



Newark, New Jersey

One, Two, & Three-Bedroom Apartment Homes

Aston Heights is a brand new family rental development located in Newark, NJ. The 154-unit development consists of both apartments and townhomes. The complex also has 7,000 SF of neighborhood retail space. Aston Heights is located just minutes from places like Prudential Center, New Jersey Performing Arts Center, Rutgers University, and The College of New Jersey's Medical Schools. The area is easily accessible to New York City and several major highways. All three-bedroom apartment applicants must be referred by the Newark Housing Authority.

COMMUNITY AMENITIES:

- Inviting community room on the top floor
- Fitness center for resident use
- 24-hour security guard
- Secured access entry
- On-site management & parking
- Service-oriented maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- Community parks & neighborhood playground

APARTMENT FEATURES:

- Apartment and townhome community with open floor plans & oversized windows
- Fully equipped, modern kitchen including dishwasher
- Washer and dryer hookups in every home
- Spacious closets (walk-in closets in select units)
- Ceramic tiled baths
- Central A/C
- Resident is responsible for gas, electric and cable.

Contact Us:

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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, PBV & ACC (must be referred by Newark Housing Authority)

HOW TO APPLY

Please contact the office for a Pre-application. 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 9/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$49,474 - \$56,880	60%	\$1,443
	2 people	\$49,474 - \$64,980		
2 Bedroom	2 people	\$59,348 - \$64,980	60%	\$1,731
	3 people	\$59,348 - \$73,080		
	4 people	\$59,348 - \$81,180		