

# The Flats Phase II

Rental Office:  
525 North Union Street  
Wilmington, De 19805  
302.656.2972 • TTY 711



This Apartment Community is the second phase of an overall planned redevelopment of 430 existing multifamily rental apartments in an existing, well-established neighborhood. This neighborhood is being revitalized by the Todmorden Foundation, a Wilmington, DE based mission-driven nonprofit organization.

## **RENTAL INFORMATION:**

72 Affordable Housing, General Occupancy Apartments  
2 & 3 Bedroom Apartments

ADA Handicapped Accessible and Hearing/Vision Impaired Apartments Available

## **RENT INCLUDES WATER, SEWER AND TRASH REMOVAL\***

*\*Residents will be charged for overage water usage*

Section 8 Vouchers Accepted

Income Limits Apply

**There are NO 1 Bedroom Apartments in Phase II**

**2 Bedroom Apartments** (1 Full Bath (4 with 1 Full and ½ Bath) Average 945 square ft.)  
(7 available) 40% Income Limit 2 BR Apartments at **\$570 per month\***  
(5 available) 50% Income Limit 2 BR Apartments at **\$750 per month**  
(53 available) 60% Income Limit 2 BR Apartments at **\$915 per month**

**3 Bedroom Apartments** (1 Full Bath and ½ Bath, Average 1,200 square ft.)  
(1 available) 40% Income Limit 3 BR Apartment at **\$640 per month\***  
(1 available) 50% Income Limit 3 BR Apartments at **\$855 per month**  
(4 available) 60% Income Limit 3 BR Apartments at **\$1,025 per month**



### **AMENITIES INCLUDE:**

- Energy Star Micro-Hoods & Ceiling Fans
- Fully Equipped Kitchen with Dishwasher, Refrigerator and Range
- Free Wi-Fi
- Washer and Dryer Hook-Ups in Apartments
- Community Center with:
  - Community Room with Kitchenette
  - Rental/Management Office
  - Resident Computers
- Playground On-Site
- Security/Surveillance System
- Off Street Parking
- Professional Maintenance and Management
- 24 Hour Emergency Maintenance On-Call
- Adjacent to Bancroft Pkwy. Close to Woodlawn Library, Woodlawn Park and Little Italy
- No Pets.
- Tobacco-Free Community

### **INCOME LIMITS:**

The Flats Phase II is an affordable rental community and maximum and minimum income limits apply for all rental opportunities. The maximum income levels are based on a percentage of the New Castle County's median income by household size. When applying for residency, applicants will be required to complete forms pertaining to their household composition, gross household income (before any deductions) and your income from assets. Select units are Section 811. Applications for these apartments must apply with DSHA - Delaware State Housing Authority.

### **MAXIMUM INCOME LIMITS:**

	<b>1 person</b>	<b>2 people</b>	<b>3 people</b>	<b>4 people</b>	<b>5 people</b>	<b>6 people</b>
<b>40%</b>	\$24,480	\$28,000	\$31,480	\$34,960	\$37,760	\$40,560
<b>50%</b>	\$30,600	\$35,000	\$39,350	\$43,700	\$47,200	\$50,700
<b>60%</b>	\$36,720	\$42,000	\$47,220	\$52,440	\$56,640	\$60,840

### **MINIMUM INCOME LIMITS:**

2 BR 40% = \$16,824	3 BR 40% = \$19,296
2 BR 50% = \$21,144	3 BR 50% = \$24,456
2 BR 60% = \$25,104	3 BR 60% = \$34,008

### **APPLICATION PROCESSING:**

Credit history, criminal background, landlord history, and other resident selection criteria apply. Income limits, and other resident selection criteria will determine the eligibility to lease the apartment/townhome. Households comprised entirely of full time students will not qualify unless certain exceptions are met. All statements made on the rental application must be verified in writing through a third party not related to the applicant household.

\* **The 40% income level apartments are reserved for special populations that identify with the following groups:**

- ❖ Persons with HIV/AIDS related illness
- ❖ Literally or Imminently Homeless
- ❖ Survivors of Domestic Violence
- ❖ Persons with Disabilities
- ❖ Youth exiting foster care or persons exiting state-run institutions

Please note that we will need to verify that you qualify as a member of the population listed above.

If you have any questions, please feel free to contact the office at 302-656-2972.