



8540 Phelan Boulevard, Beaumont, TX 77707

## Property Profile

Century Heights will be a 202-unit senior living community for seniors ages 55 and older, funded by Hurricane Harvey Recovery dollars. 103 units will be reserved for applicants earning 80% of the Area Median Income or below, while the remaining 99 units will have no income restrictions.

### Unit and Community Amenities

- ❖ 100% masonry on exterior
- ❖ Covered Entries
- ❖ Ceiling Fixtures in All Rooms
- ❖ Energy Star Rated Appliances
- ❖ Washer/Dryer Connections
- ❖ Nine Foot Ceilings
- ❖ Thirty Year Architectural Shingle Roofing
- ❖ 14 SEER HVAC Air Conditioners
- ❖ Covered Patios/Balconies
- ❖ Controlled Access Gates
- ❖ Accessible Walking Paths
- ❖ Full Perimeter Fencing
- ❖ Furnished Fitness Center
- ❖ Equipped Computer Learning Center
- ❖ Furnished Community Room
- ❖ Health Screening Room
- ❖ Dog Park
- ❖ Gazebo
- ❖ On Site Social and Supportive Services

### Proposed Unit Bedroom Mix (Subject to Change)

<u>Unit Type</u>	<u>Number of Units</u>	<u>Square Footage</u>
1 Bedroom	<u>113</u>	636 square feet
1 Bedroom	<u>69</u>	735 square feet
2 Bedroom	<u>20</u>	793 square feet

### Income Guidelines (Only for the 103 affordable units)

<u>Family Size</u>	<u>You May Earn Up To....</u>
1 person	\$36,550
2 people	\$41,750

### Rent Amounts

<u>Bedroom Size</u>	<u>Rent</u>
1 Bedroom	Starting at \$699
2 Bedroom	Starting at \$856



THE IMAGES SHOWN IN THIS RENDERING ARE PRELIMINARY AND ARE SUBJECT TO CHANGE



HOUSING AUTHORITY  
of the City of Beaumont, Texas

# CENTURY HEIGHTS

SMITH&COMPANY  
ARCHITECTS