	Social Security Number
Applicant	Self					

Total Income: _____

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:

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?	Yes	No
5.	Now receive or expect to receive unemployment benefits?	Yes	No
6.	Now receive or expect to receive child support?	Yes	No
7.	Entitled to child support that he/she is not now receiving?	Yes	No
8.	Now receive or expect to receive alimony?	Yes	No
9.	Have an entitlement to receive alimony that is not currently being received?	Yes	No
10.	Now receive or expect to receive public assistance (welfare)?	Yes	No
11.	Now receive or expect to receive Social Security or disability benefits?	Yes	No
12.	Now receive or expect to receive income from a pension or annuity?	Yes	No
13.	Now receive or expect to receive regular contributions from organizations or from individuals not living in the unit?	Yes	No
14.	Receive income from assets including interest on checking or savings accounts, interest and dividends from certificates of deposit, stocks or bonds or income from rental property?	Yes	No
15.	Own real estate or any assets for which you receive no income (checking account, cash)?	Yes	No
16.	If you own a home, do you maintain a mortgage on the property?	Yes	No
17.	Have you sold or given away real property or other assets (including cash) in the past two years?	Yes	No
18.	Are you responsible for paying child support or alimony? This amount will be deducted from your total annual income. Amount Paid Monthly: $_____	Yes	No

MEMBER NO.	SOURCE OF INCOME / TYPE OF INCOME	TOTAL GROSS ANNUAL INCOME

ASSETS

1. List all checking and savings accounts (including IRAs, Keogh accounts, and Certificate of Deposit) of all household members.

MEMBER NO.	BANK NAME	TYPE OF ACCOUNT	ACCOUNT NUMBER	BALANCE

2. List all stocks, bonds, trusts, pensions, or other assets, including a house, and their value, owned by any household member:

   _____

   _____

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 there: _____

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

_____

_____

_____

How long have you worked there? _____

Supervisor's Name? _____

Telephone:_____

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

Name and address of Head of Household's present employment

_____

_____

_____

How long have you worked there? _____

Supervisor's Name? _____

Telephone:_____

Signed_____ Date_____

The following documentation (if it applies) must be provided so we can verify your income & household size.

- Personal identification (Driver's License, passport, birth certificate, social security card, etc.)
- Checking - 6 months of statements
- Savings Account (CD's, IRA's, etc) statements and current interest rates
- Bonds
- Stocks
- Real Estate (total value minus any outstanding mortgage balance, closing costs, broker's fees, etc) and income from real estate or businesses.
- (4) most recent consecutive pay stubs for all employed household members
- Social Security: S.S. Computer Printout or Award Letter
- Pension Letter received from pension fund
- Verification of Temporary Assistance for Needy Families (TANF)
- Verification of Support (Child Support and/or Alimony)
- Verification of Military Pay
- Workers' Compensation - Letter from Workmen's Compensation.
- Verification of Unemployment Benefits
- 1040 Federal Tax Return (Both front and back) (last 3 years)
- State Tax Return (last 3 years)

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 of Household _____ Date: _____

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understand(s) that providing false representation herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

On this the _____ day of _____, 20____ before me came _____,

known and known to me to be the applicant/tenant identified as such in the foregoing certification.

_____

NOTARY PUBLIC SIGNATURE

State of: _____

My Commission Expires: _____

Seal:

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING
2013 AFFORDABLE HOUSING REGIONAL INCOME LIMITS

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Max. Increase** Rents	Max. Increase** Sales	Regional Asset Limit***
Region 1	*Median*	$59,096	$63,317	$67,538	$75,980	$84,422	$87,799	$91,176	$97,930	$104,684	$111,437	1.4%	0.00%	$163,245
Bergen, Hudson, Passaic and Sussex	*Moderate*	$47,276	$50,653	$54,030	$60,784	$67,538	$70,239	$72,941	$78,344	$83,747	$89,150			
	Low	$29,548	$31,658	$33,769	$37,990	$42,211	$43,900	$45,588	$48,965	$52,342	$55,719			
	Very Low	$17,729	$18,995	$20,261	$22,794	$25,327	$26,340	$27,353	$29,379	$31,405	$33,431			
Region 2	*Median*	$63,430	$67,961	$72,492	$81,553	$90,614	$94,239	$97,864	$105,113	$112,362	$119,611	1.4%	0.00%	$173,843
Essex, Morris, Union and Warren	*Moderate*	$50,744	$54,369	$57,993	$65,242	$72,492	$75,391	$78,291	$84,090	$89,890	$95,689			
	Low	$31,715	$33,980	$36,246	$40,777	$45,307	$47,120	$48,932	$52,556	$56,181	$59,806			
	Very Low	$19,029	$20,388	$21,747	$24,466	$27,184	$28,272	$29,359	$31,534	$33,709	$35,883			
Region 3	*Median*	$73,500	$78,750	$84,000	$94,500	$105,000	$109,200	$113,400	$121,800	$130,200	$138,600	1.4%	0.00%	$199,936
Hunterdon, Middlesex and Somerset	*Moderate*	$58,800	$63,000	$67,200	$75,600	$84,000	$87,360	$90,720	$97,440	$104,160	$110,880			
	Low	$36,750	$39,375	$42,000	$47,250	$52,500	$54,600	$56,700	$60,900	$65,100	$69,300			
	Very Low	$22,050	$23,625	$25,200	$28,350	$31,500	$32,760	$34,020	$36,540	$39,060	$41,580			
Region 4	*Median*	$64,830	$69,461	$74,091	$83,353	$92,614	$96,319	$100,023	$107,432	$114,842	$122,251	1.4%	0.00%	$174,209
Mercer, Monmouth and Ocean	*Moderate*	$51,864	$55,569	$59,273	$66,682	$74,091	$77,055	$80,019	$85,946	$91,873	$97,801			
	Low	$32,415	$34,730	$37,046	$41,676	$46,307	$48,159	$50,012	$53,716	$57,421	$61,125			
	Very Low	$19,449	$20,838	$22,227	$25,006	$27,784	$28,896	$30,007	$32,230	$34,452	$36,675			
Region 5	*Median*	$57,050	$61,125	$65,200	$73,350	$81,500	$84,760	$88,020	$94,540	$101,060	$107,580	1.4%	0.00%	$151,043
Burlington, Camden and Gloucester	*Moderate*	$45,640	$48,900	$52,160	$58,680	$65,200	$67,808	$70,416	$75,632	$80,848	$86,064			
	Low	$28,525	$30,563	$32,600	$36,675	$40,750	$42,380	$44,010	$47,270	$50,530	$53,790			
	Very Low	$17,115	$18,338	$19,560	$22,005	$24,450	$25,428	$26,406	$28,362	$30,318	$32,274			
Region 6	*Median*	$51,086	$54,735	$58,384	$65,682	$72,979	$75,899	$78,818	$84,656	$90,495	$96,333	1.4%	0.00%	$136,681
Atlantic, Cape May, Cumberland and Salem	*Moderate*	$40,869	$43,788	$46,707	$52,545	$58,384	$60,719	$63,054	$67,725	$72,396	$77,066			
	Low	$25,543	$27,367	$29,192	$32,841	$36,490	$37,949	$39,409	$42,328	$45,247	$48,166			
	Very Low	$15,326	$16,420	$17,515	$19,704	$21,894	$22,770	$23,645	$25,397	$27,148	$28,900			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

** This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:97-9.3. However, low income tax credit developments may increase based on the low income tax credit regulations. Landlords who did not increase rent in 2012 may increase rent by the combined 2012 and 2013 increase, or 3 percent.

*** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Since the COAH Regional Income Limits for 2012 were higher than 2013 figures, the 2012 income limits, shown above, will remain in force for 2013 and until Regional Income Limits surpass the 2012 Regional Income Limits.