




Village at
Park River



Hartford, Connecticut

One, Two, and Three-Bedroom Apartment Homes

NOW LEASING PHASE IV! Applicants for the income-restricted apartments will be processed from the waitlist. The waitlist for the income-restricted apartments is currently closed. Phase IV adds an additional 60 units to the existing 200, for a total of 260 units. The new family rental development is located in Hartford, CT and consists of high-quality energy efficient one-, two-, and three-bedroom professionally managed residences. Totalling six phases when complete, Village at Park River will consist of over 400 units of mixed-income townhouse-style homes, bike paths, community gardens and playgrounds, a community building with fitness center and a meeting space, and a central park.

COMMUNITY AMENITIES:

- Professionally landscaped grounds
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- Community building with fitness center, playground, park, bike paths, and community gardens
- 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 electric range, dishwasher
- Washer & dryer in every apartment
- Spacious closets
- Vinyl flooring
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for gas, electric, and cable.

Contact Us:

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 VillageAtParkRiver.com

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. Village at Park River offers the following rent programs: Low-Income Housing Tax Credit (LIHTC), Project-Based Vouchers (PBV)

HOW TO APPLY

We are not accepting applications at this time for the income-restricted apartments as the waitlist is currently closed. We are accepting applications for the market rate waitlist. Please contact us to apply.

If you have previously applied to the waitlist, when 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.

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

PHASE IV INCOME LIMITATIONS & RENTS

(Effective 6/2023 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$30,309 - \$41,350	50%	\$884
	2 people	\$30,309 - \$47,250		
	1 person	\$37,029 - \$49,620	60%	\$1,080
	2 people	\$37,029 - \$56,700		
	1-2 people	Minimum \$43,200	Market	Starting at \$1,260
2 Bedroom	1 person	\$36,411 - \$41,350	50%	\$1,062
	2 people	\$36,411 - \$47,250		
	3 people	\$36,411 - \$53,150		
	4 people	\$36,411 - \$59,050		
	1 person	\$44,469 - \$49,620	60%	\$1,297
	2 people	\$44,469 - \$56,700		
	3 people	\$44,469 - \$63,780		
	4 people	\$44,469 - \$70,860		
	1-4 people	Minimum \$51,771	Market	Starting at \$1,510
3 Bedroom	3 people	\$42,480 - \$53,150	50%	\$1,239
	4 people	\$42,480 - \$59,050		
	5 people	\$42,480 - \$63,800		
	6 people	\$42,480 - \$68,500		
	3 people	\$51,771 - \$63,780	60%	\$1,510
	4 people	\$51,771 - \$70,860		
	5 people	\$51,771 - \$76,560		
	6 people	\$51,771 - \$82,200		
	1-6 people	Minimum \$62,057	Market	Starting at \$1,810