



Wilmington, Delaware

One, Two, Three, and Four-Bedroom Apartment Homes

Imani Village is a brand new mixed-income family rental community in Wilmington, DE. It marks the beginning of a multi-phase redevelopment of the city's northeast Riverside community, in partnership with REACH Riverside and the Wilmington Housing Authority. 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.

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

HOW TO APPLY

Complete the property Pre-application, available on the website or available for pick up from our leasing office at 1400 Todds Lane, Wilmington, DE 19802. Please contact the office if you need a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application via US mail to: **Imani Village, PO Box 9507, Wilmington, DE 19809**. A non-refundable \$25 application fee per adult household member is required (unless you are a returning resident), payable to: Imani Village.

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 LIMITATIONS & RENTS

(Effective 2/2023 and subject to change)

Unit Size	% AMI	Monthly Rent	Income Minimum Required
1 Bedroom	30%	Based on Income	N/A
	Market	Starting at \$1,000	\$36,000
2 Bedroom	30%	Based on Income	N/A
	50%	Based on Income	N/A
	Market	Starting at \$1,200	\$43,200
3 Bedroom	30%	Based on Income	N/A
	50%	Based on Income	N/A
	Market	Starting at \$1,327	\$46,800
4 Bedroom	30%	Based on Income	N/A
	50%	Based on Income	N/A
	Market	Starting at \$1,525	\$54,000

Income Maximum Limits by Household Size:

% AMI	1 Person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
30%	\$22,140	\$25,320	\$28,470	\$31,620	\$34,170	\$36,690	\$39,210	\$41,760
50%	\$36,900	\$42,200	\$47,450	\$52,700	\$56,950	\$61,150	\$65,350	\$69,600