



Hyde Park, Massachusetts

NOW OPEN! Studio, One- & Two-Bedroom Senior (62+) Apartments

We are accepting applications! Apartments are available for immediate occupancy. Pennrose, in partnership with LGBTQ Senior Housing Inc., developed 74 brand new LGBTQ+ affirming apartments for seniors 62 and older in the Hyde Park neighborhood of Boston. The 120 year old former William Barton Rogers School has undergone a historic rehabilitation. Rent-restricted studio, one- and two-bedroom apartments are available to households and individuals at various income tiers (50%, 60%, 80%, and 100% of Area Median Income).

COMMUNITY AMENITIES:

- Two private resident lounges and sunroom
- Large event and gallery spaces
- Classrooms for continued learning opportunities
- Resident cinema
- Fitness center
- On-site laundry facilities
- Elevators and secured access entry to building
- Courtyard and professionally landscaped grounds
- On-site supportive services available to all residents, including LGBTQ Programming and Services
- On-site professional management team and maintenance with 24-hour emergency call service

RESIDENCE FEATURES:

- Modern kitchen including dishwasher and electric range
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric (heating, cooling, hot water) and cable.



Contact Us:

55-59 Harvard Avenue | Hyde Park, MA 02136
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 E: ThePryde@Pennrose.com
ThePryde.com

PENNROSE
 Bricks & Mortar | Heart & Soul

*Income Restrictions Apply



HOW TO APPLY

The lottery application period has closed and the lottery for the initial lease up of The Pryde was conducted on April 2, 2024. At this time, you may submit a Pre-application to be added to the waitlist to be considered for future occupancy, behind those that applied during the lottery application period. To apply, complete the Online Pre-application available at ThePryde.com. If you prefer to complete a paper version, there is a downloadable PDF Pre-application available on our website as well.

You will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

INCOME LIMITATIONS & RENTS

(Effective 6/2024 and subject to change)

| Unit Size | Household Size | Qualifying Household Income Range | % AMI | Monthly Rent |
|-----------|----------------|-----------------------------------|-------|--------------|
| Studio | 1 person | \$44,490 - \$68,520 | 60% | \$1,483 |
| | 2 people | \$44,490 - \$78,360 | | |
| | 1 person | \$48,300 - \$91,200 | 80% | \$1,610 |
| | 2 people | \$48,300 - \$104,200 | | |
| 1 Bedroom | 1 person | \$70,350 - \$114,200 | 100% | \$2,345 |
| | 2 people | \$70,350 - \$130,600 | | |
| 2 Bedroom | 2 people | \$73,350 - \$104,200 | 80% | \$2,445 |
| | 3 people | \$73,350 - \$117,250 | | |
| | 4 people | \$73,350 - \$130,250 | | |
| | 2 people | \$84,060 - \$130,600 | 100% | \$2,802 |
| | 3 people | \$84,060 - \$146,900 | | |
| | 4 people | \$84,060 - \$163,200 | | |