



A newly constructed senior apartment community of 48 units in Abilene, Taylor County, Texas.

This community will include a mix of one and two-bedroom apartments and amenities, and will target a mix of incomes as follows:

# of units*	Type	Square Footage	Income Eligibility
40	1 Br/1 Ba	650—794 sq. ft.	30% - 60% of Area Median Income
5	2 Br/2 Ba	1,090 sq. ft.	60% of Area Median Income
3	2 Br/2 Ba	1,090 sq. ft.	Market Rate

Currently the income eligibility level for a 30% unit is \$12,180 for a single person and \$13,920 for a couple. The 50% income level is \$20,300 for a single person and \$23,000 for a couple. The 60% income level is \$24,360 for a single person and \$27,840 for a couple. These limits are adjusted annually, and will be less an allowance for utilities. The market rate units are not income restricted. Affordable rents range from \$326 to \$783, and market rate rents start at \$840.

Each apartment unit will include 9' ceilings, a full appliance package, washer/dryer hookups, ceiling fans, and a private patio with secured storage. The buildings will be designed to maximize energy efficiency, and will include several community spaces, such as:

- A community room with covered patio and “party kitchen”
- A library/T.V. lounge;
- A movie theater;
- A business center where residents can utilize computers to access the Internet;
- A fitness room;
- Manager and leasing offices;
- Maintenance office/workroom/storage;
- Laundry facilities.

Additionally, services will be provided onsite, at no cost to the residents. Such services will include social and educational activities, health screenings, and information and referral.

About the Developers

Prairie Gardens was developed by the Abilene Housing Authority in conjunction with DMA Development Company, LLC (DMA). The Abilene Housing Authority owns and manages 5 additional properties in Abilene and DMA owns The Arbors at Rose Park senior community.

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