



Hyde Park, Massachusetts

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

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 (30%, 50%, 60%, 80% and 100% of Area Median Income). Several apartments are set aside for homeless individuals. We are accepting applications for the waitlist!

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. The Pre-application is available at ThePryde.com. Please submit the Pre-application via US Mail to: PO BOX 366341, Hyde Park, MA 02136.

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 4/2024 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
Studio	1 person	\$36,690 - \$57,100	50%	\$1,223
	2 people	\$36,690 - \$65,300		
	1 person	\$44,490 - \$68,520	60%	\$1,483
	2 people	\$44,490 - \$78,360		
	1 person	\$48,300 - \$91,360	80%	\$1,610
	2 people	\$48,300 - \$104,480		
	1 person	\$66,660 - \$103,900	100%	\$2,222
	2 people	\$66,660 - \$118,800		
1 Bedroom	1 person	\$39,210 - \$57,100	50%	\$1,307
	2 people	\$39,210 - \$65,300		
	1 person	\$44,460 - \$68,520	60%	\$1,482
	2 people	\$44,460 - \$78,360		
	1 person	\$57,960 - \$91,360	80%	\$1,932
	2 people	\$57,960 - \$104,480		
	1 person	\$70,350 - \$103,900	100%	\$2,345
	2 people	\$70,350 - \$118,800		
2 Bedroom	2 people	\$53,310 - \$78,360	60%	\$1,777
	3 people	\$53,310 - \$88,140		
	4 people	\$53,310 - \$97,920		
	2 people	\$73,350 - \$104,480	80%	\$2,445
	3 people	\$73,350 - \$117,520		
	4 people	\$73,350 - \$130,560		
	2 people	\$84,060 - \$118,800	100%	\$2,802
	3 people	\$84,060 - \$133,600		
	4 people	\$84,060 - \$148,400		