

Frequently Asked Questions – Affordable Housing

Here are some frequently asked questions we receive about our program. If you have any further questions, please call us at (908) 963-8368 or email us at Pequannock.housing@gmail.com.

For all mailed correspondence, please use the following address:

Attn: Nicholas Nassiff
94 Church Street Suite 402
New Brunswick, NJ 08901

What are the household income limit requirements for the affordable housing program?

The Council on Affordable Housing (COAH) has made the regional income limits available online at their website. Visit the Affordable Housing Regional Income Limit Guide for Morris County. Count how many people make up your household, and if your total income exceeds the low-income number, you are a moderate-income household. If you total household income exceeds the moderate-income amount, then you do not qualify for affordable housing.

How do I obtain an Interested Persons Questionnaire?

To obtain an Interested Persons Questionnaire, you may:

- *Call (908) 963-8368, and leave your name and address and a form will be mailed to you.*
- *To have the form e-mailed to you, please call and leave your e-mail address.*
- *Click on the Fair Housing Web page and download the form.*
- *Go to Pequannock Township's Town Hall and request a form.*

Please speak clearly when leaving a message. Please print your information clearly on your form. Be as accurate as possible when completing the form – this is crucial so that you are not placed in the wrong category, or wrong household size. Also, be sure to attach the pertinent information requested on the form that applies to you. Your form will be returned to you if the correct documentation is not attached.

What is the average wait time? How long will it take before I am called?

The Interested Persons List is a list that aids unit owners in selling their units. This list is for people who have indicated a desire to purchase an affordable housing unit in Pequannock Township's The Glens or Crestwood Park. The people contained on our list have not been approved; they have merely shown an interest in our program. The Interested Persons Questionnaire provides the committee with general intake information

that can be used to determine the correct number of bedrooms needed and income category.

The Fair Housing Committee cannot guarantee that a certain number of units are sold each year. The number varies from year to year. Averaging out several years' worth of sales, it is safe to say that an average of 5-7 units are sold each year varying from one, two, or three bedroom units, moderate or low income. The most common units sold are one bedroom units, followed by three bedrooms units, and lastly two bedroom units.

Once a unit has been purchased, is there a follow-up monitoring process that the Township performs?

After being approved for purchasing a unit, you and your family are no longer income-monitored. Illegal use of the affordable housing program is continually monitored to make sure that all who participate in the affordable housing program follow the rules and regulations of the Township of Pequannock and the Council on Affordable Housing (COAH). Also monitored is misuse/abuse of the Affordable Housing Program of Pequannock Township, as well as violations of sale, household size, agreements, etc.

Every year, the Fair Housing Committee sends out a Unit Owner Update form to each affordable household in Pequannock Township. This form must be completed and returned within a reasonable time period by each household. This form helps the committee monitor each household. Failure to comply will result in a summons action brought against the unit owner by the Township's Fair Housing Committee.