Welcome!

Affordable Housing Random Selection

The Highlands at Bernardsville

In Bernardsville, Somerset County

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

RPM DEVELOPMENT GROUP

November 17, 2026

RPM Development Group

- Since 1986, RPM has been committed to providing creative solutions for development opportunities, advancing innovative construction practices, and delivering hands-on management in New Jersey. We own, develop, and manage.
- **Transformation**: RPM creates communities that enhance the environment and quality of life for residents.
- **Sustainability**: RPM focuses on environmentally responsible design. Our core principles shape everything we do, from design to sustainable building methods. We also prioritize tenant education and responsible property management.

THE HIGHLANDS
AT BERNARDSVILLE







Designed for families, The Highlands at Bernardsville is a multi-site affordable housing development offering 1-, 2-, and 3-bedroom apartment homes in the heart of Somerset County.

The Highlands will feature 60 units: eleven (11) one-bedroom, thirty-three (33) two-bedroom, and sixteen (16) three-bedroom units.

These apartment homes meet energy-efficiency standards and feature modern living with open floor plans. The units will be built with NJ Zero Energy Ready Tier 3 certification.

- **18 Mt. Airy Road**
  - Twelve (12) townhome-style units in two buildings
  - Seven 2-bedrooms; and five 3-bedrooms
  - In-unit washers/dryers
  - Eighteen (18) parking spaces
- **63 Bernards Avenue**
  - Twenty-two (22) units
  - Six 1-bedroom; thirteen 2-bedrooms; and three 3-bedrooms
  - Laundry rooms on each floor
  - Thirty-nine (39) parking spaces
- **163 Mine Brook Road**
  - Twenty-six (26) units
  - Five 1-bedroom; thirteen 2-bedrooms; and eight 3-bedrooms
  - Elevator service in the building
  - Laundry rooms on each floor
  - Forty-seven(47) underground parking spaces
- **Management office**
- **Outdoor terrace**
- **Community Room**
  - On-site social services, activities, and classes (i.e., book clubs, fitness and yoga classes, financial counseling, computer training, etc.).

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OUTDOOR AMENITIES

- **163 Mine Brook Road**
  - Less than ¼ mile from Michael J. Nervine Memorial Park
    - Features an athletic field
    - Green space
    - A pond fed by Mine Brook River
    - Walking trails
- **63 Bernards Avenue**
  - ¼ mile to Kiwanis Park
- **18 Mt. Airy Road**
  - ¼ mile to the Bernardsville Train Station









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THE HIGHLANDS AT BERNARDSVILLE

Bedroom Size	*Area Median Income	Monthly Rent	Approx. Square Feet	Total Units
1	30%	$788	685	3
2	30%	$948	948	3

Does not include utilities

*Area Median Income (AMI) is the exact middle household income for a specific region, meaning half of the families in Somerset County earn more than this amount and half earn less.

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THE HIGHLANDS AT BERNARDSVILLE

30% AMI

Bedroom Size	Monthly Rent	Household Size	Annual Household Income Minimum - Maximum
1	$788	1 people 2 people	$27,017 - $32,520 $27,017 - $37,170
2	$948	2 people 3 people 4 people	$32,503 - $37,170 $32,503 - $41,820 $32,503 - $46,440

Monthly rent does not include utilities
Income and rent guidelines may change

The minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies.
The maximum income limits are based on the 2026 HUD Area 35 – Somerset County report.

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THE HIGHLANDS AT BERNARDSVILLE

Bedroom Size	Area Median Income	*Monthly Rent	Approx. Square Feet	Total Units
2	47.50%	$1,552	973	6
3	47.50%	$1,793	1,163	4

*** Does not include utilities**

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THE HIGHLANDS AT BERNARDSVILLE

47.50% AMI

Bedroom Size	Monthly Rent	Household Size	Annual Household Income Minimum - Maximum
2	$1,552	2 people 3 people 4 people	$53,211 - $58,852 $53,211 - $66,215 $53,211 - $73,530
3	$1,793	3 people 4 people 5 people 6 people	$61,474 - $66,215 $61,474 - $73,530 $61,474 - $79,420 $61,474 - $85,310

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THE HIGHLANDS AT BERNARDSVILLE

Bedroom Size	Area Median Income	*Monthly Rent	Approx. Square Feet	Total Units
1	57.50%	$1,580	685	5
2	57.50%	$1,897	973	22
3	57.50%	$2,192	1,163	11

*** Does not include utilities**

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THE HIGHLANDS
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57.50% AMI

Bedroom Size	Monthly Rent	Household Size	Annual Household Income Minimum - Maximum
1	$1,580	1 people 2 people	$54,171 - $62,330 $54,171 - $71,242
2	$1,897	2 people 3 people 4 people	$65,040 - $71,242 $65,040 - $80,155 $65,040 - $89,010
3	$2,192	3 people 4 people 5 people 6 people	$75,154 - $80,155 $75,154 - $89,010 $75,154 - $96,140 $75,154 - $103,270

The minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies.

Monthly rent does not include utilities
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Priority Numbers & The Waiting List

- All applications will be assigned a **Priority Number** that indicates the applicant's position on the waiting list/queue.
- Applicants can look up their **Priority Number** on the property's website **two (2) hours after the lottery**.
- All Priority Numbers will come up as *Waiting List* until we start processing applications in the order of the log.



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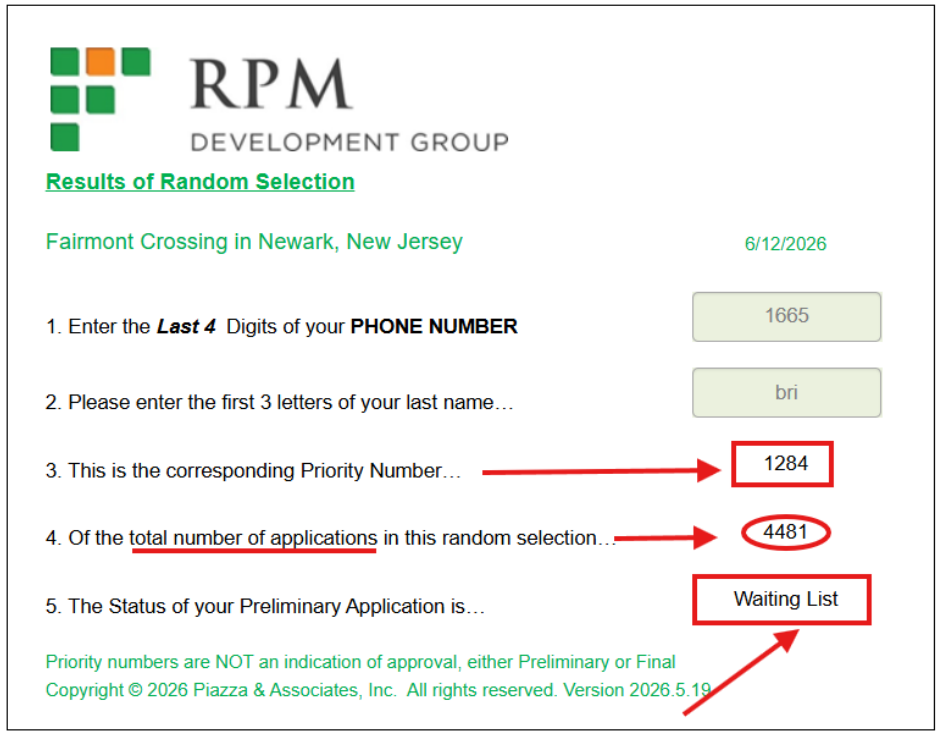
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Results of Random Selection

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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Random Selection Results

- ❑ 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"

Please note that we will contact applicants by email in the order of the log/priority number

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❑ The "Move-In Application"

- ❑ A link to complete the Move-In Application on RentCafe will be emailed
- ❑ Complete the application within 72 hours
  - ❑ Upload supporting documents for all household members
  - ❑ Pay the application fee
  - ❑ Applicants must meet deadlines to keep priority

❑ The Approval

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



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- The household applying must consist of the same members who reside in the unit
- **The apartment MUST be the primary residence of the tenant(s)**
- Being #1 does not guarantee an apartment
- Being #100 does not exclude you
- Beyond #300? It may exclude you
- Applications will stay on the Waiting List for any future re-rentals



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What is income?

Income includes any money, property, or other valuable assets that individuals or businesses earn over time, typically in exchange for goods and services, work, or investment.

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

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

The "Other" incomes:

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

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Pet Policy

- Two (2) pets per household
- Thirty-five (35) lbs. weight limit
- Non-aggressive dog breeds
- $250 non-refundable fee
- $50/monthly fee per pet.







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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 detainer
- Non-payment of rent
- Unpaid or outstanding utility bills
- Chapter 7 bankruptcy discharge
- Chapter 11 or 13 bankruptcy filing less than two (2) years ago
- Repossession and/or voluntary surrender

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Partnership with Piazza & Associates, Inc

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Piazza & Associates

- 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
- Please do not contact Piazza & Associates Inc. about this community. Their staff is not equipped to answer your questions or provide any additional information
- 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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Thank you!

Have questions? Contact us
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www.TheHighlandsNJ.com

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