

Brand New Affordable Studio Unit Available



Development: 6ixBoroJC

Location: 211 Baldwin Avenue, Jersey City, NJ 07306

Available: Affordable studio rental unit

Project Website: <https://www.6ixborojc.com/>

Number of Units	Unit Type	Bathroom	Size Sq. ft.	Rent
1	Studio	1	391 Sq. Ft	\$1,300

Estimated Security Deposit: \$1,950

Developer: 205 Baldwin Avenue, LLC

Estimated Occupancy: Available now.



Income Limits: One (1) studio unit is currently available to "Moderate-Income" qualified applicants whose combined household income, including assets, meet the criteria for this mixed-income housing development. "Moderate-Income" is defined as the total combined annual income for all members of a household whose total income is greater than 50% of the Area Median Income but does not exceed 80% of the Area Median Income adjusted for household size based upon U.S. Department of Housing and Urban Development data. All household members age 18 and older must provide proof of income from all sources.

Income Limits			
Family Size	1 Person	2 Persons	3 Persons
Minimum 50% of AMI	\$40,250	\$46,000	\$51,750
Maximum 80% of AMI	\$64,400	\$73,600	\$82,800

Prices & Income Limits are subject to change without notice

The Open Application Acceptance Period and the associated waiting list for studio unit applicants is being re-opened. **In order to be considered for this affordable housing unit applicants are required to complete and submit a preliminary lottery application to Acuity Consulting Services, LLC ("ACS"), the Administrative Agent for this project, by 11:59 p.m. April 24, 2023.** Supporting documents and fees are NOT required with preliminary applications (A one-time application fee of \$75 and a \$50 background check fee will be required prior to occupancy). The lottery is anticipated to take place on May 4, 2023 or another date in early May 2023. Prospective tenants will be notified 5 days before the lottery date with log-in information to join to view the live results. Applicants will go through income, household composition, and asset verification process after they are selected through the random lottery process. Priority preference will be first to veterans that are residents of Jersey City, then to veterans that are not residents of Jersey City, then to all other Jersey City residents, then to all other non-Jersey City residents.

Application information is available in Spanish, Arabic, Urdu, Gujarati, and Hindi upon request. Notification of a position in the lottery list does not indicate an income eligibility certification, program eligibility, or unit placement.

Studio Unit Amenities

- Keyless entry
- Quartz kitchen countertops
- Self closing kitchen cabinets
- Stainless steel appliances
- Double French Door stainless steel fridge w/ice maker
- Wide steel butcher sink
- Built in disposal bins
- In unit full size LG washer & dryer
- Marble all the way to ceiling in bathroom
- Free medium speed WiFi
- NYC City views: Empire State Building, Statue of Liberty, one world, Hudson yards
- Triple pane windows with built in roll down blackout shades
- Overhead AC & Heat unit with remote control

Building Amenities

Video intercom ButterflyMX system for main entry/exit; dedicated room for resident mail and packages; 24/7 safety surveillance cameras encompassing entire property; fully equipped 24/7 fitness center with commercial grade equipment; 24/7 pet wash; common area with a kitchenette and seating for 25 people; outdoor terrace with city views, projector screen with Amazon Fire TV, and play table: table tennis, pool, air hockey; 6 minute walk to the Journal Square PATH train station.

Please contact ACS for an application via email to admin@acuitytoday.com, by calling 551-296-7770, at ACS's office located at 65 Capri Drive, Brick, NJ 08723, or at the 6ixBoroJC building located at 211 Baldwin Avenue, Jersey City, NJ 07306.

Once completed, applications may be submitted to ACS via email to admin@acuitytoday.com, or by mail to 65 Capri Drive, Brick, NJ 08723; however, email submission of applications to admin@acuitytoday.com is preferable when feasible.

**APPLICATION FOR AFFORDABLE HOUSING
LOTTERY**

Property: 211 Baldwin Ave., Jersey City, NJ



To Apply: Please **complete and submit this application to Acuity Consulting Services, LLC ("ACS") via admin@acuitytoday.com**, or mail the completed application to ACS, 65 Capri Drive, Brick, NJ 08723. Submitting applications via email is preferable, if possible. **Lottery Applications (This application) are due on or before 11:59 p.m. on April 24, 2023.**

APPLICANT INFORMATION:

Head of Household First Name:	Soc Sec.# Last 4 digits	Email:
Last Name:	Home Phone:	Cell:
Current Address:	City:	State:
Zip:	County:	Are you over the age of 18? ___ yes ___ no
Date of Birth:	Drivers License:	State of Issue:
Current Landlord:	Current Landlord Phone #:	Do you receive Section 8? ___ yes ___ no
Previous Address:	City: State:	Do you receive VASH? ___ yes ___ no
Previous Landlord:	Previous Landlord Phone #:	Are you a Veteran? ___ yes ___ no

EMPLOYMENT INFORMATION:

Current Employer:		
Employer Address:	City:	State:
Zip code:	How long at work place:	Position:
Hourly Rate _____ Weekly Salary _____	Annual Income:	Additional Income:

SECOND EMPLOYER : (If applicable)

Current Second Employer:		
Employer Address:	City:	State:
Zip code:	How long at work place:	Position:
Hourly Rate _____ Weekly Salary _____	Annual Income:	Additional Income:

Email: admin@acuitytoday.com

Phone: 551-296-7770



APPLICATION FOR AFFORDABLE HOUSING LOTTERY

Property: 211 Baldwin Ave., Jersey City, NJ



THIS IS AN EQUAL HOUSING OPPORTUNITY. This project adheres to NJ & Federal Fair Housing Laws which prohibit discrimination in housing on the basis of race, national origin, religion, sex, familial status & disability & the Affordable Housing Agreement & Affirmative Fair Housing Marketing Plan for deed restricted units under the J.C. NJ Ordinance 19-131 for this project.

RACE & ETHNICITY:

This information in this application is confidential and is only used for Affirmative Fair Marketing purposes to monitor compliance with fair housing and equal opportunity laws. The information you provide in this section will not affect your eligibility for this project, and self reporting is voluntary.

Ethnic Categories	Select One
Hispanic or Latino	
Non-Hispanic or Latino	
Racial Categories	Select All That Apply
American Indian or Alaskan Native	
Asian	
Black or African American	
Native Hawaiian or Other Pacific Islander	
White	
Other	

ADDITIONAL INFORMATION:

This is not an application for housing. This is an application to participate in the Lottery resident selection for an opportunity to be selected to complete the income certification process that is required in order to establish eligibility for the potential lease of an affordable housing unit located within 211 Baldwin Avenue, Jersey City, NJ. **All Lottery Applications (This application) are due on or before 11:59 p.m. on April 24, 2023.** The lottery is anticipated to be held on or after May 4, 2023. Once the lottery is completed, all parties will be notified of their position on the waiting list within approximately 5 days. **In order to be eligible for the lottery you must complete and submit this application to ACS prior to the due date noted above.** Priority will be given to Jersey City veterans, then non-Jersey City veterans, then Jersey City residents, and then non-Jersey City residents as per the Affordable Housing Agreement for this project. Please understand that completing this application does not guarantee qualification for leasing an affordable housing unit. All applicants will be required to complete a verification process to ensure they meet all required conditions to qualify for housing, including the completion of a final application for income certification and other related steps. Additional public records and related information regarding this project may be obtained from ACS, the developer, and/or the City of Jersey City, as needed.

Applicant(s) represents that all information provided in the application is accurate and true to the best of the applicant's knowledge and that willfully providing false or misleading statements may constitute grounds for program ineligibility. Applicant(s) represents that there are no duplicate applications submitted by any potential occupants listed and acknowledges that submission of duplicate applications may disqualify all other duplicate applications submitted by the same household.

Print your Name : _____

Co-Applicant Name _____

Signature: _____

Signature: _____

Date: _____

Date: _____