RESOURCES FOR SENIORS, INC.

1110 Navaho Drive, Fourth Floor Raleigh, NC 27609 (919) 872-7933

AFFORDABLE HOUSING OPTIONS FOR OLDER ADULTS

There are basically two types of affordable housing available to older adults in Wake County – <u>subsidized</u> properties and <u>tax credit</u> properties. In both cases, your income must usually fall below a set limit in order to be eligible; limits are usually based on the median (middle) income for the county, and change each year. Most properties use either 50% or 60% of the median income as their limit. Some properties have a tiered system, where there may be several income levels and several corresponding rent levels. Assets (such as savings or investments) may also be taken into account as a source of income.

In <u>subsidized</u> housing, rents are based on your income, usually with some allowances for medical expenses. Other affordable housing is funded through <u>tax credits</u> to the builder/developer; in these buildings, everyone in the same income category pays the same rent (not a sliding scale). <u>Tax credit</u> properties often have a minimum income level as well as a maximum. Some affordable housing is limited to older adults (age limits vary); while other properties are open to people of all ages. In some cases, only one resident needs to meet the age requirement; that is, a younger spouse or family member may live there as well; check with the property manager to verify this for a particular property. Most properties on this list will accept Section 8 housing vouchers, but vouchers are not required.

The following information was correct, to the best of our knowledge, when this list was last updated, but verify by calling the properties you are interested in. Rents and income limits may change.

SENIORS-ONLY HOUSING

Subsidized Housing with Rent Based on Income

Raleigh Housing Authority Properties – 919-831-6926 (voicemail for application), 919-831-8300 (info), 900 Haynes Street, Raleigh, NC 27604. Age 50+ (but age 62+ given preference). Income must be below \$28,000 for one person or \$32,000 for two. One application is used for both properties and applicants will be offered the first available unit. Wait list is 1-2 years and application process may take 3-4 months. Do not go to the property to apply. Units are not available to view.

- Carriage House (100 units), 116 St. Mary's Street, Raleigh, NC 27605
- Glenwood Towers (286 units), 509 Glenwood Avenue, Raleigh, NC 27603

<u>DHIC (Downtown Housing Improvement Corporation) Subsidized Properties</u> – 919-832-4345 113 S. Wilmington Street, Raleigh, NC 27601. Age 62+. Income must be below \$28,000 for one person or \$32,000 for two. Younger clients with significant mobility impairments may be eligible for handicapped-accessible units. Wait list times noted are estimates; actual times vary based on turnover. Clients whose income is below 30% of the area median income may be eligible for priority on wait lists; ask property manager for details.

- Chadwick 919-772-5430, (40 units), 305 E. Garner Road, Garner, NC 27529 (18-24 month wait list).
- Club Plaza 919-662-1910, (32 units), 2835 Club Plaza Drive, Raleigh, NC 27603 (12-15 month wait list).

- **Highland Manor** 919-463-7800, (32 units), 200 Highland Manor Place (near intersection of High House and Old Apex Rds), Cary, NC 27511.
- **Murphey School** 919-831-1072, (48 units), 443 N. Person Street, Raleigh, NC 27601. Age 55+.
- **Roanoke Commons** 919-546-0052, (32 units), 2911-102 Madelyn Watson Lane, Raleigh, NC 27610. **(Up to 12 month wait list)**.
- **Turnberry** 919-554-9743, (40 units), 755 S. White Street, Wake Forest, NC 27587 (12-15 month wait list).

Other Subsidized Housing with Rent Based on Income

- Cary Central Elderly Housing 919-934-6066, (20 units), 122 S. Harrison Avenue, Cary, NC 27511. Age 62+, or disabled. Income below \$28,100 for one person or \$32,100 for two. Small pets allowed. Managed by Community and Senior Services of Johnston County. Wait list varies.
- Cedar Crest New Life Center 919-828-1192, (40 units), 2821 Laodicea Drive, Raleigh, NC 27610. Age 62+. Income below \$26,850 for one person or \$30,650 for two. Managed by Brown Realty. (6-12 month wait list).
- Cosmo and Lewis Estates 919-755-0558, (14 units), 1121-102 Hadley Road, Raleigh, NC 27610. Age 62+, or disabled. Income below \$16,000 for one person or \$18,250 for two. Managed by Pendergraph. Small pets allowed. (12+ month wait list).
- Crestfield 919-366-6384, (40 units), 719 Marshburn Road, Wendell, NC 27591. Age 62+. Income must be less than \$44,150. (Up to 12 month wait list).
- **Dorothy Nixon Allen Manor** 919-552-1825, (17 units), 155 W. Holly Springs Road, Holly Springs, NC 27540. Must be age 62+, or disabled. Income below \$28,000 for one or \$32,000 for two. Offers handicapped-accessible units. (12-24 month wait list).
- Fuquay-Varina Homes for the Elderly 919-552-3671, (60 units), 1012 S. Main Street, Fuquay-Varina, NC 27526. Age 62+, or disabled. Income below \$44,150 for one person or \$50,450 for two.
- Holly Springs II 919-552-1825, (40 units), 155 W. Holly Springs Road, Holly Springs, NC 27540. Age 62+. Income below \$28,000 for one person or \$32,000 for two. Offers handicapped-accessible units. (12-24 month wait list).
- **Sir Walter** 919-832-1300, (140 units), 400 Fayetteville Street, Raleigh, NC 27601. Age 62+. Income below \$16,600 for one person or \$18,950 for two. Efficiency, one, and two bedroom units, with 14 handicapped-accessible units. Utilities included.

Tax Credit Buildings – Affordable Housing with Rents Set for All Units

- **Autumn Spring** 919-878-8820, (48 units, 1 & 2 BR), 3601 Eck Drive, Raleigh, NC 27604. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Located at the corner of Trawick Rd and Eck Dr. Managed by Evergreen Construction.
- **Berkeley Spring** 919-786-1106, (36 units, 1 & 2 BR), 5521 Dixon Drive (off Millbrook Rd), Raleigh, NC 27609. Age 55+. Income below \$28,000 for one person or \$32,000 for two. Rents range from \$460-620. Small pets allowed. Managed by Evergreen Construction.
- Capital Towers I 919-787-1231, (208 units), 4812 Six Forks Road, Raleigh, NC 27609. Age 62+. Income below \$28,000 for one person or \$32,000 for two. Rents are \$572-735. Utilities included.
- Capital Towers II 919-787-1231, (90 units), 4808 Six Forks Road, Raleigh, NC 27609. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Rent is \$694 for studio; \$809 for one bedroom. Utilities included.

- Carousel Place 919-508-1238, (55 units, 1 & 2 BR), 750 Bright Creek Way, Raleigh, NC 27601. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Rents are \$379-1,001. Small pets allowed. Located off Martin Luther King, Jr. Blvd at former Chavis Heights location.
- Cedar Spring 919-366-1331, (20 units, 1 & 2 BR), 110 S. Hollybrook Road, Wendell, NC 27591. Age 55+. Two income levels: below \$22,400 for one person or \$25,600 for two (40%); or below \$33,600 for one person or \$38,400 for two (60%). Rents are \$555-600, and \$625-675. Small pets allowed. Managed by Evergreen Construction.
- The Commons at Highland Village 919-463-7800, (72 units, 1 & 2 BR), 100 Highland Commons Court, Cary, NC 27511 (near corner of High House and Old Apex Rd). Age 55+. Income below \$33,600 for one person or \$38,400 for two. Rents are \$425-750. DHIC property.
- Courtyard Commons 919-567-7440, (17 units), 324 W. Jones Street, Fuquay-Varina, NC 27526. Age 55+. Income below \$26,550 for one person or \$30,350 for two. Rents start at \$499. (3-4 month wait list).
- The Crossings at Heritage 919-453-1212, (120 units, 1 & 2 BR), 3134 Branch Ferry Court, Wake Forest, NC 27587. Age 55+. Income below \$33,720 for one person or \$38,520 for two. 1 BR: \$800; 2 BR: \$920. 15 fully handicapped-accessible units. Small pets allowed.
- Elders Peak 919-834-7325, (48 units, 1 & 2 BR), 2917 Creech Road, Raleigh, NC 27610. Age 62+. Income below \$33,600 for one person or \$38,400 for two. Some units have lower limits. One-bedroom \$475; two-bedroom \$505. 15 fully handicapped-accessible units. Managed by Pendergraph.
- Garden Spring 919-212-1750, (33 units, 1 & 2 BR), 2830 Kidd Road, Raleigh, NC 27610. Age 55+. Income below \$28,000 for one person or \$32,000 for two. Rents are \$551-628. Managed by Evergreen Construction.
- The Grande at Granite Falls 919-758-3340, (74 units, 1 & 2 BR), 400 Grand Rock Way, Rolesville, NC 27571. Age 62+. Income below \$32,220 for one person or \$36,780 for two. Rents are 1 BR-\$585-635; 2 BR-\$690-715. Managed by GEM Management.
- **Highland Terrace** 919-463-7800, (80 units, 1 & 2 BR), 900 Duncan Vale Way, Cary, NC 27511. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Some units have lower limits. Rents are \$380-750. Section 8 vouchers accepted. DHIC property.
- **Huntington Spring** 919-556-2566, (84 units, 1 & 2 BR), 1887 S. Franklin Street, Wake Forest, NC 27587. Age 55+. Income below \$35,460 for one person or \$40,500 for two. Rents are \$335-685. Managed by Evergreen Construction.
- The Magnolias 919-833-9365, (40 units, 1 & 2 BR), 2151 Glascock Street, Raleigh, NC 27610. Age 55+, or disabled. Income below \$35,460 for one person or \$40,500 for two. Rents are \$530-560. 4 fully handicapped-accessible units. Managed by Wynnefield Properties, Inc.
- **Meadow Spring** 919-233-0084, (33 units, 1 & 2 BR), 190 Fieldspring Lane, Raleigh, NC 27606. Age 55+. Income below \$28,100 for one person or \$32,100 for two. Rents are \$615-695. Managed by Evergreen Construction.
- **Meadowcreek Commons** 919-212-8778, (48 units, 1 & 2 BR), 1601 Royal Pines Dr, Raleigh, NC 27610. Age 55+. Income below \$33,720 for one person or \$38,520 for two. Some units have lower limits. Rents are \$380-640. DHIC property.
- The Meadows at Brier Creek 919-572-5147, (96 units, 1 & 2 BR), 11700 Arnold Palmer Drive, Raleigh, NC 27617. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Rents are \$715-850.
- Olde School Commons 919-773-1799, (45 units, 1 BR), 742 W. Garner Road, Garner, NC 27529. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Some units have lower limits. Rents are \$496-517.
- Parkview Manor 919-831-6045, (90 units, 1 & 2 BR), 911 N. Blount Street, Raleigh, NC 27604. Age 55+. Income below \$33,600 for one person or \$38,400 for two. Some units have lower limits. Rents are \$526-1,083 and include utilities.

- **Pennington Grove** 919-615-0499, (83 units, 1 & 2 BR), 1000 Pennington Grove Way, Garner, NC 27529. Age 55+. Income below \$35,460 for one person or \$40,500 for two. Rents are \$355-785. 10 handicapped-accessible units. Smoke-free property. DHIC property.
- **Pine Hills** 919-212-0667, (48 units, 1 BR), 1650 Royal Pines Drive, Raleigh, NC 27610. Age 55+. Income below \$28,000 for one person or \$32,000 for two. Rents start at \$653.
- **Poyner Spring** 919-977-1338, (42 units, 1 & 2 BR), 8150 Town Drive, Raleigh, NC 27604. Age 55+. Call for income guidelines and rent ranges. Managed by Evergreen Construction.
- **Robinwood of Wendell** 919-365-5710, (84 units, 1 & 2 BR), 84 Hanor Lane, Wendell, NC 27591. Age 62+, or disabled. Income below \$50,000 for one person or \$56,800 for two. Rental assistance available on a sliding scale; call for details. On-site cafeteria and housekeeping services for a nominal fee. Owned by GEM Management, Inc. (18 month wait list).
- Silver Spring 919-404-4753, (33 units, 1& 2 BR), 601 Pony Road, Zebulon, NC 27597. Age 55+. Income below \$33,720 for one person or \$38,520 for two (some units have lower limits). Rents are \$595-725. Small pets allowed. Managed by Evergreen Construction.
- **Terrace Spring** 919-871-5773, (48 units, 1 & 2 BR), 4000 St. James Church Road, Raleigh, NC 27604. Age 55+. Income below \$35,460 for one person or \$40,500 for two (some units have lower limits). Rents are \$358-608. 8 handicapped-accessible units; 2 with a roll-in shower. Small pets allowed. Managed by Evergreen Construction.
- **Timber Spring** 919-301-8412, (48 units, 1 & 2 BR), 125 Timber Drive, Garner, NC 27529. Age 55+. Income below \$31,860 for one person or \$36,420 for two (some units have lower limits). Rents are \$350-725. Small pets allowed. Managed by Evergreen Construction.
- **Trinity Ridge** 919-816-0503, (48 units, 1 BR), 5620 Trinity Road, Raleigh, NC 27607. Age 55+, or disabled. Income below \$28,000 for one person or \$32,000 for two. Rent is \$725 and includes utilities. 6 handicapped-accessible units.
- Wakefield Manor 919-554-3299, (96 units, 1 & 2 BR), 10710 Nickleby Way, Raleigh, NC 27614 (near Wake Forest). Age 55+. Income below \$33,600 for one person and \$38,400 for two. Some units have lower limits. Rents start at \$374. Small pets allowed. DHIC property.
- Wakefield Spring 919-554-6111, (80 units, 1 & 2 BR), 2701 Wakefield Pines Drive, Raleigh, NC 27614 (near Wake Forest). Age 62+. Income below \$32,220 for one person, or \$36,780 for two. Rents are \$345-725. Small pets allowed. Managed by Evergreen Construction.
- Water Garden Park 919-615-2070, (88 units, 1 & 2 BR), 8441 Mount Valley Lane, Raleigh, NC 27613. Age 62+. Call for income guidelines. Rents are \$585-715. Small pets allowed. Smoke-free property. DHIC property.
- Waterbrook 919-250-1973, (64 units, 1 & 2 BR), 311 Stoney Moss Drive, Raleigh, NC 27610. Age 55+ (most units), or disabled. Income below \$33,600 for one person or \$38,400 for two. Some units have lower limits. Rents are \$232-650. (24 month wait list for 30% units; 6-12 months for the rest).
- Weatherstone Spring 919-469-5445, (72 units, 1 & 2 BR), 200 Weather Ridge Lane, Cary, NC 27513 (near intersection of NW Maynard and High House Rd). Age 55+. Income below \$33,600 for one person or \$38,400 for two. Rents are \$465-735. Managed by Evergreen Construction.
- Willow Creek 919-377-8041, (53 units, 1 & 2 BR), 2106 Golden Willow Court, Cary, NC 27519. Age 55+. Call for income guidelines. Rents start at \$365. Smoke-free property. DHIC property.
- Windsor Spring 919-791-1000, (39 units, 1 & 2 BR), 6219 Hunter Street, Raleigh, NC 27612. Age 55+. Income below \$28,000 for one person or \$32,000 for two. Rents are \$570-620. Small pets allowed. Managed by Evergreen Construction.
- Wood Spring 919-557-4807, (48 units, 1 & 2 BR), 1806 James Slaughter Road, Fuquay-Varina, NC 27526. Age 55+. Income below \$32,220 for one person or \$36,780 for two. Rents are \$345-700. Small pets allowed. Managed by Evergreen Construction.

• The Woods at Avent Ferry – 919-552-4887, (64 units, 1 & 2 BR), 108 Cotten Lane, Holly Springs, NC 27540. Age 55+ (no disability exception). Income below \$28,100 for one person or \$32,100 for two. Rents are \$660-760. 8 fully handicapped-accessible units. Small pets allowed.

MIXED-AGE AFFORDABLE HOUSING OPTIONS

<u>Raleigh Housing Authority</u> – 919-831-6926 (voicemail for application), 919-831-8300 (office), 900 Haynes Street, Raleigh, NC 27604. Manages public housing and Section 8 program in Raleigh. Maintains a number of apartment complexes and single family homes, which are rented on a subsidized basis. **Public housing wait list is 6-12 months for all properties.** Applicants may fill out one application and will be offered the first available opening in any property. Priority is given to elderly and disabled. **Wait list for Section 8 housing choice vouchers is 4+ years.**

<u>Housing Authority of the County of Wake</u> – 919-269-6404, 100 Shannon Street, PO Box 399, Zebulon, NC 27597. Manages public housing for Wake County residents; **5-6 year wait list**. Also manages Section 8 housing choice voucher program (wait list is **5+ years**); taking no new applications.

<u>DHIC</u> (<u>Downtown Housing Improvement Corporation</u></u>) – 919-832-4345, 113 S. Wilmington Street, Raleigh, NC 27601. Additional information and application for these properties is available online at **www.dhic.org**.

- **Avonlea** 919-876-8345, (44 units, 2 & 3 BR), 5005 Cape Breton Drive, Raleigh, NC 27616. Income below \$33,600 for one person or \$38,400 for two. Rents are \$669-769. No pets.
- **Beechridge** 919-303-0202, (72 units, 2 & 3 BR), 610 Upchurch Street, Apex, NC 27502. Income below \$28,000 for one person or \$32,000 for two. Rents are \$633-740.
- Carlton Place 919-834-8140, (80 units; 1, 2, & 3 BR), 450 E. Davie Street, Raleigh, NC 27601. 64 units require income below \$28,000 for one person or \$32,000 for two; rents are \$365-785. The other 16 units are market rate; rents are \$910-1,250. Handicapped-accessible units. No pets.
- Emerson Glen 919-803-3303, (48 units; 1, 2, & 3 BR), 3010 Emerson Glen Lane, Raleigh, NC 27603. Income below \$32,220 for one person or \$36,780 for two. Rents are \$340-825. Handicapped-accessible units.
- Glenbrook Crossing 919-390-0098, (63 units; 1, 2, & 3 BR), 336 Dacian Road, Raleigh, NC 27610. Income below \$33,720 for one person or \$38,520 for two. Some units have lower limits. Rents are \$346-710. 4 handicapped-accessible units.
- **Highland Village** 919-463-5670, (50 units; 1, 2, & 3 BR), 600 Malcolm Valley Place, Cary, NC 27511. Income below \$33,600 for one person or \$38,400 for two. Rents are \$346-790.
- **Jeffries Ridge** 919-231-3470, (32 units, 2 & 3 BR), 1713 Poole Road, Raleigh, NC 27610. Income below \$33,600 for one person or \$38,400 for two. Rents are \$615-705. No pets.
- Madison Glen 919-785-5051, (120 units; 1, 2, & 3 BR), 6840 Madison Ridge Way, Raleigh, NC 27613. 50 units require income below \$26,600 for one person or below \$30,400 for two. 70 units are unrestricted. Rents are \$635-1,120. Small pets allowed.
- **Prairie Building** 919-832-4345, (11 units, 1 & 2 BR), 113 S. Wilmington Street, Raleigh, NC 27601. Income below \$33,600 for one person or \$38,400 for two. Rent based on income. Call for current rates. Units located on the second and third floors.
- **Ripley Station** 919-231-3470, (48 units, 2 & 3 BR), 3030 Ripley Station Way, Raleigh, NC 27610. Income below \$28,000 for one person or \$32,000 for two. Call for current rates. No pets.
- **Sedgebrook** 919-461-0468, (32 units, 2 & 3 BR), 100 Sedgebrook Road, Cary, NC 27511 (off Kildaire Farm Rd). Income below \$28,000 for one person or \$32,000 for two. Rents are \$689-749.
- **Tryon Grove** 919-832-0949, (48 units, 2 & 3 BR), 2508 Tryon Grove Drive, Raleigh, NC 27603. Income below \$28,100 for one person or \$32,100 for two. Rents are \$640-740.

- Wakefield Hills 919-554-4118, (80 units, 2 & 3 BR), 10702 Oliver Road, Raleigh, NC 27614 (near Wake Forest). Income below \$33,600 for one person or \$38,400 for two. Some units have lower limits. Rents start at \$575. No pets.
- Water Garden Village 919-615-2070, (60 units, 1, 2, & 3 BR), 8441 Mount Valley Lane, Raleigh, NC 27613. Income below \$33,600 for one person or \$38,400 for two. Rents are \$338-690. 6 handicapped-accessible units. Smoke-free property. No pets.
- Weston Trace 919-661-4244, (48 units, 2 & 3 BR), 204 Westcroft Drive, Garner, NC 27529. Rents are \$551-676. 4 handicapped-accessible units.

Other Mixed Age Affordable and Subsidized Housing Options

- Creekside 919-556-9898, (38 units, 2 & 3 BR), 361 S. Franklin Street, Wake Forest, NC 27587. Income below \$33,720 for one person or \$38,520 for two. Rents are \$580-775. Handicapped-accessible units available. Only service animals for disabled are allowed.
- Crystal Cove 919-833-0908, (50 units), 815 Suffolk Boulevard, Raleigh, NC 27603. Income below \$42,950 for one person or \$49,500 for two. Rent based on income (HUD-subsidized). (12 month wait list).
- Forest Ridge (Phase I and II) 919-556-1492, (88 units), 320 S. Franklin Street, Wake Forest, NC 27587. Income below \$28,000 for one person or \$32,000 for two. Phase I: Rental Assistance; Phase II: Rent based on income (Rural Development-subsidized). No longer accepts Section 8 vouchers. Only service animals for disabled are allowed. (12-24 month wait list).
- The Grove at Cary Park 919-481-2225, (120 units; 1, 2, 3, & 4 BR), 4545 Cary Glen Boulevard, Cary, NC 27519. Income below \$33,600 for one person or \$38,400 for two. Rents are \$803-1,218.
- Maples 919-269-6464, (36 units, 2 & 3 BR), 302 E. Primrose Lane, Zebulon, NC 27597. Call for income limits. Rent based on income (Section 8-subsidized). Must be at least two persons. No pets.
- Oak Grove 919-552-4011, (40 units, 1 & 2 BR), 500 Smithwood Street, Fuquay-Varina, NC 27526. Rent based on income (USDA Rural Development-subsidized). Rents are \$645-897. (12 month wait list).
- The Oaks at Brier Creek 919-572-5154, (144 units, 1, 2, & 3 BR), 9941 Brier Oak Place, Raleigh, NC 27617. Income below \$35,460 for one person or \$40,500 for two. Rents are \$695-895. 20 units are market rate. Smoke-free property.
- Wake Acres 919-362-4022, (48 units; 1, 2, & 3 BR), 300 James Street, Apex, NC 27502. Minimum income \$12,000. Rent based on income. Rents start at \$541. 3 handicapped-accessible units. No pets.
- Wakefield Commons 919-986-9051, (80 units, 2 & 3 BR), 10821 Common Oaks Drive, Raleigh, NC 27614. Income must be below \$35,460 for one person or \$40,500 for two. Rents are \$404-844. No pets. Managed by United Property Management.
- Walnut Ridge 919-231-7600, (180 units; 2, 3, & 4 BR), 1611 Royal Foxhound Lane, Raleigh, NC 27610. Rents are \$870-1,177. 9 fully handicapped-accessible units. Three-story buildings. Owned by Concord Management.
- Walnut Terrace 919-508-1237, (292 units), 1256 McCauley Street, Suite 101, Raleigh, NC 27601. 145 units are subsidized, with 44 units for age 62+ or disabled (most on ground floor); 101 units for people working at least 35 hours/week. Income below \$45,000 for all subsidized units. The remaining 147 units are market rate. Rent varies. Managed by Raleigh Housing Authority. Wait list varies.
- Westwood Park 919-460-0590, (72 units, 2 & 3 BR), 600 Glendon Way, Cary, NC 27519. Income below \$27,200 for one person or \$31,100 for two. Rents are \$640-805. Handicapped-accessible units available. Owned by WAJ Management.

We understand that finding affordable housing can be time-consuming and frustrating. When you begin to call apartments listed, you will often get an answering machine instead of a live voice. PLEASE LEAVE A MESSAGE. The site manager will return your call. Most apartment complexes will offer to mail applications to you, if you are unable to fill one out on-site or online. Many individuals decide to apply at several complexes. By doing this, you may possibly increase your chances of finding an apartment sooner than expected. It is not impossible to find an available apartment in Wake County, but it will require patience. If at all possible, plan ahead. It is best not to wait until the last minute to begin your search for housing. The information in this handout is subject to change at any time. Please verify all information with each complex or community you may be interested in.

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