

NOW ACCEPTING LOTTERY APPLICATIONS! Deadline to Apply: October 7, 2025



Kingston, New York

One, Two, and Three-Bedroom Apartment Homes

NOW ACCEPTING LOTTERY APPLICATIONS! Golden Hill is a brand new mixed-income community currently under construction in Kingston. With 164 thoughtfully designed one-, two-, and three-bedroom apartments, this community will offer a variety of living options for individuals, families, and seniors (62+) alike. Residents will enjoy a range of top-tier amenities, including a welcoming community center, fitness center, and health service programs. Designed with an emphasis on connectivity and inclusivity, Golden Hill will feature open spaces, a playground, and convenient on-site parking, as well as direct access to the Empire State Trail, making it an ideal location for both relaxation and recreation.

COMMUNITY AMENITIES:

- Inviting community building and fitness center
- Open green space, walking paths, and picnic area
- EV charging stations and bike storage
- Playground for children
- Accessible to public transportation
- Professional management and maintenance team 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 ENERGY STAR® stainless steel appliances
- Washer & dryer (the senior building has shared laundry facilities)
- Vinyl flooring and spacious closets
- Central A/C
- Pet-friendly community (*restrictions apply*)
- Resident is responsible for electric and cable.

APPLY ONLINE TODAY!



Contact Us:

63 Golden Hill Drive | Kingston, NY 12401
T: 845.668.3979 | F: 845.422.9948 | TTY: 711
E: GoldenHill@Pennrose.com
GoldenHillApts.com



PENNROSE
Bricks & Mortar | Heart & Soul

*Income Restrictions Apply



HOW TO APPLY FOR LOTTERY

Complete the online application at **GoldenHillApts.com**. Click the 'Apply Now' link to be redirected to the NYS Housing Search portal where you will complete the application.

If you prefer to submit a paper application, a PDF version is available for download. Paper applications can be submitted via email with your FULL NAME in the subject line (GoldenHill@pennrose.com), via fax (845.422.9948), or US MAIL addressed to: Pennrose, Attn: GOLDEN HILL, 1301 N. 31st Street, Philadelphia, PA 19121

To be entered into the lottery, the Pre-application must be submitted online or postmarked no later than **10/7/25**. The lottery will be conducted via Microsoft Teams at 10:00 am on 10/21/25. A link to virtually attend will be available at GoldenHillApts.com. It is not necessary to attend the live lottery as your placement in the lottery will be mailed to you following the lottery.

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

INCOME LIMITATIONS

(Effective 6/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$16,140 - \$25,170	30%	\$538
	2 people	\$16,140 - \$28,770		
	1 person	\$22,890 - \$33,560	40%	\$763
	2 people	\$22,890 - \$38,360		
	1 person	\$29,610 - \$41,950	50%	\$987
	2 people	\$29,610 - \$47,950		
	1 person	\$36,360 - \$50,340	60%	\$1,212
	2 people	\$36,360 - \$57,540		
	1 person	\$49,860 - \$67,120	80%	\$1,662
	2 people	\$49,860 - \$76,720		
2 Bedroom	2 people	\$59,940 - \$76,720	80%	\$1,998
	3 people	\$59,940 - \$86,320		
	4 people	\$59,940 - \$95,840		
3 Bedroom	3 people	\$68,610 - \$86,320	80%	\$2,287
	4 people	\$68,610 - \$95,840		
	5 people	\$68,610 - \$103,520		
	6 people	\$68,610 - \$111,200		

** Mobility disability (14 units); Hearing/Vision disability (5 units); (48 units) are reserved for Empire State Supportive Housing Initiative (ESSHI) housing populations; The City of Kingston has required that 70% of the project's non-ESSHI units conform to the city's Municipal Preference Policy.*