

For Immediate Release  
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## **State Expands Affordable Housing Options for Morgan County Seniors**

*Prairie Estates provides 23-Units of Affordable Housing for Seniors in  
Jacksonville*

**JACKSONVILLE** – The demolition of an uninhabited, blighted nursing home paved the way for Prairie Estates, a new construction development bringing 23 one- and two-bedroom senior apartments to Jacksonville. City leaders and other partners joined the Morgan County Housing Authority to celebrate the grand opening which will deliver much-needed affordable housing for seniors and veterans. With support from the Illinois Housing Development Authority (IHDA), Illinois National Bank and Cinnaire, the townhome-style apartment community will be built just one mile from downtown Jacksonville.

“Prairie Estates will help address the shortage of affordable housing for seniors in Morgan County,” IHDA Multifamily Finance Director Christine Moran said. “Other nearby developments have waiting lists that stretch multiple years and these townhomes will provide additional opportunities for safe, affordable housing.”

Developed by Morgan County Civic Services and Windsor Development Group, the project is financed largely by federal low-income housing tax credits awarded by IHDA. These tax credits generated over \$5.7 million in private capital that offset the cost of construction. The development brings modern rental options to an area that has experienced a large increase in the number of senior households, and where demand for existing rental housing greatly exceeds the supply.

Each unit will include an attached garage and a full range of in-unit amenities including: refrigerators, electric ovens, dishwashers and individual washers and dryers. Eighteen units will be reserved for households earning less than 60 percent of the Area Median Income (< \$31,440 for a household of two in Morgan County), another five for those at or below 30 percent of the Area Median Income (<\$15,720). Six units will be subsidized by rental assistance from Morgan County, ensuring residents pay no more than 30 percent of their income towards rent.

For more information on leasing and waitlist status, contact the Morgan County Housing Authority at: (217) 243-3338.

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**About the Illinois Housing Development Authority**

*IHDA ([www.ihda.org](http://www.ihda.org)) is a self-supporting state agency that finances the creation and the preservation of affordable housing across Illinois. Since its creation in 1967, IHDA has allocated \$18 billion and financed approximately 255,000 affordable housing units for residents of Illinois*