



Kingston, New York

One, Two, and Three-Bedroom Apartment Homes

Golden Hill is a brand-new mixed-income community featuring 164 thoughtfully designed one-, two-, and three-bedroom apartments for individuals, families, and seniors (62+). Residents enjoy exceptional amenities, including a community center, fitness center, health service programs, playground, open green spaces, and on-site parking. With direct access to the Empire State Trail, Golden Hill offers the perfect blend of comfort, convenience, and connection.

COMMUNITY AMENITIES:

- Inviting community building and fitness center
- Open green space, walking paths, and picnic area
- EV charging stations and bike storage
- Playground for children
- Accessible to public transportation
- Professional management and maintenance team 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.
- We're proud to partner with Flex – Split your rent and Flex will help pay it on-time and build your credit history.

RESIDENCE FEATURES:

- Modern kitchen including ENERGY STAR® stainless steel appliances
- Washer & dryer (the senior building has shared laundry facilities)
- Vinyl flooring and spacious closets
- Central A/C
- Pet-friendly community (*restrictions apply*)
- Resident is responsible for electric and cable.

APPLY ONLINE!



Contact Us:

2106 Fernway Road | Kingston, NY 12401
T: 845.668.3979 | F: 845.422.9948 | TTY: 711
GoldenHillApts.com

*Income Restrictions Apply



Homes and
Community Renewal

PENNROSE
Bricks & Mortar | Heart & Soul



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. The following rent programs are offered: Low-Income Housing Tax Credit, HOME Program, Project-Based Vouchers

HOW TO APPLY

Complete the Online Application, available at **GoldenHillApts.com**. Please contact the office if you need to complete a paper Pre-application.

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

(Effective 8/2026 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$30,630 - \$41,950	50% SENIOR	\$1,021
	2 people	\$30,630 - \$47,950		
	1 person	\$37,380 - \$50,340	60% SENIOR	\$1,246
	2 people	\$37,380 - \$57,540		
	1 person	\$50,880 - \$67,120	80%	\$1,696
	2 people	\$50,880 - \$76,720		
2 Bedroom	2 people	\$61,200 - \$76,720	80%	\$2,040
	3 people	\$61,200 - \$86,320		
	4 people	\$61,200 - \$95,840		
3 Bedroom	3 people	\$68,610 - \$86,320	80%	\$2,287
	4 people	\$68,610 - \$95,840		
	5 people	\$68,610 - \$103,520		
	6 people	\$68,610 - \$111,200		