

Welcome!

Affordable Housing Random Selection

The Landing at Skillman Place

In Skillman, Somerset County

Your mics & cameras have been muted.

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

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May 19th, 2026

RPM Development Group

- ❖ RPM has been committed to offering 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 creates communities that improve the environment and quality of life for residents.
- ❖ **Sustainability**: RPM focuses on design that is good for the environment. Our main principles shape everything we do, from creating designs to using sustainable building methods. We also prioritize educating tenants and managing our properties responsibly.



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The Landing at Skillman Place is a 55+ age-restricted affordable housing development in the Skillman hamlet of Montgomery Township in Somerset County.

- ❑ 70 apartment homes
- ❑ High-quality units designed to meet energy efficiency standards.
- ❑ Private terrace off the third floor.
- ❑ Modern living w/open floor plans.
- ❑ Plenty of natural light.
- ❑ Large community room.
- ❑ On-site parking
- ❑ Access to our fantastic on-site social services, activities, and classes (i.e., book clubs, fitness and yoga classes, financial counseling, computer training, etc.).



THE LANDING

AT SKILLMAN PLACE



The unit mix and affordability will serve residents in these *Area Median Income (AMI) areas:

- 20% AMI (\$575)
- 30% AMI (\$863)
- 48% AMI (\$1,381)
- 58% AMI (\$1,668)

- AMI: the defining midpoint of a specific geographical area's household income distribution. Put another way, half of the households in the defined area earn more than the median income, and half earn less.
- Please be aware that the monthly rent does not include utility costs.



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Bedroom Size	Area Median Income (AMI)	*Monthly Rent	Total Units
1	20%	\$575	5
1	30%	\$863	5
1	48%	\$1,381	25
1	58%	\$1,668	35

* Does not include utilities



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Bedroom Size	AMI	Monthly Rent	Household Size	Min – Max Household Income
1	20%	\$575	1 people	\$17,250 - \$21,480
			2 people	\$17,250 - \$24,560
1	30%	\$863	1 people	\$25,890 - \$32,220
			2 people	\$25,890 - \$36,840
1	48%	\$1,381	1 people	\$41,430 - \$53,700
			2 people	\$41,430 - \$61,400
1	58%	\$1,668	1 people	\$50,040 - \$64,440
			2 people	\$50,040 - \$73,680

The maximum income limits are based on the 2025 HUD Area 35 – Somerset County report.
Income guidelines are subject to change.



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What is income?

Income includes any money, property, or valuable assets that individuals or businesses earn over time, typically in return for offering goods and services, performing work, or investing resources.

There are three (3) main types of personal income.

The “Other” incomes:

- Recurring monetary gifts
- Unemployment income
- Alimony/spousal support

1. **Earned income:** Money obtained from work, including wages, salaries, tips, bonuses, and commissions.
2. **Investment income** refers to profits gained from selling assets, such as stocks, bonds, or real estate, for more than their purchase price, commonly known as capital gains.
3. **Passive income** refers to recurring earnings generated from assets in which you aren't actively involved, such as rental property income or dividend payouts.



The Lottery – Random Selection



- RPM has partnered with Piazza & Associates to ensure high oversight and service.
- 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 of New Jersey's neighborhoods.
- The random selection process will be carried out by Frank Piazza from Piazza & Associates.

Priority Numbers

- All applications will be assigned a priority number that indicates the applicant's position on the waiting list.
- Applicants can check their application's status on the property's website two (2) hours after the lottery.

The Waitlist

- RPM will process applications in the order of the log (priority #), starting with the lowest numbers.

The "Move-In Application."

- The move-in application will be emailed via RentCafe.
- Complete the application within 72 hours
 - Upload all supporting documents, and pay the application fee
 - Applicants must meet deadlines to keep priority

The Approval

- Applicants must meet RPM's Tenant Selection Criteria and the New Jersey Housing Mortgage & Finance Agency (NJHMFA)'s income guidelines.
- Applicants will have 48 hours to accept the offer and 72 hours to provide the security deposit.



The photo displayed is of a similar floor plan.

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- The household applying must consist of the same members who reside in the unit.
- The primary applicant must be at least 55 years old; any additional household members must be at least 18 years old.
- Apartment MUST be the primary residence of the tenant(s).**
- Being #1 does not guarantee an apartment.
- Being #100 does not exclude you.
- Beyond #400? It may exclude you.
- Applications will stay on the Waiting List for any future re-rentals



The photo displayed is of a similar floor plan.



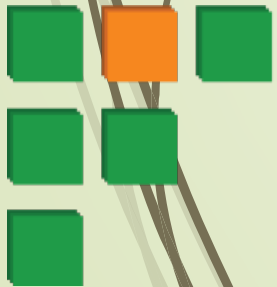
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Pet Policy

- **Two (2) pets per household.**
- **Non-aggressive dog breeds.**
- **\$250 non-refundable administrative fee.**
- **\$50/month pet fee per pet.**





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Random Selection Results

How to check for your priority number on the website

1. Select "Click for Results of Random Selection."
2. Enter the **LAST** four (4) digits of your *phone number* on the Preliminary Application.
3. Enter the **FIRST** three (3) letters of your *last name*.
4. All applications will come up as "On Waitlist."
The assigned priority number indicates an applicant's position on the waiting list.



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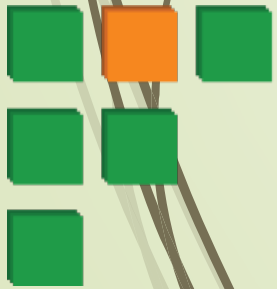
www.TheLandingAtSkillmanPlace.com



Thank you!

**Keep an eye out for our emails!
Have questions? Contact us
TheLanding@RPMDev.com**

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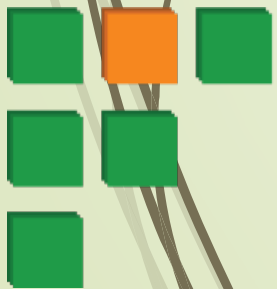
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The Random Selection

Frank Piazza of Piazza & Associates will oversee this step.

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