

NOW ACCEPTING LOTTERY APPLICATIONS! MUST BE POSTMARKED BY 7/14/25!



Lenox, Massachusetts

One-, Two- & Three-Bedroom Apartments

NOW ACCEPTING LOTTERY APPLICATIONS! Forge is a brand new mixed-income community in Lenox, MA. The 65-unit community offers beautiful new one-, two-, and three-bedroom income-restricted apartment homes in townhome-style buildings. A housing lottery will be conducted in July and a local preference will be given to those that live, work, or have children that go to school in any of the towns listed on the next page. First move-ins are slated for August 2025.

COMMUNITY AMENITIES:

- Inviting community clubhouse
- Fitness center
- Playground for children
- Covered bike parking
- EV charging stations
- 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 and electric range
- In-unit washer and dryer
- Spacious closets
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric and cable.

**DOWNLOAD
APPLICATION:**



Contact Us:

1-66 Brushwood Way | Lenox, MA 01240 (*Management Office Not Open*)

T: 413.771.4579 | TTY: 711 | F: 413.241.7579

E: Forge@Pennrose.com

ForgeatLenox.com

PENNRose
Bricks & Mortar | Heart & Soul

*Income Restrictions Apply



HOW TO APPLY FOR LOTTERY

Complete the property Pre-application, available for download on **ForgeatLenox.com**. Please contact us if you need a Pre-application emailed or mailed to you. Return the completed, signed, and dated Lottery Pre-application via email, fax or US MAIL to: **Pennrose, Attn: FORGE, 1301 N. 31st Street, Philadelphia, PA 19121**. Upon receipt of the Application, credit, criminal, and landlord screening will be processed.

To be entered into the lottery, the Pre-application must be submitted electronically or postmarked no later than **7/14/25**. The lotteries will be conducted via Microsoft Teams on 7/28/25. A link to register to virtually attend is available at ForgeatLenox.com. It is not necessary to attend the lottery.

A preference will be given to those that live, work, or have children that go to school in any of the following Massachusetts towns: Lenox, Adams, North Adams, Cheshire, Dalton, Great Barrington, Hinsdale, Housatonic, Lee, Lenoxdale, Pittsfield (City), Williamstown, New Ashford, Washington, Becket, Otis, Sheffield, Lanesborough, Stockbridge, and W. Stockbridge.

INCOME LIMITATIONS & RENTS

(Effective 5/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$44,743 - \$51,600	60%	\$1,305
	2 people	\$44,743 - \$58,980		
	1 person	\$85,289 - \$103,200	120%	\$2,488
	2 people	\$85,289 - \$117,960		
2 Bedroom	2 people	\$53,829 - \$58,980	60%	\$1,570
	3 people	\$53,829 - \$66,360		
	4 people	\$53,829 - \$73,680		
	2 people	\$102,384 - \$117,960	120%	\$2,986
	3 people	\$102,384 - \$132,720		
	4 people	\$102,384 - \$147,360		
3 Bedroom	3 people	\$61,989 - \$66,360	60%	\$1,808
	4 people	\$61,989 - \$73,680		
	5 people	\$61,989 - \$79,620		
	6 people	\$61,989 - \$85,500		
	3 people	\$118,245 - \$132,720	120%	\$3,449
	4 people	\$118,245 - \$147,360		
	5 people	\$118,245 - \$159,240		
	6 people	\$118,245 - \$171,000		

** There are (9) 30% AMI MRVP units available (4 one-bedrooms, 3 two-bedrooms, 2 three-bedrooms). Rent is based on income for these units.*