



## Now Leasing Phase 3!

### One, Two, Three, and Four-Bedroom Apartment Homes in Wilmington, DE

Imani Village is a brand new mixed-income family rental community in Wilmington, DE. Residents enjoy an inviting community center, on-site management and maintenance, community garden, a tot lot, and gazebo. All residents will have access to on-site supportive services. The location allows residents to quickly get to downtown Wilmington, or locations north or south with easy access to I-95, I-495, and I-295. Imani Village offers residents close proximity to urban amenities such as shopping, dining, and entertainment.

#### COMMUNITY AMENITIES:

- Inviting community center
- Business center with computer stations
- Playground for small children
- Community garden
- Supportive services available to all residents
- Professionally landscaped grounds
- 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
- Washer and dryer in every home
- Spacious closets
- Vinyl kitchen flooring, ceramic-tiled baths
- Central A/C
- Exterior storage
- Pet-friendly (restrictions apply)
- Resident is responsible for gas, electric, and cable.

#### Contact Us:

1400 Todds Lane | Wilmington, DE 19802  
 T: 302.499.2646 | F: 302.397.2071 | TTY: 711  
 E: ImaniVillage@Pennrose.com  
 ImaniVillageDE.com

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

\*Income Restrictions May Apply



## 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. Imani Village offers the following rent programs: Low-Income Housing Tax Credit (LIHTC), HOME Program, PBV, RAD, Market

## INCOME LIMITATIONS & RENTS

(Effective 1/2026 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$25,080 Maximum	30% LIHTC/ PBV	Based on Income
	2 people	\$28,680 Maximum		
	1 person	\$50,160 Maximum	60% LIHTC/ PBV	Based on Income
	2 people	\$57,360 Maximum		
	1 person	\$27,718 - \$33,440	40% LIHTC/ Sp. Needs	\$808
	2 people	\$27,718 - \$38,240		
	1- 2 people	\$61,440 Minimum	Market	\$1,792
2 Bedroom	2 people	\$28,680 Maximum	30% LIHTC/ PBV	Based On Income
	3 people	\$32,250 Maximum		
	4 people	\$35,820 Maximum		
	2 people	\$47,800 Maximum	50% LIHTC/ PBV	Based On Income
	3 people	\$53,750 Maximum		
	4 people	\$59,700 Maximum		
	2 people	\$57,360 Maximum	60% LIHTC/ PBV	Based On Income
	3 people	\$64,500 Maximum		
	4 people	\$71,640 Maximum		
	2 people	\$32,852 - \$38,240	40% LIHTC Sp. Needs	\$958 - \$960
	3 people	\$32,852 - \$43,000		
	4 people	\$32,852 - \$47,760		
	2 people	\$42,109 - \$47,800	50% LIHTC Sp. Needs	\$1,228
	3 people	\$42,109 - \$53,750		
	4 people	\$42,109 - \$59,700		
	1- 4 people	\$73,714 Minimum	Market	\$2,150

3 Bedroom	3 people	\$32,250 Maximum	30% LIHTC/ HOME	Based on Income
	4 people	\$35,820 Maximum		
	5 people	\$38,700 Maximum		
	6 people	\$41,580 Maximum		
	3 people	\$53,750 Maximum	50% LIHTC/ PBV	Based on Income
	4 people	\$59,700 Maximum		
	5 people	\$64,500 Maximum		
	6 people	\$69,300 Maximum		
	3 people	\$64,500 Maximum	60% LIHTC/ PBV	Based on Income
	4 people	\$71,640 Maximum		
	5 people	\$77,400 Maximum		
	6 people	\$83,160 Maximum		
	3 people	\$38,170 - \$43,000	40% LIHTC Sp. Needs	\$1,113
	4 people	\$38,170 - \$47,760		
	5 people	\$38,170 - \$51,600		
	6 people	\$38,170 - \$55,440		
	3 people	\$48,799 - \$53,750	50% LIHTC	\$1,423
	4 people	\$48,799 - \$59,700		
	5 people	\$48,799 - \$64,500		
	6 people	\$48,799 - \$69,300		
	1 - 6 people	\$85,166 Minimum	Market	\$2,484
4 Bedroom	4 people	\$35,820 Maximum	30% LIHTC/ PBV	Based on Income
	5 people	\$38,700 Maximum		
	6 people	\$41,580 Maximum		
	7 people	\$44,430 Maximum		
	8 people	\$47,310 Maximum		
	4 people	\$59,700 Maximum	50% LIHTC/ PBV	Based on Income
	5 people	\$64,500 Maximum		
	6 people	\$69,300 Maximum		
	7 people	\$74,050 Maximum		
	8 people	\$78,850 Maximum		
	4 people	\$71,640 Maximum	60% LIHTC/ PBV	Based on Income
	5 people	\$77,400 Maximum		
	6 people	\$83,160 Maximum		
	7 people	\$88,860 Maximum		
	8 people	\$94,620 Maximum		

4 Bedroom	4 people	\$54,370 - \$59,700	50% LIHTC	\$1,586
	5 people	\$54,370 - \$64,500		
	6 people	\$54,370 - \$69,300		
	7 people	\$54,370 - \$74,050		
	8 people	\$54,370 - \$78,850		
	1 - 8 people	\$95,040 Minimum	Market	\$2,772