

NOW ACCEPTING LOTTERY APPLICATIONS! MUST BE POSTMARKED BY 4/8/25!



Orleans, Massachusetts

One-, Two- & Three-Bedroom Apartments

NOW ACCEPTING LOTTERY APPLICATIONS! Phare is a brand new mixed-income community in Orleans, MA. The 62-unit community offers beautiful new one-, two-, and three-bedroom income-restricted apartment homes in mid-rise and townhome-style buildings. A lottery preference will be given to those that live, work, or have children that go to school in Orleans, Eastham, Chatham, Brewster, Wellfleet, Truro, Provincetown, and Harwich. First move-ins are slated for May 2025.

COMMUNITY AMENITIES:

- Inviting resident lounge and outdoor patio
- Fitness center
- Community garden and picnic area
- Bike racks and walking path
- Playground for children
- EV charging stations
- Elevators (mid-rise building)
- On-site professional management team, supportive services and service-oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

RESIDENCE FEATURES:

- Modern kitchen including dishwasher, breakfast bar and electric range
- In-unit washer and dryer
- Spacious closets
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric and cable.

Contact Us:

Mail Application to: Pennrose, Attn: PHARE, 1301 N. 31st Street, Philadelphia, PA 19121
19 West Road | Orleans, MA 02653 (Phare - Not Open)
T: 508.456.9843 | TTY: 711 | E: Phare@Pennrose.com
PhareApts.com

HOW TO APPLY FOR LOTTERY

Complete the property Pre-application, available for download on **PhareApts.com**. Please contact us if you need a Pre-application emailed or mailed to you. Return the completed, signed, and dated Lottery Pre-application via US MAIL to: **Pennrose, Attn: PHARE, 1301 N. 31st Street, Philadelphia, PA 19121**. All Pre-applications must be mailed. Upon receipt of the Application, credit, criminal, and landlord screening will be processed.

To be entered into the lottery, the Pre-application must be postmarked no later than **4/8/25**. The lotteries will be conducted via Facebook Live on 4/22/25. A link to virtually attend will be available at PhareApts.com. It is not necessary to attend the lottery. A preference will be given to those that live, work, or have children that go to school in Orleans, Eastham, Chatham, Brewster, Wellfleet, Truro, Provincetown, and Harwich.

INCOME LIMITATIONS & RENTS

(Effective 1/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$44,160 - \$53,160	60%	\$1,288
	2 people	\$44,160 - \$60,780		
	1 person	\$58,217 - \$68,500	80%	\$1,698
	2 people	\$58,217 - \$78,250		
2 Bedroom	2 people	\$52,526 - \$60,780	60%	\$1,532
	3 people	\$52,526 - \$68,340		
	4 people	\$52,526 - \$75,960		
	2 people	\$69,429 - \$78,250	80%	\$2,025
	3 people	\$69,429 - \$88,050		
	4 people	\$69,429 - \$97,800		
3 Bedroom	3 people	\$58,937 - \$68,340	60%	\$1,719
	4 people	\$58,937 - \$75,960		
	5 people	\$58,937 - \$82,080		
	6 people	\$58,937 - \$88,140		
	3 people	\$78,411 - \$88,050	80%	\$2,287
	4 people	\$78,411 - \$97,800		
	5 people	\$78,411 - \$105,650		
	6 people	\$78,411 - \$113,450		

** There are (9) 30% AMI PBV and MRVP units available (4 one-bedrooms, 3 two-bedrooms, 1 three-bedroom). Rent is based on income for these units.*