



**Good Shepherd Senior**

*For Seniors 62 & Older*

## One Bedroom Affordable Apartments In Overbrook, Philadelphia

**For Seniors 62 & Older**

Good Shepherd Senior is an affordable 62 and senior building in the Overbrook neighborhood of northwest Philadelphia. Located only minutes from relaxing in West Fairmount Park, and shopping on City Avenue, Good Shepherd Seniors puts you where you want to be. Units feature a modern kitchen, spacious closets, ceramic tiled baths, and resident controlled heating and cooling. These 1 bedroom apartments units are designed with the features that seniors need.

### COMMUNITY AMENITIES:

- Community room for resident use
- Fitness center
- Laundry facilities
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service

### RESIDENCE FEATURES:

- Brand new apartments for seniors 62+
- Open floor plans with oversized windows
- Modern kitchen, including dishwasher
- Spacious closets
- Ceramic tiled baths
- Resident controlled heating & cooling, including central A/C

### Contact Us:

6441 Lansdowne Ave, Philadelphia, PA 19151

T: 215-826-3166

E: [GoodShepherd@Pennrose.com](mailto:GoodShepherd@Pennrose.com)

[GoodShepherdSeniorApts.com](http://GoodShepherdSeniorApts.com) | [Pennrose.com](http://Pennrose.com)

Leasing Office Hours: Monday - Friday 8:30am - 5:00pm

## 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. Renaissance Row offers the following rent programs: Low-Income Housing Tax Credit

## HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you. Return the completed, signed, and dated Pre-application to the property via U.S. mail. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required. 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.
- 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 payment of the Application Fee, credit, criminal, and landlord screening will be processed.

## INCOME RESTRICTIONS\*

If you have an annual income that correlates with the household size in the chart below, you may qualify. Please note these figures are provided by HUD and are subject to change at anytime.

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Tenant Rent
1 Bedroom	1 person	\$0 - \$16,720	20% PBV	Based on Income
	2 people	\$0 - \$19,120		
	1 person	\$0 - \$41,800	50% PBV	Based on Income
	2 people	\$0 - \$47,800		
	1 person	\$28,650 - \$41,800	50% LIHTC	\$955
	2 people	\$28,650 - \$47,800		
	1 person	\$34,950 - \$50,160	60% LIHTC	\$1,165
	2 people	\$34,950 - \$57,360		