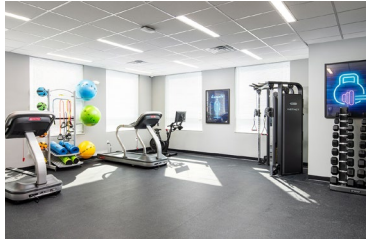




Heights at Village at Park River

Lottery Application Deadline: 9/11/25



Hartford, Connecticut

One, Two, and Three-Bedroom Apartment Homes

NOW ACCEPTING LOTTERY APPLICATIONS! Heights at Village at Park River is the latest phase in the Village at Park River community, introducing two newly constructed 4-story mid-rise buildings, offering 76 brand-new, one- and two-bedroom apartments. These stylish residences come in a variety of spacious layouts, each featuring sleek, fully-equipped kitchens, in-unit washers and dryers, central air conditioning, and expansive windows that flood the space with natural light. With elevators in both buildings for added ease of access, convenience is at your fingertips. Occupancy is currently slated for November 2025.

COMMUNITY AMENITIES:

- Resident lounges and fitness center
- Elevators and EV charging stations
- Professionally landscaped grounds
- Shared laundry facilities
- Community building, playground, park, bike paths, and community gardens
- On-site professional management team
- 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 electric range, dishwasher
- Spacious closets
- Vinyl flooring
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for gas, electric, and cable.

DOWNLOAD APPLICATION:



Contact Us:

Application Pick-Up Location: 99 Park River Drive, Hartford, CT 06112

T: 959.271.1607 | TTY: 711

E: HeightsVPR@Pennrose.com

HeightsatVPR.com

*Income Restrictions Apply

PENNROSE
Bricks & Mortar | Heart & Soul



HOW TO APPLY FOR LOTTERY

Complete the property Pre-application, available for download on **HeightsatVPR.com**. Please contact us if you need a Pre-application emailed or mailed to you. Paper applications can be picked up from the brochure box outside the Community Building located at 99 Park River Drive, Hartford, CT 06112. Return the completed, signed, and dated Lottery Pre-application via email (HeightsVPR@pennrose.com) or via US MAIL to: **Pennrose, Attn: Heights at VPR, 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 via email or postmarked no later than **9/11/25**. The lottery will be conducted via Microsoft Teams at 2:00 pm on 9/22/25. A link to register to virtually attend is available at HeightsatVPR.com. It is not necessary to attend the live virtual lottery as your placement in the lottery will be mailed to you. 44 units will be filled through the housing lottery, while the remaining 32 units will be allocated through referrals.

INCOME LIMITATIONS & RENTS

(Effective 6/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$35,610 - \$44,350	50%	\$1,187
	2 people	\$35,610 - \$50,650		
	1 person	\$42,750 - \$53,220	60%	\$1,425
	2 people	\$42,750 - \$60,780		
	1-2 people	Minimum \$45,000	Market	Starting at \$1,500
2 Bedroom	1 person	\$42,750 - \$44,350	50%	\$1,425
	2 people	\$42,750 - \$50,650		
	3 people	\$42,750 - \$57,000		
	4 people	\$42,750 - \$63,300		
	1 person	\$51,300 - \$53,220	60%	\$1,710
	2 people	\$51,300 - \$60,780		
	3 people	\$51,300 - \$68,400		
	4 people	\$51,300 - \$75,960		
	1-4 people	Minimum \$54,000	Market	Starting at \$1,800