

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



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

Development: 12-01 River Road and 17-08 11th Street

Project Website: www.12-01river.com

Location	Number of Units	Unit Type	Bathroom	Size Sq. ft.	Rent
12-01 River Rd Fair Lawn	1	1 BR	1	600	\$1,355
17-08 11th St Fair Lawn	1	2 BR	1	770	\$813
17-08 11th St Fair Lawn	1	3 BR	1	1280	\$939



Security Deposit: 1.5 Months Rent

Developer: Rock Solid Builders Inc

Estimated Occupancy: Available now.



Income Limits: One (1) one-bedroom unit is currently available to "Moderate-Income" qualified applicants whose combined household income, including assets, meet the criteria for this mixed-income housing development. One (1) two-bedroom unit and one (1) three-bedroom unit are currently available to "Very Low-Income" qualified applicants whose combined household income, including assets, meet the criteria for this 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.

Family Size	2023 Income Limits					
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Maximum Income for Moderate Income Unit	\$67,431	\$77,064	\$86,697	\$96,329	\$104,036	\$111,742
Minimum Recommended Income for Moderate Income Unit	\$42,144	\$48,165	\$54,185	\$60,206	\$65,022	\$69,839
Maximum Income for Very Low Income Units	\$25,286	\$28,899	\$28,899	\$32,511	\$39,013	\$41,793

Prices & Income Limits are subject to change without notice

The Open Application Acceptance Period for this project starts on July 2, 2023. Priority will be given first to residents in Bergen, Hudson, Passaic, and Sussex 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 lottery application to Acuity Consulting Services, LLC ("ACS"), the Administrative Agent for this project, by 11:59 p.m. September 2, 2023.** Supporting documents and fees are NOT required with preliminary applications. A one-time application fee of \$35 will be required prior to occupancy. The lottery is anticipated to take place in early September 2023. Prospective tenants will be notified before the lottery date with log-in information to join to view live results. Applicants will go through an income, household composition, and asset verification process after they are selected through the random lottery process.

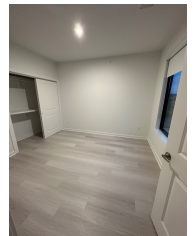
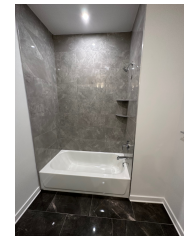
12-01 River Road Unit Amenities

Hardwood-look LVT and tile flooring, quartz kitchen and bathroom countertops, stainless steel kitchen appliances, in-unit washer/dryer, central A/C and heating, and intercom.



12-01 River Road Building Amenities

Welcoming lobby with elevator, fitness center, lounge/clubroom, storage units available (additional fee), 1 parking space included in rent, additional parking available for an extra fee



Please contact ACS for an application via email to admin@acuitytoday.com (preferred) or by calling 551-296-7770.

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.

*Additional photos and information for the units at 17-08 11th St are located on the next page.

Brand New Affordable 2 and 3 Bedroom Units Available

Location	Number of Units	Unit Type	Bathrooms	Size Sq. Ft.	Rent
17-08 11th St Fair Lawn	1	2 BR	1	770	\$813
17-08 11th St Fair Lawn	1	3 BR	1	1280	\$939

Developer: Rock Solid Builders Inc
Estimated Occupancy: Available now.



The photos above are for 17-08 11th St. Fair Lawn, NJ

Please contact ACS for an application via email to admin@acuitytoday.com (preferred) or by calling 551-296-7770.

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: 12-01 River Rd./17-08 11 St. Fair Lawn, 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., September 2, 2023.**

APPLICANT INFORMATION:

Head of Household First Name:	Soc Sec.# Last 4 digits	Email:
Last Name:	Phone:	Number of People in Household:
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: 12-01 River Rd./17-08 11 St. Fair Lawn, 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 and other aspects as described in applicable law.

RACE & ETHNICITY:

This information in this application is confidential and is only used for Affirmative 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 at 12-01 River Road or 17-08 11th Street in Fair Lawn, NJ. **All Lottery Applications (This application) are due on or before 11:59 p.m., September 2, 2023.** The lottery is anticipated to be held in early September 2023. Once the lottery is completed, all parties will be notified of their position on the waiting list. **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 first to residents in Bergen, Hudson, Passaic, and Sussex counties, and then all residents outside of that region. 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 Borough of Fair Lawn, 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: _____

Non-Discrimination Statement

Non-discrimination: Marketing to and placement of tenants in the income-restricted units shall be in compliance with all applicable Federal, state and local laws related to fair housing rules. Income review, applicant eligibility review, and placement procedures shall not discriminate against any person on the basis of race, religion, national origin, sex, sexual orientation, health status, source of income such as disability insurance, Social Security, TANF, or any other basis prohibited by Federal, State or local law.

Confidentiality Statement

Confidentiality: The Developer/Property Manager hereby advises all applicants that all information and material provided as part of the application for affordable housing and for the income review process shall be kept confidential and shall be used solely by the Developer/Property Manager, administrative agent, mortgage lenders (if applicable), and City agencies and departments only as needed to determine the applicant's income eligibility for affordable housing. With the exception of any information required to be disclosed under Federal, State or local law, information provided as part of the application may not be disclosed to any other parties without the written permission of the applicant. This obligation shall survive the expiration or termination of any affordable housing agreement for the project under consideration.