

Welcome!

Affordable Housing Random Selection

Valley Ridge on West Main

In Rockaway, Morris County

Your mics & cameras have been muted.
We will begin at 11:00 a.m. EST.

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June 16th, 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.

Valley Ridge

ON WEST MAIN



216 W. Main Street, Rockaway, NJ

Valley Ridge on West Main is a 55+ age-restricted community. Residents will benefit from the close proximity of the neighborhood services, restaurants, employment opportunities, and public transit.

- ☐ 70 newly constructed units
- ☐ High-quality apartments designed to meet energy efficiency standards
- ☐ Modern living w/open floor plans
- ☐ Plenty of natural light
- ☐ Elevator service in the building.
- ☐ Community room
- ☐ Laundry rooms on each floor
- ☐ Access to our fantastic on-site Social Services Coordinator who will provide activities and classes (i.e., book clubs, fitness and yoga classes, financial counseling, computer training, etc.)



- AMI is the midpoint of a geographical area's household income distribution. This means that half of the households in the defined area earn more than the median income, while the other half earn less.
- Please be aware that the monthly rent does not include utility costs.



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Valley Ridge

ON WEST MAIN

Valley Ridge is a three-story building with seventy (70) residential units.

- ❑ Thirty-five (35) - low-income households
- ❑ Thirty-four (34) – moderate-income households
 - ❑ Eighteen (18) units are set aside
- ❑ One (1) – superintendent unit

There are fifty-one (51) one-bedroom units available in the lottery. They are either at 48% or 58% of the Area Median Income (AMI).

- ❑ Seventeen (17) at 47.5% AMI
- ❑ Thirty-four (34) at 57.5% AMI

The unit mix and affordability will serve residents in these AMI areas:

- 47.5%: (\$1,139)
- 57.5%: (\$1,393)



Valley Ridge

ON WEST MAIN

Bedroom Size	Area Median Income (AMI)	*Monthly Rent	Approx. Square Feet	Total Units
1	47.5%	\$1,139	681	17
1	57.5%	\$1,393	681	34

* Does not include utilities



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Valley Ridge

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Bedroom Size	AMI	Monthly Rent	Household Size	Min – Max Household Income
1	47.5%	\$1,139	1 people 2 people	\$34,170 - \$46,027 \$34,170 - \$52,630
1	57.5%	\$1,393	1 people 2 people	\$41,790 - \$55,717 \$41,790 - \$63,710

The maximum income limits are based on the 2026 HUD Area 27 – Morris County report.
Income guidelines are subject to change.

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.



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The Application Process

☐ 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.

General Information

- ☐ The household applying must consist of the same members who reside in the unit.
- ☐ Apartment **MUST** be the primary residence of the tenant(s).
- ☐ Being #1 does not guarantee an apartment.
- ☐ Being #200 does not exclude you.
- ☐ Beyond #5000? It may exclude you.
- ☐ Applications will stay on the Waiting List for future re-rentals.

Pet Policy

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

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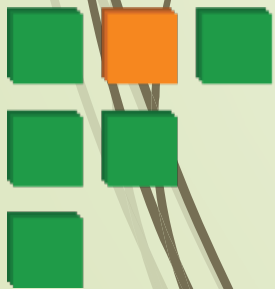
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Common Reasons for Automatically Declined Applications

- Exceeds the maximum income requirement.
- More than three (3) unpaid charge-offs or collection accounts totaling more than \$2,500.
- History of eviction and/or unlawful detainers.
- Non-payment of rent.
- Unpaid or outstanding utility bills.
- Chapter 7 bankruptcy discharge.
- Chapter 11 and 13 bankruptcy filing less than two (2) years.
- Repossession and/or voluntary surrender.

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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.

How to Look Up Your Priority Number:

1. Enter the **last four (4)** digits of your *phone number*
2. Enter the **first three (3)** letters of your *last name*
3. The number indicated is your priority #
4. The total applications received
5. All applications will come up as "Wait List." Applicants will be contacted via email in the order of the log/priority number

Sample

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Results of Random Selection

Fairmont Crossing in Newark, New Jersey 6/12/2026

1. Enter the **Last 4** Digits of your **PHONE NUMBER** 1665
2. Please enter the first 3 letters of your last name... bri
3. This is the corresponding Priority Number... 1284
4. Of the total number of applications in this random selection... 4481
5. The Status of your Preliminary Application is... Waiting List

Priority numbers are NOT an indication of approval, either Preliminary or Final
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The Lottery – Random Selection

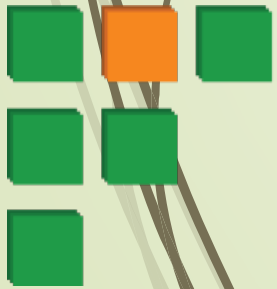


- ❑ RPM has partnered with Piazza & Associates to ensure high oversight and service.
- ❑ The two companies take pride in ethical standards and are knowledgeable and experienced in New Jersey's housing market.
- ❑ RPM and Piazza are committed to inclusivity in all of New Jersey's neighborhoods.
- ❑ The random selection process will be carried out by Frank Piazza from Piazza & Associates.

The Random Selection

Frank Piazza of Piazza & Associates will oversee this step.

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ON WEST MAIN



www.ValleyRideOnWestMain.com
Email: ValleyRidge@RPMDDev.com



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Thank you!

Keep an eye out for our emails!

Have questions? Contact us

ValleyRidge@RPMDDev.com
www.ValleyRidgeOnWestMain.com

