

## TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

43 Leigh St., P.O. Box 5194

Clinton, N.J. 08809-5194

(908) 735-8616 FAX (908) 735-8082

Dear Affordable Housing Applicant:

Thank you for inquiring about affordable housing within the Town of Clinton. We currently administer 44 sale and 2 rental units throughout the Town. However, we receive a greater number of applications than there are units available, so placement in a unit is often not immediate.

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 within Region III, which includes Hunterdon, Somerset and Middlesex counties. Income limits can vary from year to year and depend upon the number of persons in the household. The income limits for 2015 are:

# of Bedrooms	Income Category	Maximum Income 1 Person	Maximum Income 2 Persons	Maximum Income 3 Persons	Maximum Income 4 Persons	Maximum Income 5 Persons	Maximum Income 6 Persons
1	Low	\$36,750	\$42,000				
1	Moderate	\$58,800	\$67,200				
2	Low		\$42,000	\$47,250	\$52,500		
2	Moderate		\$67,200	\$75,600	\$84,000		
3	Low			\$47,250	\$52,500	\$56,700	\$60,900
3	Moderate			\$75,600	\$84,000	\$90,720	\$97,440

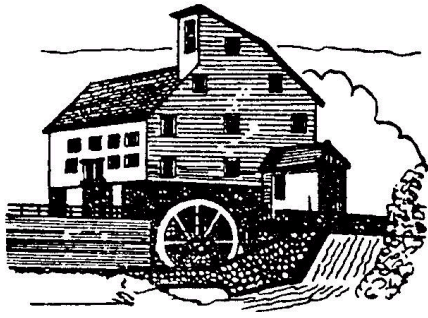
\*The maximum income is based on the total number of persons who will reside in the affordable home.

Maximum Incomes are adjusted annually. All limits, terms and conditions are subject to change without notice.

To be placed on the eligibility list, all potential applicants must complete the Preliminary Application below. Within three weeks, you will receive a letter of determination with regard to your preliminary eligibility. Periodically, we will assign a random priority number to the applications that we receive within a specified timeframe. When an affordable home or apartment of the applicable size and income category becomes available, we will notify applicants on the waiting list in priority order. At that time, a Final Application will be required, together with supporting documentation to verify both household composition and gross annual income.

In addition to the affordable housing criteria administered by us on behalf of the Town, all rental applicants will be subject to the standard tenant selection criteria set forth by the landlord.

If you have any questions regarding the affordable housing program, please contact the Town of Clinton Municipal Housing Liaison, Richard Phelan, and 908-735-8616.



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# **Town of Clinton Hunterdon County, New Jersey**

## **Preliminary Application For Affordable Housing**



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 that you will need to support and verify the information submitted in this application. We cannot and do not guarantee housing based on the approval of this Preliminary Application. 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. Rental rates, terms and conditions are subject to change without notice. This is an Equal Housing Opportunity.

# Affordable Housing Policies and Requirements

## **For All Applicants:**

- This is an equal housing opportunity. 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 must be the intended primary residence of the applicant. All household members who intend to reside at the affordable apartment must be listed in the Preliminary Application. If changes in household composition occur during the application process, or if there is a change of address, the applicant is required to immediately notify the Town of Clinton in writing.
- 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.
- 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.
- 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 mortgage principal, and multiplying the balance by 2%. 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). If you have no outstanding mortgage debt, the value of your home will be subject to a maximum appraised value limit, which, when exceeded, may disqualify you from this affordable housing program.
- Specific documentation to verify income and assets will be required at a later date, during the final portion of the application process, during which no changes will be allowed.
- Please understand that the rental rates for this affordable housing are established and governed by State and/or municipal regulations. Although consideration is made for low and moderate categories of household incomes, rental rates do not fluctuate on the basis of each individual applicant's income. Therefore, we cannot and do not guarantee that any apartment for rent will be affordable to YOU or YOUR household.
- The owners and managers of affordable apartments will set forth additional requirements, including, but not limited to an application fee, a lease agreement, security deposit and minimum credit standards. Once leased, rents will NOT be adjusted to accommodate fluctuations in household income. Rental rate increases may occur annually, but are subject to limitations.
- If you need assistance completing this application, please call 908-735-8616.

**DO NOT SEND SUPPORTING DOCUMENTATION WITH THIS APPLICATION**

**Preliminary Application  
For Affordable Housing**



**Town of Clinton  
Hunterdon County, New Jersey**

**I. Head of Household Information**

1.	Last Name:		E-Mail:	
2.	First Name:		Home Phone:	
3.	Home Address:		Work Phone:	
			Cell Phone:	
4.	PO Box/Apt #		County:	
5.	City		State:	
				Zip:

**II. 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 III.)**

	Full Name (First, Middle, Last) List everyone who will occupy the home/apartment	Relation to	Date of Birth	Sex	Gross Annual Income
1.		Head of Household			
2.					
3.					
4.					
5.					
6.					

**III. 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 from Asset	Interest Rate
			%
			%
			%
			%

**IV. Additional information**

1.	Do you receive Section 8 Rental Assistance that will apply to the affordable apartment/home?	
2.	Do you PAY alimony and/or child support to someone outside the household?	
3.	If you do, how much do you pay per month?	

**V. Preferences**

**VI. Important Information (Must be signed by everyone over 17)**

Purchase Or Rental  <b><u>(SELECT 1 ONLY)</u></b>		I(We) hereby authorize the Town of Clinton, 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.			
	Purchase	Signed:		Date:	
		Signed:		Date:	
	Rental	Signed:		Date:	
		Signed:		Date:	
		Signed:		Date:	
		Signed:		Date:	