Gates at Waller Park













NOW LEASING!

Roswell, Georgia

Roswell's newest affordable apartment community will feature one and two-bedroom apartments along with amenities designed for comfort and convenience. This community is being built on the former site of Pelfrey Pines, which previously offered 95 affordable, modern and energy-efficient housing. Phase I will offer 102 brand-new affordable apartment homes in a single, professionally managed building. All apartments will serve households at 30%, 60%, and 80% of the Area Median Income (AMI). Residents who lived in the original Pelfrey Pines community will have priority right of return. The location offers exceptional access to public parks, greenway trails, top-rated schools, and historic downtown Roswell, making it a great choice for those who want affordability without sacrificing convenience or lifestyle.

COMMUNITY AMENITIES:

- Inviting resident lounge
- Fitness center
- Activity room
- Roof terrace
- Professionally landscaped grounds
- 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 and electric range
- Washer and dryer hookup in every home
- Central A/C
- Resident pays electric, water/sewer and cable

APPLY ONLINE TODAY!

Contact Us:

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GatesatWallerPark.com

PENNROSE
Bricks & Mortar | Heart & Soul

EQUAL HOUSING OPPORTUNITY

PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. Gates at Waller Park offers the following rent programs: Low-Income Housing Tax Credit, Housing Trust Fund, RAD PBRA & ERA2.

HOW TO APPLY

Complete the online application available at **GatesatWallerPark.com**. A non-refundable $25 application fee per adult household member (including live-in aide) is required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, 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.

Upon receipt of the Application, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 11/2026 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	$56,709 - $66,000	80%	$1,654
	2 people	$56,709 - $75,400		