

## *Affordable housing is available*

Renting has begun on a newly renovated affordable apartment complex at 61 North Arlington Ave. in East Orange.

The apartments, however, come with very interesting option for qualified tenants: In-Building Day Care.

For the first time in this area, the tenants can take advantage of a unique option to have day care services right in their own apartment building.

The building owner, Arlington Grove, LLC, teamed up with a local licensed day care agency to provide a quality day care opportunities for its tenants.

The owner believed this amenity would enhance the quality of the building and the quality of the tenants.

Larry Regan, a principal in Arlington Grove, said, "we knew our newly renovated apartments would attract quality tenants, but we wanted to create 'ease of living' for the tenants we did attract. The day care option makes the building a vibrant community where working place can conveniently have child care without lifestyle inconvenience."

The day care provider, Norjenes, Inc., is a state licensed company that currently has a facility on Main Street in East Orange.

Norjenes, Inc. was anxious to expand day care provision in East Orange.

The provider leases space in the ground floor of 61 North Arlington Ave. and will give priority to tenants of the building, and its sister building being developed at 139 North Arlington Ave.

A separate fee will be charged for the day care service.

Norma Adams of Norjenes expressed her excitement about the possibility of helping the youth in this neighborhood. "Learning through patience, love and experience promotes growth."

The provider anticipates a heavy demand for the day care spots.

The residence at 61 North Arlington contains 46 apartment units of one-, two- and three-bedrooms.

Each apartment is fully renovated, including new polished hardwood floors, decorator tile bathrooms, new kitchens and new appliances.

The apartments vary in size, but are all spaciouly designed to meet modern day needs. State of the art television based entry/security systems complement the residences.

Affordable Rental Opportunity is another advantage.

The apartments will rent for a below market price of \$500, \$600 and \$725 for one-, two- and three-bedrooms.

These rents are made possible though federal tax credit financing, special financing from the State of New Jersey Department of Community Affairs, the New Jersey Housing and Mortgage Finance Agency, and the financial help and support of the city of East Orange.

Mayor Cardell Cooper applauds the developer for having the foresight to combine affordable housing with the day care amenity.

"This is the perfect fit for the area — quality apartments at low cost

combined with the day care option. This is what development should be about in East Orange, full service living for the citizens of East Orange. We are pleased to participate in this important development," Cooper said. Renaissance in Rowley Park is also planned.

The Arlington Grove Residence is a positive example of the city's policy of rebuilding its core.

For many years, East Orange leaders stressed the need for renovation of many of the vacant apartment building shells that existed in East Orange. Toward that end, East Orange targeted the Rowley Park Area and the North Arlington Avenue Corridor as an area for a new renaissance, committing substantial resources and effort towards redevelopment in these areas.

The Arlington Grove Residences, at 61 and 139 North Arlington Ave. provide important stepping stones to the completion of neighborhood revitalization.

Applications are now being accepted for residences. Interested parties should call Arlington Grove, LLC, at 672-8554.

Regan said, "Applicants are coming in so quickly so interested people should contact us immediately."

Pre-screening has already begun for the building and should proceed for the next few weeks.

Continued strong demand is expected.