



## Hyde Park, Massachusetts

**NOW OPEN! Studio, One- & Two-Bedroom Senior (62+) Apartments**

We are accepting applications for our waitlist! Pennrose, in partnership with LGBTQ Senior Housing Inc., developed 74 brand new LGBTQ+ affirming apartments for seniors 62 and older in the Hyde Park neighborhood of Boston. The 120 year old former William Barton Rogers School has undergone a historic rehabilitation. Rent-restricted studio, one- and two-bedroom apartments are available to households and individuals at various income tiers (50%, 60%, 80%, and 100% of Area Median Income).

### COMMUNITY AMENITIES:

- Two private resident lounges and sunroom
- Large event and gallery spaces
- Classrooms for continued learning opportunities
- Resident cinema
- Fitness center
- On-site laundry facilities
- Community center run by LGBTQ Senior Housing, Inc.
- Elevators and secured access entry to building
- Courtyard and professionally landscaped grounds
- On-site supportive services available to all residents, including LGBTQ Programming and Services
- On-site professional management team and maintenance with 24-hour emergency call service

### RESIDENCE FEATURES:

- Modern kitchen including dishwasher and electric range
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric (heating, cooling, hot water) and cable.
- We're proud to partner with Flex – Split your rent and Flex will help pay it on-time and build your credit history.

**APPLY ONLINE**



### Contact Us:

55 Harvard Avenue | Hyde Park, MA 02136  
T: 781.808.2023 | F: 617.850.8682 | TTY: 711  
E: [ThePryde@Pennrose.com](mailto:ThePryde@Pennrose.com)

[ThePryde.com](http://ThePryde.com)

\*Income Restrictions Apply



**PENNROSE**  
Bricks & Mortar | Heart & Soul



## HOW TO APPLY

Complete the Online Application available at [ThePryde.com](http://ThePryde.com). If you prefer to complete a paper application, there is a downloadable PDF available on our website as well. Please contact us if you need an application mailed to you.

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.
- Passport(s) or Original 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 submission of your completed Application, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 8/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
Studio	1 person	\$37,110 - \$57,900	50%	\$1,237
	2 people	\$37,110 - \$66,200		
	1 person	\$45,810 - \$69,480	60%	\$1,483
	2 people	\$45,810 - \$79,440		
	1 person	\$63,210 - \$91,200	80%	\$2,107
	2 people	\$63,210 - \$104,200		
	1 person	\$80,460 - \$114,200	100%	\$2,682
	2 people	\$80,460 - \$130,600		
1 Bedroom	1 person	\$39,330 - \$57,900	50%	\$1,311
	2 people	\$39,330 - \$66,200		
	1 person	\$48,630 - \$69,480	60%	\$1,621
	2 people	\$48,630 - \$79,440		
	1 person	\$67,290 - \$91,200	80%	\$2,243
	2 people	\$67,290 - \$104,200		
	1 person	\$85,830 - \$114,200	100%	\$2,861
	2 people	\$85,830 - \$130,600		
2 Bedroom	2 people	\$58,530 - \$79,440	60%	\$1,951
	3 people	\$58,530 - \$89,340		
	4 people	\$58,530 - \$99,240		
	2 people	\$80,340 - \$104,200	80%	\$2,678
	3 people	\$80,340 - \$117,250		
	4 people	\$80,340 - \$130,250		
	2 people	\$102,570 - \$130,600	100%	\$3,419
	3 people	\$102,570 - \$146,900		
	4 people	\$102,570 - \$163,200		