



## Village at Park River



## Hartford, Connecticut

### One, Two, and Three-Bedroom Apartment Homes

**NOW LEASING PHASE V!** Applicants for the income-restricted apartments will be processed from the waitlist. The waitlist for the income-restricted apartments is now open for a limited time. Phase V adds an additional 58 units to the existing 260, for a total of 318 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. Totaling 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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T: 959.201.1270 | F: 860.955.1579 | TTY: 711  
E: [ParkRiver@Pennrose.com](mailto:ParkRiver@Pennrose.com)  
[VillageAtParkRiver.com](http://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), Housing Trust Fund (HTF)

## HOW TO APPLY

The waitlist for the income-restricted apartments is now open for a limited time! Please complete the online application available at [VillageatParkRiver.com](http://VillageatParkRiver.com) as soon as possible.

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 V INCOME LIMITATIONS & RENTS

(Effective 5/2024 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1-2 people	Minimum \$58,286	Market	Starting at \$1,700
2 Bedroom	1 person	\$47,006 - \$42,650	50%	\$1,371
	2 people	\$47,006 - \$48,750		
	3 people	\$47,006 - \$54,850		
	4 people	\$47,006 - \$60,900		
	1 person	\$56,400 - \$51,180	60%	\$1,645
	2 people	\$56,400 - \$58,500		
	3 people	\$56,400 - \$65,820		
	4 people	\$56,400 - \$73,080		
	1-4 people	Minimum \$68,571	Market	Starting at \$2,000
3 Bedroom	3 people	\$54,274 - \$54,850	50%	\$1,583
	4 people	\$54,274 - \$60,900		
	5 people	\$54,274 - \$65,800		
	6 people	\$54,274 - \$70,650		
	3 people	\$65,143 - \$65,820	60%	\$1,900
	4 people	\$65,143 - \$73,080		
	5 people	\$65,143 - \$78,960		
	6 people	\$65,143 - \$84,780		
	1-6 people	Minimum \$78,857	Market	Starting at \$2,300