




**City View Landing  
Family**



## Newark, New Jersey

### Two, Three & Four-Bedroom Apartment Homes

At City View Landing Family, you'll find a Newark apartment home featuring amenities designed to make your life more enjoyable, and features that are both modern and centered on comfort. Spacious apartments with large windows and nearby amenities will make your home the place you want to be, while just steps from your door convenient public transportation will get you to where you need to be!

#### COMMUNITY AMENITIES:

- Professionally landscaped grounds
- Convenient on-site parking
- On-site management and supportive services
- Service oriented maintenance with 24-hour emergency call service
- Close to public transportation, shopping, dining and entertainment
- Walking distance from public pool and recreational facility

#### RESIDENCE FEATURES:

- Modern, fully equipped kitchen with dishwasher
- Ceramic tiled baths
- First floor powder room
- Washer/dryer hookups in each unit
- Central A/C
- Resident controlled heating and cooling
- Resident is responsible for gas, electric and cable.

#### Contact Us:

195 West Kinney Street | Newark, NJ 07103  
 T: 973.833.3272 | F: 973.799.0428 | TTY: 711  
 E: [CityView@Pennrose.com](mailto:CityView@Pennrose.com)  
[CityViewLandingApts.com](http://CityViewLandingApts.com)

## PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit, ACC

## HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available. Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 5/2023 and subject to change)

| Unit Size | Household Size | Qualifying Household Income Range | % AMI | Monthly Rent |
|-----------|----------------|-----------------------------------|-------|--------------|
| 2 Bedroom | 2 people       | \$37,980 - \$48,750               | 50%   | \$1,266      |
|           | 3 people       | \$37,980 - \$54,850               |       |              |
|           | 4 people       | \$37,980 - \$60,900               |       |              |
| 3 Bedroom | 3 people       | \$43,500 - \$54,850               | 50%   | \$1,450      |
|           | 4 people       | \$43,500 - \$60,900               |       |              |
|           | 5 people       | \$43,500 - \$65,800               |       |              |
|           | 6 people       | \$43,500 - \$70,650               |       |              |
| 4 Bedroom | 4 people       | \$47,970 - \$60,900               | 50%   | \$1,599      |
|           | 5 people       | \$47,970 - \$65,800               |       |              |
|           | 6 people       | \$47,970 - \$70,650               |       |              |
|           | 7 people       | \$47,970 - \$75,550               |       |              |
|           | 8 people       | \$47,970 - \$80,400               |       |              |