

Welcome!

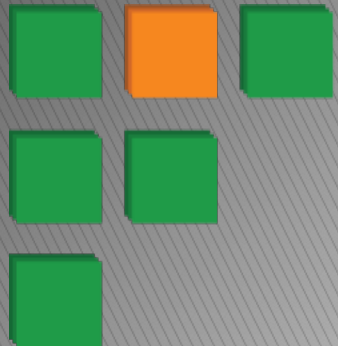
Affordable Housing Random Selection

Residences at Herrontown

In Princeton, NJ

Your mics & cameras have been muted

We will begin at **11:00 a.m. EST**



RPM

DEVELOPMENT GROUP

May 12, 2025

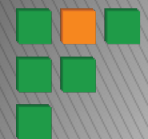
RPM Development Group

- ❖ Dedicated to providing creative solutions for development opportunities, innovative construction practices, and hands-on management in New Jersey since 1986
- ❖ We are the owner, developer, and manager
- ❖ **Transformation**: RPM builds communities that transform their surroundings and enhance the quality of life for the residents.
- ❖ **Sustainability**: RPM designs, forms, and functions with specific attention to environmental considerations. Our principles guide the process from design to sustainable construction practices to tenant education and conscientious management practices



► 65 Affordable Apartments

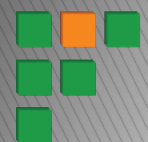
- 59 Lottery Units
- 5 Special Needs Units
- 1 Superintendent Unit





Amenities

- ▶ Community room
- ▶ Outdoor space for all
- ▶ On-site parking
- ▶ EV charging station
- ▶ Covered bike rack
- ▶ Laundry room on each floor
- ▶ Efficient appliances
- ▶ Sustainable building
- ▶ On-site social services



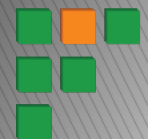
Income Restrictions

- ▶ **Minimum Income Requirement**
- ▶ **Maximum Income Requirement**
 - Income guidelines are subject to change
 - Minimum income listed may not apply to applicants with Section 8 or other rental subsidies



***Household Guidelines**

- Exp: 2-bedroom unit
- A minimum of 2 persons
- No more than 4 persons
- *Household size includes everyone who will live with you, including parents and children.





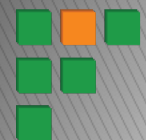
59 Lottery Apartments

1 BR: (9)

2 BR: (35)

3 BR: (15)

- ▶ The community will be 100% affordable for low and moderate-income households at 60% *Area Median Income (AMI) or less.
 - ***Area Median Income (AMI) refers to the midpoint of a region's income distribution (meaning half of the households in that area earn more than the median, and the other half earn less).**





***30% AMI** **Monthly Rents**



Unit Size	Monthly Rent	Units Available	SQ FT	Household Size	Minimum - Maximum Household Income
1 BR	\$710	2	700	1 people	\$24,343 - \$26,670
				2 people	\$24,343 - \$30,480
2 BR	\$852	1	975	2 people	\$29,211 - \$30,480
				3 people	\$29,211 - \$34,290
				4 people	\$29,211 - \$38,070
3 BR	\$984	1	1,260	3 people	\$33,737 - \$34,290
				4 people	\$33,737 - \$38,070
				5 people	\$33,737 - \$41,130
				6 people	\$33,737 - \$44,190

- Does not include utilities
- 2025 Income Limits



***50% AMI** **Monthly Rents**



Unit Size	Monthly Rent	Units Available	SQ FT	Household Size	Minimum - Maximum Household Income
1 BR	\$1,124	2	700	1 people	\$38,537 - \$44,450
				2 people	\$38,537 - \$50,800
2 BR	\$1,349	22	975	2 people	\$46,251 - \$50,800
				3 people	\$46,251 - \$57,150
				4 people	\$46,251 - \$63,450
3 BR	\$1,558	6	1,260	3 people	\$53,417 - \$57,,150
				4 people	\$53,417 - \$63,450
				5 people	\$53,417 - \$68,550
				6 people	\$53,417 - \$73,650

- Does not include utilities
 - 2025 Income Limits



***60% AMI** **Monthly Rents**



Unit Size	Monthly Rent	Units Available	SQ FT	Household Size	Minimum - Maximum Household Income
1 BR	\$1,361	5	700	1 people	\$46,663 - \$53,340
				2 people	\$46,663 - \$60,960
2 BR	\$1,633	12	975	2 people	\$55,989 - \$60,960
				3 people	\$55,989 - \$68,580
				4 people	\$55,989 - \$76,140
3 BR	\$1,886	8	1,260	3 people	\$64,663 - \$68,580
				4 people	\$64,663 - \$76,140
				5 people	\$64,663 - \$82,260
				6 people	\$64,663 - \$88,380


- Does not include utilities
 - 2025 Income Limits

Tenant Selection



- ❖ RPM has hired Piazza & Associates, a third-party contractor, to oversee the lottery and to ensure high oversight and service of the Tenant Selection process.
- ❖ The two companies take pride in ethical standards and are knowledgeable and experienced in New Jersey's housing market.
- ❖ RPM and Piazza are committed to inclusivity in all New Jersey's neighborhoods.
- ❖ **The Tenant Selection process will be completed randomly and fairly. Each applicant has an equal chance of being selected.**

Random Selection Results

**RPM**
DEVELOPMENT GROUP

Results of Random Selection

Henderson Square - South Brunswick 4/25/2025

1. Enter the Last 4 Digits of your PHONE NUMBER	0
2. Please enter the first 3 letters of your last name...	Aaa
3. This is the corresponding Priority Number...	Go to #2
4. Of the total number of applications in this random selection...	1406
5. The Status of your Preliminary Application is...	N/A

Priority numbers are NOT an indication of approval, either Preliminary or Final
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(Sample)

The results for the Random Selection will be posted on the property's website: LiveAtHerrontown.com.

All selected applications will be placed on a “Waiting List” until the Move-In Process begins.

Website: www.LiveAtHerrontown.com

Residences at Herrontown

- Low Priority Number?
 - An invitation to complete the “Move-In Application” will be sent electronically. Check your email (Inbox, Spam, Junk, etc.)
- For those who will receive a “Move-In Application”
 - Complete the application within 72 hours in RentCafe
 - Upload all supporting documents and pay the application fee
- Applicants must meet deadlines to keep priority
- Final applicants are subject to:
 - Tenant Selection Criteria
 - HMFA’s income guidelines



Residences at Herrontown

- ❖ Being #1 does not guarantee an apartment
- ❖ Being #20 does not exclude you
- ❖ Beyond #2000? It may not exclude you
- ❖ Applications will remain on the Waiting List for future RE-rental
- ❖ Household applying/residing MUST be the same persons on the application
- ❖ Apartment MUST be the primary residence of the tenant(s)
- ❖ Maximum rent increases are regulated





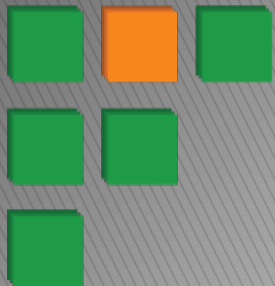
Thank you!



Keep an eye out for our emails!

Have questions? Contact us

Email: LiveAtHerrontown@RPMDDev.com



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