Thank you for your interest in residing at Mill Creek Gardens, a Brand New Apartment Community located at 565 Montgomery Street in Jersey City, NJ. Please download and complete the Pre-application. If you are unable to download the Pre-application, please call 201.669.4100 and we will be happy to mail one to you.

VERY IMPORTANT: Hand delivered applications will not be accepted!

Applications will be time and date stamped and will be reviewed in the order in which they are received by preference.

RENT FOR 26 PUBLIC HOUSING APARTMENTS ARE BASED ON INCOME WITH THE FOLLOWING MAXIMUM GROSS INCOME LIMITS

<table>
<thead>
<tr>
<th>Room Type</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$39,540</td>
<td>$45,180</td>
<td>$19,770</td>
<td>$22,590</td>
<td>$25,410</td>
<td>$28,230</td>
<td></td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$45,180</td>
<td>$50,820</td>
<td>$22,590</td>
<td>$25,410</td>
<td>$28,230</td>
<td>$31,060</td>
<td></td>
</tr>
</tbody>
</table>

RENT FOR 52 PROJECT BASED VOUCHER APARTMENTS ARE BASED ON INCOME WITH THE FOLLOWING MAXIMUM GROSS INCOME LIMITS AT 50% AMI

<table>
<thead>
<tr>
<th>Room Type</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
<th>7 Persons</th>
<th>8 Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$32,950</td>
<td>$37,650</td>
<td>$42,350</td>
<td>$47,050</td>
<td>$51,750</td>
<td>$56,450</td>
<td>$61,150</td>
<td>$65,850</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$37,650</td>
<td>$42,350</td>
<td>$47,050</td>
<td>$51,750</td>
<td>$56,450</td>
<td>$61,150</td>
<td>$65,850</td>
<td>$70,550</td>
</tr>
</tbody>
</table>

RENT FOR 43 STRAIGHT TAX CREDIT AFFORDABLE APARTMENTS:

*Two Bedrooms $900  *Three Bedrooms $1,468

Maximum Gross Annual Income Limits at 60% AMI

<table>
<thead>
<tr>
<th>Room Type</th>
<th>1 Person</th>
<th>2 Persons</th>
<th>3 Persons</th>
<th>4 Persons</th>
<th>5 Persons</th>
<th>6 Persons</th>
<th>7 Persons</th>
<th>8 Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$39,540</td>
<td>$45,180</td>
<td>$50,820</td>
<td>$56,460</td>
<td>$62,100</td>
<td>$67,740</td>
<td>$73,380</td>
<td>$79,020</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$45,180</td>
<td>$50,820</td>
<td>$56,460</td>
<td>$62,100</td>
<td>$67,740</td>
<td>$73,380</td>
<td>$79,020</td>
<td>$84,660</td>
</tr>
</tbody>
</table>

RENT FOR 5 MARKET RATE UNITS & MINIMUM INCOME REQUIREMENT:

Two Bedrooms priced at: $1,750/per month-minimum annual income $56,000
Three Bedrooms priced at: $2,000/per month-minimum annual income $64,000
Preference for admission to the PHA-Assisted Units will be provided in accordance with preferences adopted by the Housing Authority and described in the Housing Authority's Annual Plan as follows:

1. A. Harry Moore families in good standing who are "working families" (as defined in the ACOP).
2. Former Montgomery Garden families in good standing who are "working families" (as defined in the ACOP).
3. McGinley Square/Montgomery Corridor families who meet the definition of "working families".
4. Neighborhood “Working Families” in the 07302 zip code
5. "Working Families" on the Jersey City Housing Authority List by referral
6. “Working Families” who reside in Jersey City
7. All other applicants.

NOTES: “Working Family” is defined as: employment is principal source of income (Criteria is based on stable employment for at least the past six months with a minimum 20 hour work week), or; Head or Spouse is 62 years or older, or; Head or Spouse receives: Social Security Disability benefits, Supplemental Security Income (SSI) Disability benefits, or Temporary Unemployment benefits or other benefits based on inability to work, or; Head or Spouse is currently in a self-sufficiency or job training program or meets equivalent standards of economic self-sufficiency.

Qualified Sandy impacted applicants will be given priority for the first 90 days of lease up.

A preference will be given to 7 qualified families that meet the definition of "Homeless"

NOTES: Within the preferences above, a priority is given for occupancy of the handicapped accessible units to eligible households who require the special handicapped-accessible features of those units.

PRE-APPLICATION INSTRUCTIONS


1. Please make sure to fill in all spaces and answer all questions. If the answer to a question is $0 or “not applicable”, please make sure to enter that response.
2. All questions must be answered in legible print or writing.
3. Date of Birth and Social Security Numbers must be filled in for each household member.
4. Everyone in the household over 18 years of age must sign the pre-application.
5. You must mail your completed pre-application - If you do not follow the above procedures your pre-application may be delayed or not processed.
6. Mail your Pre-application to:

   MILL CREEK GARDENS
   PO BOX 3261
   JERSEY CITY, NJ 07303

7. If you are next on the Wait List for your income and bedroom size requirements, you will be notified when we begin processing your pre-application and you will be asked to come in for an interview.
8. Once full occupancy is achieved all remaining pre-applications will stay on the waiting list. You will be contacted periodically to make sure that you are still interested in residing at Montgomery Townhouses. Please make sure to let us know if your contact information, family composition or income changes in the future.
Apartments Available:

26 Public Housing Assisted Apartments:
- 22 - One Bedrooms
- 4 - Two Bedrooms

52 Project Based Voucher Apartments:
- 27 – Two Bedrooms
- 23 – Three Bedrooms
- 2 – Four Bedrooms

43 Tax Credit Affordable Apartments:
- 40 – Two Bedrooms
- 3 – Three Bedrooms

5 Market Rate Apartments:
- 3 – Two Bedrooms
- 2 – Three Bedrooms

Requirements for all applicants:
Everyone in the household 18 years of age and older will be screened for:
- Income & Asset Verification
- Credit & Criminal Background Checks
- Student Status
- Landlord Verification

*Restrictions Apply. If you have any questions, please call 201.669.4100 TTY 711
Prices and income limits subject to change.
**PRE-APPLICATION**

**PLEASE NOTE:**
This pre-application is used to be entered onto the waiting list electronically and this pre-application will be used to run a credit & criminal background check for all adults 18 years of age & older. A full application will need to be completed upon interview process. Please answer all questions and return as instructed.

**NAME:** ___________________________  **CONTACT NUMBER:** ___________________________

**MAILING ADDRESS:** ___________________________

**EMAIL ADDRESS:** ___________________________

**EMERGENCY CONTACT NAME:** ___________________________  **PHONE NUMBER:** ___________________________

---

**List Full Name, Social Security Number, Age & Date Of Birth Of All Household Members: INCLUDING HEAD OF HOUSEHOLD**

<table>
<thead>
<tr>
<th>Name</th>
<th>Social Security Number</th>
<th>Age</th>
<th>Date of Birth</th>
<th>Full Time Student (Y/N)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH</td>
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<td>8</td>
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</tr>
</tbody>
</table>

Bedroom size desired: ___________________________

Source of Income (Check all that apply):

Employment ___  SS ___  SSI ___  Child Support ___  Alimony ___  Pension ___  Disability ___

Regular Cash Contributions ___  Self Employment ___  

HOMLESS (Yes/No): ___________________________

Total Gross of all above Annual household income: $ ___________________________

Housing Voucher (Yes/No): ___________________________

---

**FOR OFFICE USE ONLY**

Application Entered By: ___________________________

Application Entered On: ___________________________

Elderly/Disabled Housing  

General Developments  

Bedrooms  

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
</table>
Does your household require an accessible unit? If yes, please identify the special feature needed:

________________________________________________________________________________________________________________________________________________________________________________________

Current Landlord __________________________________________ Rental Amount ____________________________

Address __________________________________________ How long have you lived here __________________________

Phone _____________________________

Race of Head of Household (check one): (for statistical purposes only)
( ) White ( ) Black ( ) American Indian/Alaskan Native ( ) Asian ( ) Other ( ) Do not wish to answer

Ethnicity of Head of Household (check one): (for statistical purposes only)
( ) Hispanic ( ) Non-Hispanic ( ) Do not wish to answer

I/we certify that if selected to live in this affordable housing, 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 for credit and criminal background 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 Co-Head of Household __________________________ Date ______________

Signature of Member 18 or older __________________________ Date ______________

Signature of Member 18 or older __________________________ Date ______________
Sandy Impacted Resident Priority Qualifications

If you were displaced by and/or experienced major or severe damage from Superstorm Sandy you may qualify* for priority residency until 90 days after the completion of this project.

Do I Qualify?
To qualify* for priority residency during the initial phase of lease up for this project you must be able to provide ONE of the following: (Please check off all that apply)

<table>
<thead>
<tr>
<th>FEMA registration number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Copies of insurance claims</td>
</tr>
<tr>
<td>Tax return as evidence of casualty loss</td>
</tr>
<tr>
<td>Receipts showing extended stays at hotels/motels</td>
</tr>
<tr>
<td>Evidence that you have received other rental assistance from a program specifically designed to assist people impacted by Superstorm Sandy such as FEMA, SHRAP, DCA and/or a private philanthropy or non-profit programs</td>
</tr>
<tr>
<td>Local inspection (including flood plain manager) reports showing major or severe damage to your residence as a result of the storm</td>
</tr>
<tr>
<td>Contractor estimates of damage to your residence as a result of the storm</td>
</tr>
<tr>
<td>A letter or certification from a landlord stating that you were required to relocate as a result of major or severe damage to your primary residence caused by Superstorm Sandy</td>
</tr>
<tr>
<td>Evidence of a financial hardship directly related to housing as a result of Superstorm Sandy</td>
</tr>
<tr>
<td>Other documentation that demonstrates impact from Superstorm Sandy</td>
</tr>
</tbody>
</table>

What do I do next?
If you checked one or more of the boxes above, fill in the information below. You have 7 business days to provide us with the applicable documentation. Once we receive the documentation, a determination will be made as to your eligibility for priority residency.

Name: ___________________________ Phone #: ___________________________ Date: ___________________________

Please take note that being *qualified for priority residency does not exempt you from any other selection criteria that may be in place (e.g. income, credit, etc).

For Leasing Office Use Only:         Approved______                Denied______