



**190 SPRING GROVE COURT**  
**BIRDSBORO, PA 19508**  
**CALL: 610-575-1041**  
**OR EMAIL: [INFO@HDCWEB.COM](mailto:INFO@HDCWEB.COM)**  
**[WWW.HDCWEB.COM](http://WWW.HDCWEB.COM)**

### **RENTAL INFORMATION:**

58 Affordable Housing, General Occupancy Apartments  
6 residential buildings consisting of 1 and 2 BR walk-up apartments,  
as well as two story 2 & 3 BR Townhomes.  
(9) ADA handicapped accessible and (2) hearing/vision impaired apartments  
**RENT INCLUDES WATER, SEWER AND TRASH REMOVAL \***

Section 8 Vouchers Accepted  
Income Limits Apply

### **AMENITIES INCLUDE:**

- ◆ Central Heat/Air Conditioning
- ◆ Energy Star 3.0 Building Construction
- ◆ Fully Equipped Kitchen with Dishwasher, Refrigerator and Range (Energy Star Appliances)
- ◆ On-Site Laundry Facilities
- ◆ Community Center with Kitchenette
- ◆ Multipurpose Athletic Court
- ◆ Adjacent to Schuylkill River Trail
- ◆ Security/Surveillance System
- ◆ Off Street Parking
- ◆ Professional Maintenance & Management
- ◆ 24 Hour Emergency Maintenance On-Call
- ◆ Tobacco-Free Community
- ◆ Pet Friendly

#### **1 Bedroom Apartments (1 Full Bath, 640 square ft.)**

- (1) 20% Income Limit 1 BR Apartment at \$195 per month\*
- (11) 50% Income Limit 1 BR Apartments at \$575 per month\*
- (10) 60% Income Limit 1 BR Apartments at \$655 per month\*

#### **2 Bedroom Apartments (1 Full Bath, 860 square ft.)**

- (1) 20% Income Limit 2 BR Apartment at \$225 per month\*
- (9) 50% Income Limit 2 BR Apartments at \$680 per month\*
- (10) 60% Income Limit 2 BR Apartments at \$835 per month\*

#### **3 Bedroom Apartments (2 Full Bath, 1,225 square ft.)**

- (1) 20% Income Limit 3 BR Apartment at \$250 per month\*
- (7) 50% Income Limit 3 BR Apartments at \$775 per month\*
- (8) 60% Income Limit 3 BR Apartments at \$950 per month\*



Another property professionally managed by Housing Development Corporation MidAtlantic

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## **INCOME LIMITS:**

River Run Meadows Apartments is an affordable rental community and maximum and minimum income limits apply for all rental opportunities. The maximum income levels are based on a percentage of the Berks County median income by household size. When applying for residency, applicants will be required to complete forms pertaining to their household composition, gross household income (before any deductions) and your income from assets.

### **\*MAXIMUM INCOME LIMITS:**

	<b>1 person</b>	<b>2 people</b>	<b>3 people</b>	<b>4 people</b>	<b>5 people</b>	<b>6 people</b>
<b>20%</b>	\$9,660	\$11,040	\$12,420	\$13,780	\$14,900	\$16,000
<b>50%</b>	\$24,150	\$27,600	\$31,050	\$34,450	\$37,250	\$40,000
<b>60%</b>	\$28,980	\$33,120	\$37,260	\$41,340	\$44,700	\$48,000

### **MINIMUM INCOME LIMITS:\***

1 BR 20% = \$6,066/year	2 BR 20% = \$7,247/year	3 BR 20% = \$8,446/year
1 BR 50% = \$15,186/year	2 BR 50% = \$18,167/year	3 BR 50% = \$21,046/year
1 BR 60% = \$17,106/year	2 BR 60% = \$21,887/year	3 BR 60% = \$25,246/year

## **APPLICATION PROCESSING:**

Credit history, criminal background, landlord history, and other resident selection criteria apply. Income limits, and other resident selection criteria will determine the eligibility to lease the apartment/townhome. Households comprised entirely of full time students will not qualify unless certain exceptions are met. All statements made on the rental application must be verified in writing through a third party not related to the applicant household. *\*Income Limits Subject to change*