

THE pryde

HYDE PARK

INFORMATION SESSION

Applying for Senior
(62+) Affordable Housing



Who are we?

PENNROSE
Bricks & Mortar | Heart & Soul

+



DEVELOPER + PROPERTY MANAGER

With more than 50 years of experience, Pennrose combines quality development and proven management to deliver exceptional lifestyle-centered communities for its residents. With the superior knowledge and unparalleled dedication to get the job done right, Pennrose develops and operates conventional, affordable, mixed-income, and mixed-use communities throughout the United States. www.pennrose.com

NON-PROFIT SPONSOR

LGBTQ Senior Housing Inc. is a non-profit whose stated mission is to facilitate access to welcoming and affordable housing for low-income LGBTQ seniors, including through a formal role in the development of such housing; to define onsite housing services and programming that addresses the needs of LGBTQ seniors; and to support community space to serve seniors in the Greater Boston community. www.lgbtqseniorhousing.org



What is The Pryde?

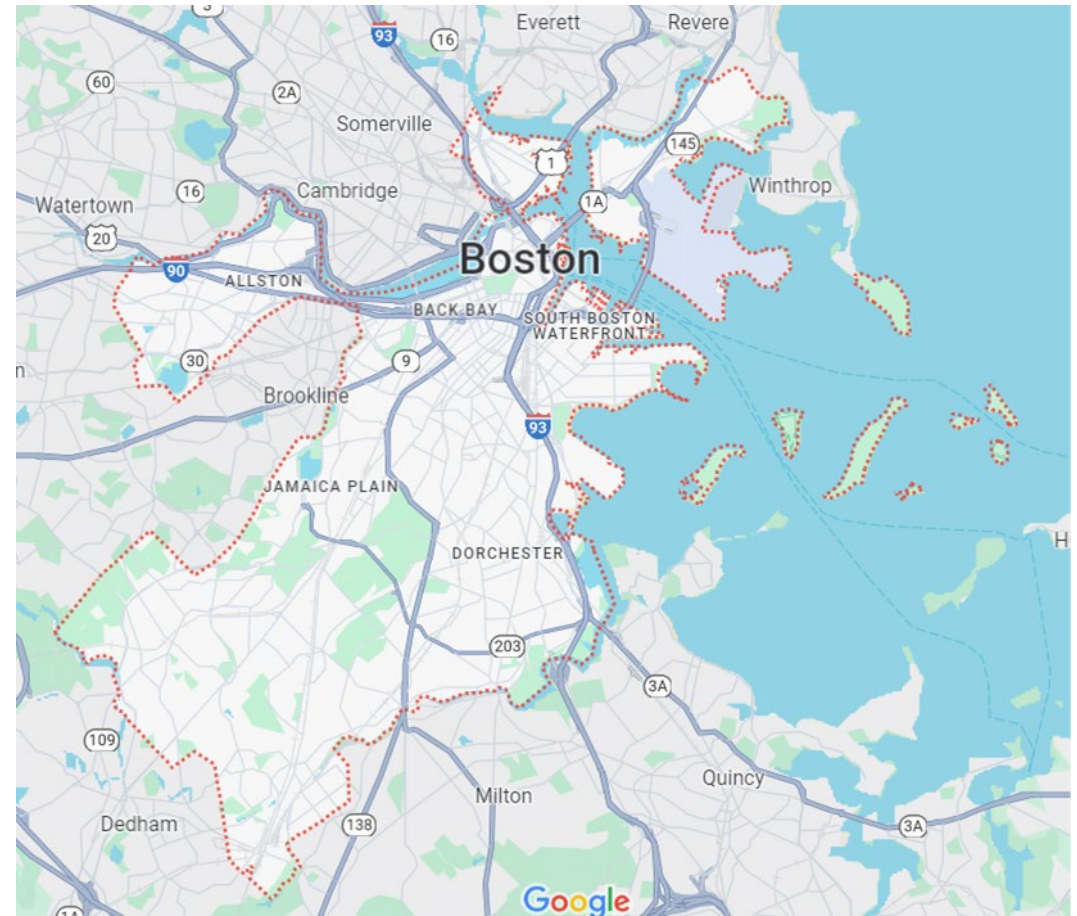
Community Overview



- 74 brand new LGBTQ+ affirming apartments for seniors 62 and older in the Hyde Park neighborhood
- The 120-year-old former William Barton Rogers School is currently undergoing a historic renovation
- Income-restricted studio, one- and two-bedroom apartments
- Several apartments have been set aside for homeless individuals
- Occupancy slated for Late Spring 2024 (pending construction progress)

Local Preference

- A housing lottery will be conducted by the City of Boston.
- **70%** of the apartments will carry a City of Boston resident preference during the initial lease up of the community.



Community Amenities

- LGBTQ Community Center
- 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



Apartment Features



- Studio, one- & two-bedrooms
- 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.

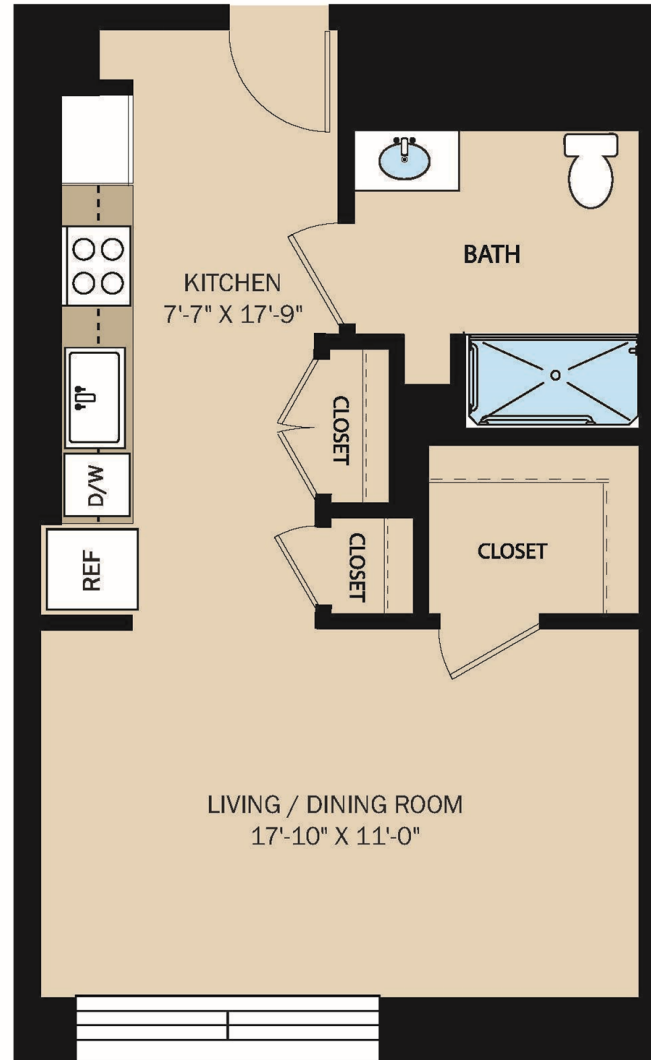
Unit Mix

Income Tiers	Unit Type	Number
30/50/80/100% AMI	Studio	25
30/50/60/80/100% AMI	1 bedroom	41
60/80/100% AMI	2 bedroom	8
		74

AMI = Area Median Income

Studio Floor Plan

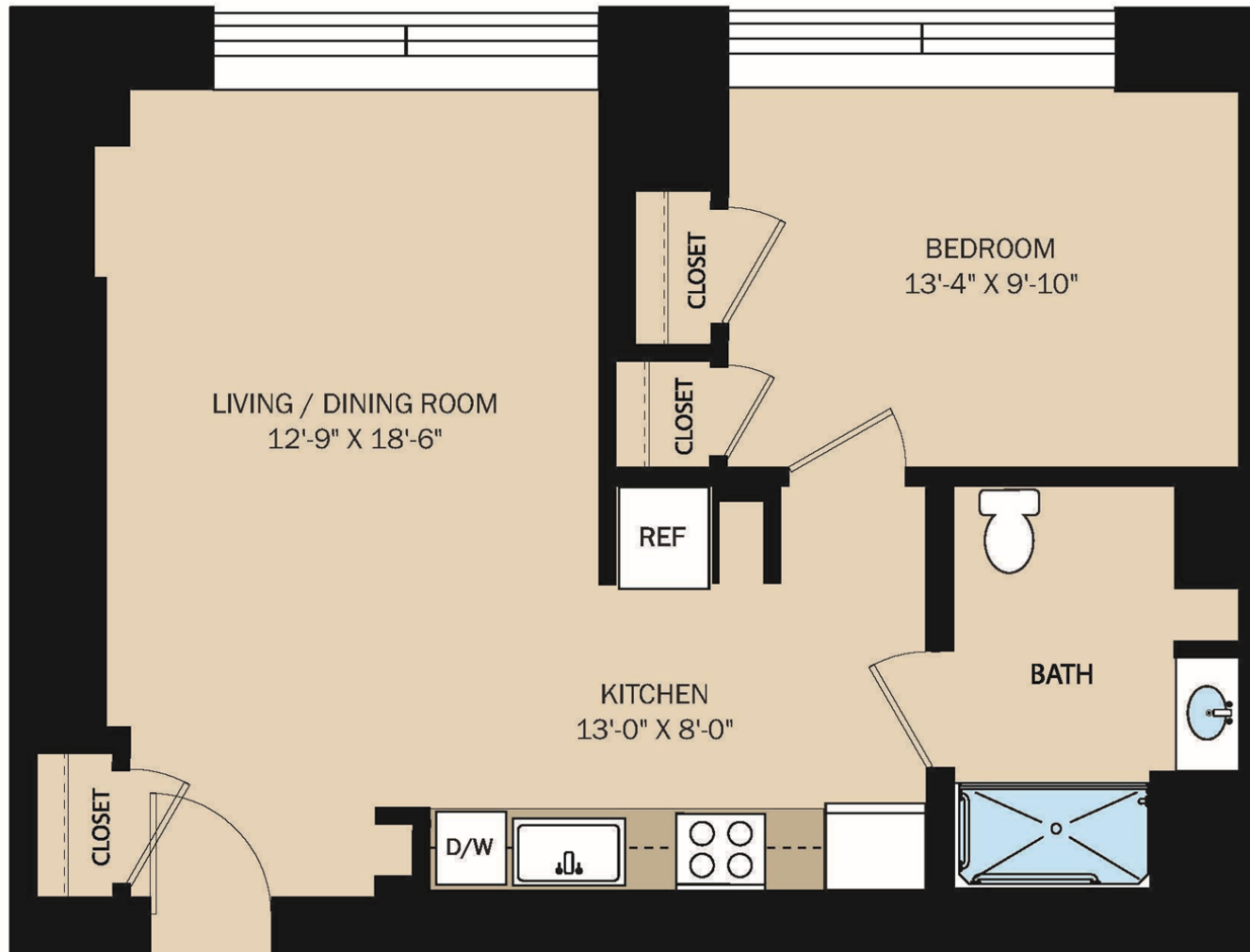
Average 475 SF



*Due to the adaptive reuse of the existing building, all units vary.

One-Bedroom Floor Plan

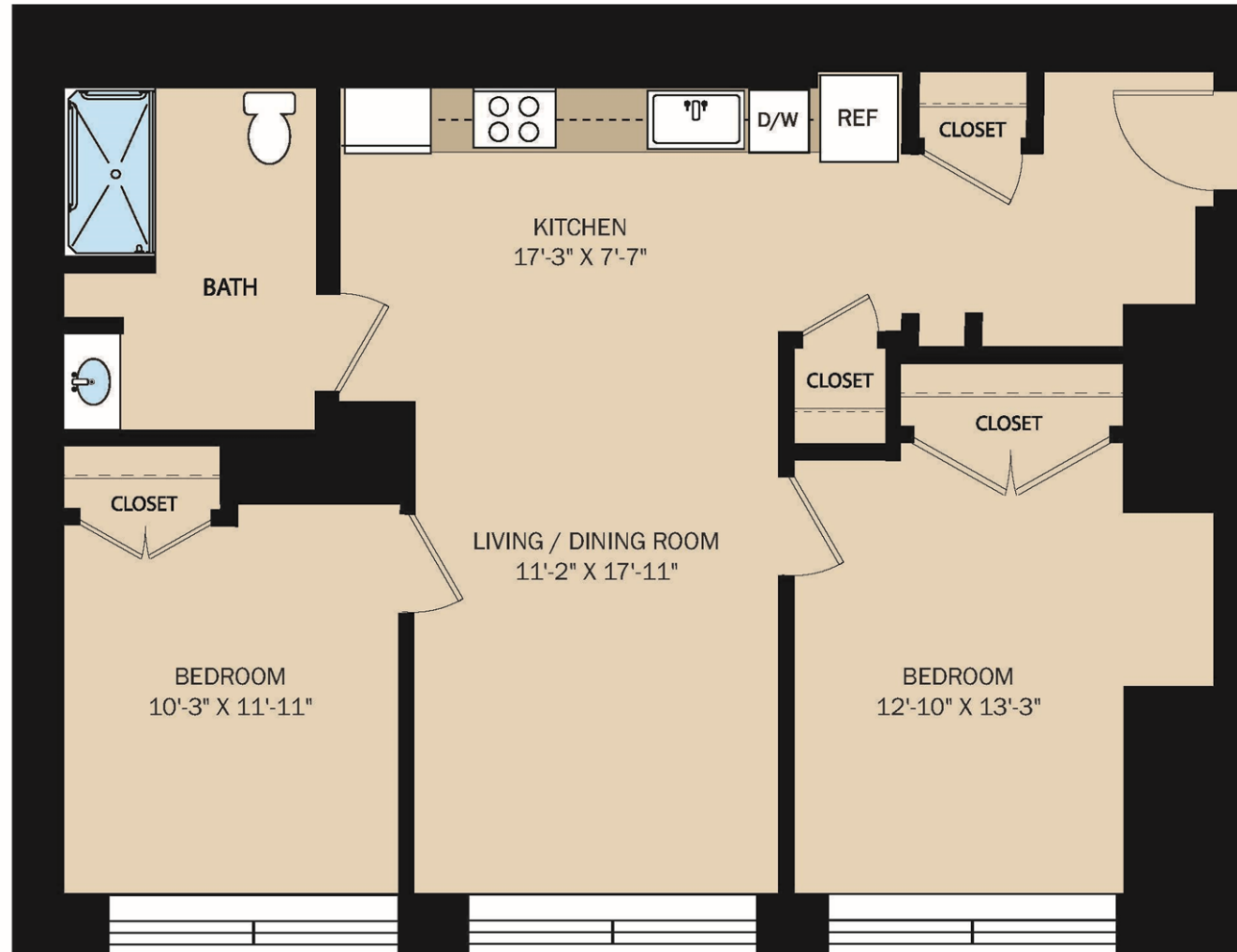
Average 688 SF



*Due to the adaptive reuse of the existing building, all units vary.

Two-Bedroom Floor Plan

Average 856 SF



*Due to the adaptive reuse of the existing building, all units vary.

Are there accessible apartments?

There are 11 apartments built out for people with mobility impairments, and two (2) apartments built out for people who are deaf/hard of hearing. All apartments are wheelchair accessible.

Is The Pryde pet-friendly?



- YES!
- 2 pet maximum
- 35 lb. limit per pet
- No aggressive breeds

January 2024



January 2024



January 2024



Construction & Lottery Timeline

- Spring 2022: Groundbreaking
- **NOW:** **Lottery Application Period Open**
- February 22, 2024: Deadline for Lottery Application
- TBD by COB: Lottery (*remote*)
- March 2024 (*starting*): Application Appointments & Verifications
- Early May 2024: Estimated Construction Completion
- May 2024: First Move-ins (pending Certificate of Occupancy)



How do I apply for the lottery?

The Lottery Application Period is **NOW OPEN!**

- Submit an [Application Request Form](#), which is available at [ThePryde.com](https://www.thepryde.com)!
- If you are filling one out after this session or taking one with you, we will need to collect your contact details first, as mandated by the City of Boston.

The information is used only for City of Boston and Housing and Urban Development (HUD) reporting and analysis purposes. Your personal information is not shared with anyone else.

Online Application

- Once you have submitted an Application Request Form, it will redirect you to the Online Application.
- **WE STRONGLY ENCOURAGE THAT YOU COMPLETE THE ONLINE APPLICATION TO AVOID ENTRY ERRORS.**
- If you do require a **PDF application** or an application in a different language, please indicate that on the Application Request Form.
 - PDF applications are readily available in: English, Spanish, Mandarin Chinese, and Haitian Creole. Other languages available upon request. Please contact us for language assistance!

PDF Applications

- If you are completing and submitting a PDF Application, you may email the scanned PDF back to us at ThePryde@pennrose.com.
- It can alternatively be mailed via US Mail to: **PO BOX 366341, Hyde Park, MA 02136**, postmarked by **February 22, 2024**.
- An Application postmarked after that date will not be accepted for the housing lottery.

Only **ONE** application can be submitted per household.

Additional applications submitted may result in disqualification.

When will the lottery take place?

The actual date of the lottery will be scheduled by the City of Boston after the application period closes. The lottery is conducted remotely, all applicants entered into the lottery are sent a recording as well as a copy of the lottery presentation.

All applicants will be notified prior to the lottery and will be sent their lottery number along with the lottery recording and presentation after it takes place.

What happens after the lottery?

- If you are selected in The Pryde's lottery, begin assembling the required documentation for every member of your household. A list of these items will be available at ThePryde.com. If you aren't selected in the lottery, you will be informed where you are on The Pryde's waiting list.
- Once we notify you, you will meet with representatives of Pennrose Management and LGBTQ Senior Housing to review and verify your application and required documentation before it is submitted.

What happens after the lottery?

- After your meeting and interview with Pennrose and LGBTQ Senior Housing, you should promptly submit all additional required documentation for your household. All applicants receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.
- Your completed application and documentation will be reviewed as promptly as possible. If you qualify for a unit, you will be notified and have the opportunity to view model floor plans and photos.
- If you accept an apartment at The Pryde, you will be able to schedule your move-in date after the City of Boston has issued a Certificate of Occupancy for The Pryde.



Income Eligibility + Rents

How is eligibility determined?

- The federal government sets maximum income limits
- Maximum limits are based on Area Median Income (AMI)
 - Measuring incomes in the Boston - Cambridge - Newton, Metropolitan Statistical Area, MA-NH (Metropolitan Statistical Area)
 - Income limits are set by the % of AMI
 - Recalculated each year

Income Limits

INCOME LIMITS – Effective May 2023					
Household Size	Maximum Allowable Income				
	30%	50%	60%	80%	100%
1 Person	\$31,170	\$51,950	\$62,340	\$83,120	\$103,900
2 People	\$35,950	\$59,400	\$71,280	\$95,040	\$118,800
3 People	\$40,080	\$66,800	\$80,160	\$106,880	\$133,600
4 People	\$44,520	\$74,200	\$89,040	\$118,720	\$148,400

*Income limits are updated annually in the Spring.

Studio Rent Matrix

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
Studio	1 person	Up to \$31,170	30%	Based on Income
	2 people	Up to \$35,640		
	1 person	\$36,690 - \$51,950	50%	\$1,223
	2 people	\$36,690 - \$59,400		
	1 person	\$44,490 - \$62,340	60%	\$1,483
	2 people	\$44,490 - \$71,280		
	1 person	\$48,300 - \$87,276	80%	\$1,610
	2 people	\$48,300 - \$99,792		
	1 person	\$66,660 - \$103,900	100%	\$2,222
	2 people	\$66,660 - \$103,900		

*Rents and income limits subject to change.

*Utilities will need to be paid by resident separately and are not included in the rent.

One-Bedroom Rent Matrix

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	Up to \$31,170	30%	Based on Income
	2 people	Up to \$35,640		
	1 person	\$39,210 - \$51,950	50%	\$1,307
	2 people	\$39,210 - \$59,400		
	1 person	\$44,460 - \$62,340	60%	\$1,482
	2 people	\$44,460 - \$71,280		
	1 person	\$57,960 - \$87,276	80%	\$1,932
	2 people	\$57,960 - \$99,792		
	1 person	\$70,350 - \$103,900	100%	\$2,345
	2 people	\$70,350 - \$103,900		

*Rents and income limits subject to change.

*Utilities will need to be paid by resident separately and are not included in the rent.

Two-Bedroom Rent Matrix

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
2 Bedroom	2 people	\$53,310 - \$71,280	60%	\$1,777
	3 people	\$53,310 - \$80,160		
	4 people	\$53,310 - \$89,040		
	2 people	\$73,350 - \$99,792	80%	\$2,445
	3 people	\$73,350 - \$112,224		
	4 people	\$73,350 - \$124,656		
	2 people	\$84,060 - \$118,800	100%	\$2,802
	3 people	\$84,060 - \$133,600		
	4 people	\$84,060 - \$148,400		

*Rents and income limits subject to change.

*Utilities will need to be paid by resident separately and are not included in the rent.



Preparing for Appointment & Documentation Required

- ✓ Documentation of Age**
- ✓ Documentation of Household Income**
- ✓ Documentation to Verify Assets**
- ✓ Documentation to Verify Boston**
- ✓ Residency Preference (if applicable)**

Other Tenant Selection Criteria

All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

- Housing Court History
- Bankruptcy
- Delinquencies

Documentation

PLEASE NOTE: A 'What to Bring to Your Appointment' document will be available on our website with a detailed list of all the documentation required. Please do not get overwhelmed, we will assist you!

What can I do in the meantime to prepare?

Please make sure you have filed your 2023 taxes and have your 2023 federal tax return readily available.

If you are self-employed, we will need 2 years of tax returns.



Frequently Asked Questions

Can I apply if I'm turning 62 after the lottery application period?

An applicant needs to be 62 or older at the **time of lease signing**. If you have a birthday between the time you fill out an application and lease signing – you meet the age requirement. If you are not 62 at the time of lease signing, you can remain on the waiting list and may qualify at the time of a unit turnover down the line.

What if only one person in the household qualifies financially?

The income and assets of **all members** of the household who plan to reside at The Pryde are taken into account when determining eligibility. Eligibility is not determined individually, unless you are a single-person household.

Is The Pryde accessible?

YES! All entrances at The Pryde are accessible by ramp or flush condition and there is an accessible route to all apartments and The Pryde's Community Center. Some historic entrances at the building will no longer serve as public building entrances but will continue to serve as emergency exits. Two new elevators will serve all residential floors, with the exception of the top floor of the oldest wing. A lift will provide an accessible path to the units on the top floor of the oldest wing. All common spaces also have fully accessible and gender neutral restrooms.

What if an applicant is selected by the lottery but is currently in a lease? How long can a unit be held for?

60 days

The presentation has concluded. Please submit any questions via the Q&A function on Zoom.

You may also contact us by email or phone:

ThePryde@pennrose.com | 781.558.9273

We appreciate your patience in addressing inquiries.

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