Brand New Affordable 1, 2, and 3 Bedroom Units Available



Available: Affordable 1, 2, and 3 Bedroom Rental Units

Development: Meridia Commons Village I

Location: 4th And Valley St, South Orange NJ 07079

Number of Units	Unit Type	Bathroom	Size Sq. ft.	Gross Rent
2	1 BR	1	758	$697 - $1,393
6	2 BR	1	980	$1,170 - $1,672
3	3 BR	1	1,200	$1,610 - $1,932

Developer: Meridia Village South Orange 4, Urban Renewal, LLC

Estimated Occupancy: Available now.

EQUAL HOUSING OPPORTUNITY

THE TOWNSHIP OF SOUTH ORANGE VILLAGE

Income Limits: Two (2) one-bedroom units, six (6) two-bedroom units, and three (3) three-bedroom units are currently available to 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 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Maximum Income for Moderate Income Units	$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

The Application Acceptance Period for this development starts on November 10, 2023. 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. January 10, 2024.** Supporting documents and fees are NOT required with preliminary applications. A one-time application fee of $95 will be required prior to occupancy. There is no security deposit required; however, a $795 non-refundable administration fee for move-in processing will be required prior to lease signing. Prices and income limits are subject to change without notice. The lottery is anticipated to take place in January 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.

Unit Amenities

Stainless steel appliances, including a stove, oven, fridge, and dishwasher, hardwood floors, air conditioning, and more.

Building Amenities

Gym, rooftop deck, outdoor space, resident portal, online payments, and 24/7 emergency maintenance.

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/1FAIpQLSdwBrO6gWrNhdg37Uz9uzdvrp-cIQgwTJcrzfCj57Efc1w8GA/viewform?usp=sf_link

If needed, you may contact ACS for assistance in accessing the application via email to admin@acuitytoday.com.

ACUITY CONSULTING SERVICES