

The Pryde FAQ

55 Harvard Ave, Hyde Park, MA 02136

Website: ThePryde.com

Email: ThePryde@pennrose.com

[LGBTQ Senior Housing, Inc.](#)



INTRODUCTION

- **The Pryde** is the first LGBTQ-affirming affordable senior housing in Boston. The building is nearing construction completion and is currently scheduled to open in Spring 2024.
- The Pryde is owned and managed by Pennrose and the Boston-based nonprofit LGBTQ Senior Housing, Inc.
- In addition to 74 units – a mixture of studios and 1- and 2-bedroom apartments – The Pryde also has a public Community Center that will offer intergenerational programming and services specifically designed for LGBTQ older adults and allies.
- Apartments at The Pryde will be awarded through a housing lottery administered by the City of Boston. The Pryde's housing lottery will be conducted in accordance with Fair Housing laws and regulations.
- LGBTQ Senior Housing provides updates and information in its email newsletter and on social media. To be added to the LGBTQ Senior Housing email list, complete the form on the website: <https://www.lgbtqseniorhousing.org/> or call (857) 342-3292.

APPLICATION & LOTTERY PROCESS

1. How will The Pryde's housing lottery work?

The Pryde's housing lottery will be conducted in accordance with the City of Boston's affordable housing and Fair Housing law and regulations. In order to apply for an apartment at The Pryde, you and the members of your household, if applicable, must complete the steps outlined below. These FAQs are intended to explain each step in the process. We recognize that the process may be confusing and seem overwhelming and we are here to help! There will be in-person and virtual information sessions to provide assistance throughout this process. Here's an overview.

Step One: Request an application via this [link](#), which will then automatically redirect you to complete the online application. You may request via this form to have a PDF version emailed to you. Before distributing an application for an income-restricted unit, the City of Boston requires us to obtain your full name and complete mailing address. The details provided in this form make up the mandatory applicant request log, which is part of the program compliance that must be submitted to and approved by the Boston Fair Housing Commission before the lottery can be scheduled or held. 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.

Step Two: After you submit your request for application, you will automatically be directed to the link of the online application. If you requested a PDF, one will be emailed to you. After you receive your lottery application, you must complete the application and submit it by the application deadline of February 22, 2024.

Step Three: If you are selected in The Pryde's lottery, you will then be directed to view model floor plans and photos. If you wish to move forward, begin assembling the required documentation for every member of your household. A list of these items will be available at [ThePryde.com](https://www.thepryde.com). If you aren't selected in the lottery, you will be informed where you are on The Pryde's waiting list.

Step Four: 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.

Step Five: After your meeting and interview with Pennrose and LGBTQ Senior Housing, you should promptly submit all additional required documentation for your household.

Step Six: 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 your apartment at The Pryde.

Step Seven: 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.

2. How long will the lottery application period be open?

The lottery application period for The Pryde opens on January 11, 2024.

3. How long will the lottery application period be open?

The application period will remain open for 42 days (6 weeks). This is NOT a first come/first serve program. Every completed application submitted to the City of Boston during the application period is treated the same in the lottery, regardless of the date it is submitted.

4. How do I apply?

By requesting an application via this link: <https://bit.ly/PrydeAppRequest> or requesting an application at one of our in-person or virtual information sessions. Once you have completed the application request form, you will receive a link to the online application. If you have requested a PDF application, you will receive it via email. Please contact us immediately if you require other accommodation to be made.

The application is online, but we can provide a PDF of the application to you which can be submitted to: PO BOX 366341, Hyde Park, MA 02136. However, we HIGHLY encourage you to apply via the online application to ensure accurate entry of the applicant's information.

If your application is incomplete, Pennrose Management Company and LGBTQ Senior Housing will attempt to reach you and provide assistance in completing the application.

After the lottery application period closes, the lottery will be scheduled and conducted by the City of Boston. Only one application should be submitted per household. If your application is incomplete, Pennrose Management Company and LGBTQ Senior Housing will attempt to reach you and provide assistance in completing the application.

5. Is the application specific to The Pryde?

Yes. If you currently live in income-restricted housing or are on a waiting list for another housing community and wish to be in the lottery for The Pryde, you must complete an application for The Pryde's lottery specifically.

6. Will applications be available in languages other than English?

Yes. The Pryde's lottery application will be available in English, Spanish, Mandarin Chinese, and Haitian Creole. Additional languages can be provided upon request. Assistance will be provided to those with limited English proficiency and to those with vision impairments, who are deaf/hard of hearing, and who have cognitive or mental health disabilities.

7. What are the age requirements for living at The Pryde?

All apartments at The Pryde are age restricted. All members of the household must be 62 years old or older at the time of lease signing. You will need to provide at least one supporting document from the list below:

- Driver's license
- Birth certificate
- Passport
- Immigration card
- Military identification
- Any other state, local, national, or international official documents containing a birth date of comparable reliability
- A certification in a lease, application, affidavit, or other document signed by a member of the household asserting that all members of the unit are 62 years of age or older

8. Can my grandchild live with me at The Pryde?

No, all members of the household must be 62 years of age or older.

9. Can disabled persons apply regardless of age?

Unfortunately, no. All members of the household must be 62 years of age or older at the time of lease signing.

10. Can someone apply for the lottery before turning 62 if they will be turning 62 after the lottery but before they move in?

All members of the household must be 62 years of age or older at the time of lease signing.

11. Can a non-U.S. citizen apply?

Yes. Only Project-Based Section 8 (PBS8) vouchers have citizenship requirements and only eight (8) units at The Pryde have PBS8 restrictions.

12. Can friends or roommates apply together?

Yes. Friends or roommates, as well as partners and spouses, can apply as one household and should submit only one application. Submitting more than one application for a household may result in disqualification from the lottery.

13. How do I know if my application for the lottery has been received?

You will receive an email from the City of Boston acknowledging receipt of your application.

14. Will I be able to tour The Pryde before applying?

Unfortunately, no. We are currently expecting construction to be completed in March 2024 (subject to change) and it is not safe to be on the construction site. Model floor plans will be available on our website, and we will share photos of the construction progress during our in-person and virtual information sessions. If you are selected in the lottery, you will have the opportunity to tour your apartment before you submit the required documentation.

15. How many apartments are available?

The Pryde has 74 apartments, including 25 studios, 41 one-bedrooms, and 8 two-bedrooms. Eight apartments are set aside for persons experiencing homelessness and will not be included in the lottery. Eleven apartments are built out for persons with impaired mobility and two apartments are built out for persons who are deaf/hard of hearing. All apartments are wheelchair accessible.

16. When are you expecting the first move-ins to occur?

Once construction is completed and The Pryde receives a Certificate of Occupancy from the City of Boston, residents will be able to move in. Construction delays may affect the timeline, but we expect that the first residents will be able to move in in May 2024.

17. What is the timeline for the lottery?

January 11, 2024:	Lottery Application Period Opens
February 22, 2024:	Lottery Application Period Closes (online applications must be received by this date, mailed applications must be postmarked by this date)
DATE TBD:	Lottery Occurs in a Public and Accessible Location to Be Announced (it is not required to attend; you will be notified of your placement following the lottery)

Qualified applicants selected in the lottery will be contacted to complete the interview and approval process. Prospective new residents also receive in depth and standardized

credit, criminal, and landlord background screening through a third-party reporting agency that specializes in tenant screening.

May 2024: Expected Certificate of Occupancy issued for The Pryde.
First residents move-in

18. When are the information sessions?

- Saturday, January 13, 2024 at 10:00 AM at Fenway Health, 1340 Boylston St, Boston, MA 02215. Join virtually, too, through the following link: <https://bit.ly/476nGbx>
- Saturday, January 20, 2024 at 10:00 AM at Hyde Park Branch of the Boston Public Library, 35 Harvard Ave, Hyde Park, MA 02136. Join virtually, too, through the following link: <https://bit.ly/4anWOH3>

19. When are the in-person application distributions?

- Thursday, January 11, 2024, 3:00 PM – 7:00 PM at Hyde Park Branch of the Boston Public Library, 35 Harvard Ave, Hyde Park, MA 02136
- Saturday, January 13, 2024, 10:00 AM - 2:00 PM at Fenway Health, 1340 Boylston St, Boston, MA 02215
- Saturday, January 20, 2024, 10:00 AM – 2:00 PM at Hyde Park Branch of the Boston Public Library, 35 Harvard Ave, Hyde Park, MA 02136
- Thursday, January 25, 2024, 3:00 PM – 7:00 PM at Hyde Square Task Force, 30 Sunnyside Street, Jamaica Plain, MA 02130
- Saturday, January 27, 2024, 10:00 AM – 2:00 PM at Club Cafe, 209 Columbus Ave, Boston, MA 02116

20. Are there any lottery preferences?

Yes. The City of Boston has a Boston residents preference for all income-restricted housing. At The Pryde, 70% of apartments in the initial lottery and lease up will have the City of Boston resident preference. If you are a Boston resident, you must provide two forms of proof of residency from the list below (no exceptions) with your lottery application:

- A dated letter from transitional housing or a homeless shelter (only one form necessary if homeless)
- Signed lease (At-will lease counts)
- Car registration/insurance cover page
- Renter's Insurance
- Heating bill (Gas, Electric, Oil)
- Cable / Data / Internet bill
- City of Boston voter registration / Resident listing
- Cell / Landline phone bill

Each document must be dated in the last 60 days. Falsifying residency status disqualifies the applicant.

21. How do I know if I have been selected by the lottery for an apartment?

You will be notified by email, mail, and/or by phone. If you have been selected in the

lottery, you will be invited to schedule an appointment to meet with representatives of Pennrose Management and LGBTQ Senior Housing to verify and complete your application.

22. What if I'm selected by the lottery but I currently have a lease? Can a unit be held until my lease expires?

A unit can be held for 60 days.

23. If I'm selected in the lottery, how long does it take to be verified and approved and be able to move in?

The timing is subject to both construction and applicant responsiveness. If you have been selected in the lottery, it usually takes about 30 days to process your application once it is complete and all required documentation has been submitted. After the City of Boston has issued a Certificate of Occupancy for The Pryde, move-ins can begin. To ensure that your verification process goes as smoothly as possible, you should have all required documentation assembled and readily available before your meeting with Pennrose Management and LGBTQ Senior Housing.

QUALIFICATIONS & ELIGIBILITY

24. If I'm selected in the lottery, how do I qualify for an apartment at The Pryde?

If you are selected in The Pryde lottery, you will be shown model floor plans and photos. If you then decide to move forward, you will be invited to submit an application and documentation to verify your income and other relevant information. Pennrose Management and LGBTQ Senior Housing will conduct the resident-selection process, which will include verifying household income and household members, a prior landlord interview (if warranted), a credit check, and a background check. The current income limits follow below. The federal government sets maximum income limits, which are based on the Area Median Income (AMI) for the City of Boston. They are recalculated each year.

INCOME LIMITS (Effective 4/2024)					
Household Size	Maximum Allowable Income				
	30%	50%	60%	80%	100%
1	\$34,260	\$57,100	\$68,520	\$91,360	\$103,900
2	\$39,180	\$65,300	\$78,360	\$104,480	\$118,800
3	\$44,070	\$73,450	\$88,140	\$117,520	\$133,600
4	\$48,960	\$81,600	\$97,920	\$130,560	\$148,400

25. How do I calculate my gross annual household income?

Begin by calculating what you and each member of your household earns in a month (including wages, commissions, bonuses and other regular payments) before taxes or any other deductions. Multiply that number by twelve months.

If your household's total income is higher than but still close to the qualifying household income, we encourage you to apply and allow us to make the relevant calculations.

Determining gross household income, the value of any assets, and what deductions you may qualify for is complicated, so don't assume that your income is too high and do apply!

26. What forms will I be required to complete?

Depending on your household, you may be required to complete some or all of the following forms:

- Rental Application (all members 18 and older)
- Release and Consent Form (all members 18 and older)
- Child Support Certification (all members 18 and older with children)
- Unemployed Affidavit (all members 18 and older when applicable)
- Zero Income Affidavit (all members 18 and older when applicable)
- Self-employed Affidavit (all members 18 and older when applicable)
- Less than 5k Affidavit (all members 18 and older when applicable)
- Certification of Asset Disposal (households with assets greater than \$5k) (all members 18 and older when applicable)
- Student Status Affidavit (all members 18 and older)
- Employment Verification (all members 18 and older)
- Verification of Termination of Employment for all jobs worked within the last 12 months (all members 18 and older)
- Marital Status Affidavit (all members 18 and older when applicable)

This seems like a lot, but we will help! Not every form is required for every applicant.

27. What do I need to bring to my appointment?

Please refer to our 'What to Bring' document available on ThePryde.com.

28. Do you take assets into account?

Yes. We will need to know about anything you own that has a cash value, including money in a bank account, investments, IRAs, and any property that you own, including your home. We will calculate a small amount of "income from assets" based on interest and other factors, and this amount is included in calculating your gross annual household income. Bring documentation of all your assets to your appointment.

29. How will you verify my assets?

Please bring information about all assets for each member of the household to your appointment. Assets may include, but are not limited to:

- Bank Statement(s) for all bank accounts (checking, savings, money markets, etc.) over the last six (6) mos.
- Information on Certificates of Deposit(s)
- Information on Mutual Funds, Stocks or Bonds
- Information on Treasury Bills
- Information on Trusts
- Information on Real Estate Holdings
- Information on Life Insurance Policies

30. 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 income eligibility. Eligibility is only determined individually if you are a single-person household.

31. How are rents established? And how often are they updated?

The US Department of Housing and Urban Development (HUD) determines the rents based upon an analysis of local incomes and utility costs. While HUD guidance is updated annually, the frequency of rent changes is established in each individual tenant's lease.

32. Are rental subsidies, such as Section 8, available at The Pryde?

Yes. Eight apartments at The Pryde are designated as Project-Based Section 8 Voucher housing, and three apartments are designated as Massachusetts Rental Voucher Program housing. Mobile Section 8 voucher holders are welcome in all units. These units are Homeless Set Aside Units and will not be included in the lottery. Housing Search Advocates helping clients apply to The Pryde's Homeless Set-Aside Preference Program must provide specific documentation to HomeStart, or the City's designee when they request it.

33. If I am not initially selected for an apartment at The Pryde, am I eligible for an apartment in the future?

Yes. Qualified applicants will be added to The Pryde's waiting list and will be notified by email or mail of their placement on the list.

34. Is a security deposit required?

Yes. If you are approved to move in, a security deposit equal to one month's rent will be required.

35. Can I request a certain apartment size?

While not guaranteed, you may indicate your preference for a studio, 1 bedroom or 2 bedroom on your application. Single persons can apply for a 2 bedroom unit, but households with two or more will be ranked higher unless the single person household has a disability related reasonable accommodation. This is the occupancy allowed by apartment size at The Pryde:

- a. Studio: 1-2 people
- b. 1-Bedroom: 1-2 people
- c. 2-Bedroom: 1-4 people

36. How do I qualify for one of The Pryde's apartments that are set aside for homeless households?

Homeless Set Aside Units will not be included in the housing lottery. Housing Search Advocates helping clients apply to The Pryde's Homeless Set-Aside Preference Program must provide specific documentation to HomeStart, or the City's designee when they request it.

In order to qualify for one of the apartments set aside for homeless households, your

household must meet either Definition (1) or Definition (2) below. If your household also meets Definition (3), you will be ranked higher on the interest list.

- (1) Literally Homeless includes any individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - a) Has a primary residence that is a public or private place not meant for human habitation;
 - b) Is living in a publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
 - c) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
- (2) Fleeing/Attempting to Flee Domestic Violence includes any individual or family who:
 - a) Is fleeing, or is attempting to flee, domestic violence;
 - b) Has no other residence; and
 - c) Lacks the resources or support networks to obtain other permanent housing
- (3) Residing in Boston, as defined by any individual or family who:
 - a) Is currently Literally Homeless in Boston emergency shelters, transitional housing programs, safe havens, or sleeping in a place not meant for human habitation; OR
 - b) Has been displaced from Boston due to lack of emergency shelter capacity or because fleeing domestic violence (the displaced preference is only available to families)

Housing Search Advocates helping clients apply to The Pryde's Homeless Set-Aside Preference Program must provide specific documentation to HomeStart, or the City's designee when they request it.

37. What happens if my income changes while I'm living at The Pryde?

If you reside in one of the Massachusetts Rental Voucher Program (MRVP) or Project Based Voucher (PBV) apartments at The Pryde, your rent will increase or decrease according to income or household changes as reported to the Boston Housing Authority.

A resident in a LIHTC unit does not have their rent increase or decrease based on income, it is a set rent amount. LIHTC rents can increase when the annual income limits are released from HUD. LIHTC rents will however never decrease. If a household's income exceeds 140% of AMI at annual recertification, they will stay at the assigned max rent for the unit. However, if they are in a lower tier unit (ie. 50%) and their income exceeds 140%, we will look to make their unit a higher tier unit when possible, thus increasing their rent.

ACCESSIBILITY

38. Is the building accessible?

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 restrooms.

39. 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.

AMENITIES, UTILITIES & POLICIES

40. Is there an LGBTQ community in Hyde Park?

Yes! Hyde Park is home to many members of the LGBTQ community, including the Executive Director of LGBTQ Senior Housing and her wife. Hyde Park community leaders, neighborhood organizations and local businesses support The Pryde and are looking forward to welcoming residents.

41. Is The Pryde close to public transportation?

The Pryde is located in the heart of the Hyde Park neighborhood of Boston, is within a quarter mile of the MBTA Hyde Park Station, which is served by both the Franklin/Foxboro and Providence/Stoughton regional rail lines. The Pryde is also roughly a quarter mile from the MBTA Fairmount Station, which is served by both the Franklin/Foxboro and Fairmount regional rail lines. All three commuter rail lines offer direct service to Boston's South Station, seven days a week. The Pryde is a short walk from Hyde Park Ave., where the MBTA's 32 bus connects residents to the Forest Hills Orange Line Station.

42. Is parking provided?

There will be four (4) accessible parking spaces on site, along with an electric vehicle charging station. Free on-street parking is available around The Pryde.

43. Does The Pryde have a fitness center?

Yes. The Pryde will have a state-of-the-art fitness center that includes cardio equipment, strength-training circuit, and free weights. The Hyde Park YMCA is located just a few blocks away from The Pryde and offers discount memberships for seniors.

44. Are there on-site laundry facilities?

Yes. There are shared on-site laundry rooms on every floor with washer and dryers with Smart Card laundry payment system. There are no washers or dryers or hookups in the apartments.

45. Do the apartments have air conditioning?

Yes, each apartment has resident-controlled heating and cooling. This is an all-electric building.

46. Am I responsible for my utilities?

You will be responsible for paying for your own electric service, which includes heat and air conditioning as well as hot water. You are also responsible for your telephone, cable TV and internet. Water, sewer and trash pickup are included in your rent, and free Wi-Fi will be available in the common areas of the building.

47. What appliances are included in the kitchen?

Every apartment is equipped with an electric range, refrigerator, and dishwasher.

48. Are pets allowed?

Yes. The Pryde is a pet-friendly community, but there are restrictions. You are allowed a maximum of two (2) pets per household, and they must each be 35 lbs. or less.

49. What supportive services and programs will be available to residents?

The Pryde will offer robust supportive services and programming for all residents. The Pryde is an LGBTQ-affirming senior housing community, not assisted living or a nursing home. We hope that our residents will be able to age in place healthfully and joyfully as their full authentic selves, and a robust supportive services plan will be a central focus of our LGBTQ-affirming programming at The Pryde. The Pryde will have supportive services staff in addition to the on-site Property Manager. Extensive multi-generational programming that celebrates LGBTQ elders, allies, and LGBTQ history and culture is planned for both the public Community Center and the performance space in the residents' wing.

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