



Orleans, Massachusetts

One-, Two- & Three-Bedroom Apartments

NOW LEASING! Phare is a brand new mixed-income community in Orleans, MA. The 62-unit community offers beautiful new one-, two-, and three-bedroom income-restricted apartment homes in mid-rise and townhome-style buildings with an abundance of shared communities amenities. The lottery application period has closed and a housing lottery was conducted on 4/22/25, but we are still accepting applications for our waitlist! Submit an application today via US Mail to the address listed below.

COMMUNITY AMENITIES:

- Inviting resident lounge and outdoor patio
- Fitness center
- Community garden and picnic area
- Bike racks and walking path
- Playground for children
- EV charging stations
- Elevators (mid-rise building)
- 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, breakfast bar and electric range
- In-unit washer and dryer
- Spacious closets
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric and cable.

Contact Us:

Mail Application to: Pennrose, Attn: PHARE, 1301 N. 31st Street, Philadelphia, PA 19121
19 West Road | Orleans, MA 02653 (*Phare - Not Open*)
T: 508.456.9843 | TTY: 711 | E: Phare@Pennrose.com
PhareApts.com

HOW TO APPLY

Complete the property Pre-application, available for download on **PhareApts.com**. Please contact us if you need a Pre-application mailed to you. Return the completed, signed, and dated Pre-application via US MAIL to: **Pennrose, Attn: PHARE, 1301 N. 31st Street, Philadelphia, PA 19121**. All Pre-applications must be mailed.

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.
- 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 4/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$48,069 - \$57,420	60%	\$1,402
	2 people	\$48,069 - \$65,640		
	1 person	\$65,657 - \$74,800	80%	\$1,915
	2 people	\$65,657 - \$85,450		
2 Bedroom	2 people	\$57,257 - \$65,640	60%	\$1,670
	3 people	\$57,257 - \$73,860		
	4 people	\$57,257 - \$82,020		
	2 people	\$78,377 - \$85,450	80%	\$2,286
	3 people	\$78,377 - \$96,150		
	4 people	\$78,377 - \$106,800		
3 Bedroom	3 people	\$64,354 - \$73,860	60%	\$1,877
	4 people	\$64,354 - \$82,020		
	5 people	\$64,354 - \$88,620		
	6 people	\$64,354 - \$95,160		
	3 people	\$88,731 - \$96,150	80%	\$2,588
	4 people	\$88,731 - \$106,800		
	5 people	\$88,731 - \$115,350		
	6 people	\$88,731 - \$123,900		

** There are (9) 30% AMI PBV and MRVP units available (5 one-bedrooms, 3 two-bedrooms, 1 three-bedroom). Rent is based on income for these units.*