

Brand New Affordable Efficiency, 2, and 3 Bedroom Units Available



Available: Affordable Efficiency, 2, and 3 Bedroom Rental Units

Development: Westfield Crossing

Location: 425 & 445 South Avenue East, and 338 Windsor Avenue, Westfield, NJ 07090

Number of Units	Unit Type	Bathroom	Size Sq. ft.	Gross Rent
5	Efficiency	1	465	\$650- \$1,300
18	2 BR	1	970	\$836 - \$1,672
6	3 BR	2	1233	\$966 - \$1,932

Developer: WC North Urban Renewal, LLC and WC South Urban Renewal, LLC

Estimated Occupancy: Available now.



Income Limits: Five (5) efficiency (studio) units, eighteen (18) two-bedroom units, and six (6) three-bedroom units are currently available to very low-, low- and moderate-income qualified applicants whose combined household income, including assets, meets the criteria for this mixed-income housing development. All household members age 18 and older must provide proof of income from all sources. Please see chart below with income qualifications for each household size.

2023 Income Limits						
Family Size	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Maximum Income for Moderate-Income	\$69,344	\$79,251	\$89,157	\$99,063	\$106,988	\$114,913
Maximum Income for Low-Income Units	\$43,340	\$49,532	\$55,723	\$61,914	\$66,868	\$71,821
Maximum Income for Very Low-Income Units	\$26,004	\$29,719	\$33,434	\$37,149	\$40,121	\$43,092

The Application Acceptance Period for this development starts on March 1, 2024. Priority will be given first to residents of Essex, Morris, Union, and Warren counties, and then all residents outside of that region. In order to be considered for these affordable housing units applicants are required to complete and submit a Preliminary Application to Acuity Consulting Services, LLC ("ACS"), the Administrative Agent for this project, by 11:59 p.m. May 1, 2024. Supporting documents and fees are NOT required with preliminary applications. A one-time background and credit check fee of \$75 per adult will be required prior to occupancy. A security deposit in the amount of \$1,000 is required prior to lease signing. Prices and income limits are subject to change without notice. The lottery is anticipated to take place in May 2024. Prospective tenants will be notified before the lottery date as to how to access log-in information to view the live results of the lottery. Applicants will go through an income, household composition, and asset verification process after they are selected through the random lottery process.

Please click the link below, or copy and paste it into your internet browser, to access the Preliminary Application for this project:

https://docs.google.com/forms/d/e/1FAIpQLSddJzCbVW8JScW6QPkeBygqHRMvuTJfYY3dTer8ITW5Ui6rmA/viewform?usp=sf_link

If needed, you may contact ACS for assistance in accessing the application via email to admin@acuitytoday.com or by calling 551-296-7770.