



HOUSING RESOURCES AVAILABLE TO CARY CITIZENS



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Introduction

The Town of Cary is providing this booklet of currently available housing resources to its citizens and to non-profit organizations, churches, and other groups with day-to-day contact with persons who may be in need of the services included. Many thanks to all the agencies consenting to be included and to the individuals who provided the information appearing on these pages.

If a reader is involved in or is aware of any program or group involved in providing low-cost housing or related social services that we may have missed, please contact the Planning Department at the address or phone number provided below.

Some entries exclude an address because the organization listed preferred telephone inquiries. The entries which include an address are in Cary unless otherwise noted.

Information used in this booklet was derived from a variety of sources and was deemed accurate at the time of printing. For the most current version, visit the Town's website www.townofcary.org. Any questions or comments should be directed to:

Shawn McNamara
Senior Planner, Town of Cary
Town Hall, Building B
318 North Academy Street
Post Office Box 8005
Cary, North Carolina 27512-8005
(919) 469-4086
shawn.mcnamara@townofcary.org

Also visit or call the following Wake County resource for any housing need:

Wake Housing Resource Center
418 South McDowell Street
Raleigh, NC 27601
857-WHRC (857-9472)
Monday – Friday 11 am – 5 pm
www.wakegov.com/county/housing/resources

Homeownership

Wake County Housing and Community Revitalization

856-5689 www.wakegov.com/county/housing

Provides up to \$5,000 for downpayment/closing costs to moderate-income individuals and families who have not owned a house in the past three years, who can qualify for a mortgage, and who will attend a home buyer counseling class. Moderate income is defined as less than or equal to 80% of the County median income, adjusted by family size (income limits for households of various sizes are provided in Appendix A). This assistance is in the form of a zero interest, 15-year second mortgage secured by a deed of trust (to make sure the persons assisted continue to occupy the house). Wake County also has project-based assistance available to aid in the purchase of newly-constructed homes in Cary.

DHIC Homeownership Center

113 South Wilmington Street (downtown Raleigh)

832-4345 www.dhic.org

Offers a "one-stop-shop" for any first time homebuyers. Assistance includes a one-hour orientation session that offers an overview of the home buying process, individual counseling, and workshops on finding a home, applying for a mortgage, and clearing up credit problems.

Habitat for Humanity of Wake County

833-1999 www.habitatwake.org

Provides newly built homes to pre-qualified families who provide up to 400 hours of labor ("sweat equity") toward construction. Houses are sold to partner families at no profit to Habitat through no-interest loans which recycle the payments into a revolving fund to help build additional houses.

North Carolina Housing Finance Agency (NCHFA)

877-5700 www.nchfa.com

Offers a Home Ownership Mortgage Loan Program that provides first-time homebuyers of low or moderate incomes with below-market mortgage loans. An alternative to a NCHFA low-interest loan is the Mortgage Credit Certificate (MCC), which is also available through the NCHFA to free up homebuyer's funds (by a reduction in federal income tax liability) to help them qualify for a market-rate mortgage. Participating lenders in Cary are listed in Appendix B.

The following income limits (you may not exceed the limit) apply for both of these mortgage programs:

One-person household: \$55,000; Two-person: \$58,000;
Three-person+: \$60,000

A new house may not exceed \$140,000 in total acquisition cost; an existing house may not exceed \$125,000.

NCHFA also offers funds (no interest) for down payment and closing costs for buyers of moderate income (see Appendix A for income limits); borrower provides \$750.

Passage Home, Inc.

834-0666 www.passagehome.org

Offers "an educational self-supporting process that helps build responsible homeowners" through economic literacy training, credit counseling, and a savings plan where participants can obtain matching funds to help with downpayment and closing costs.

Nehemiah Program

1-800-853-1937 www.nehemiahprogram.org

Provides eligible homebuyers with 1-6% of a property's sales price (usually the minimum required in a mortgage loan). This is offered in Cary by Irwin Mortgage (878-5722), a certified lender for this national nonprofit program. There

are no income requirements. Buyers must have good credit and at least 1% of the sales price in savings. Completion of an on-line homeownership course is recommended. The real estate agent and mortgage broker must be certified by Nehemiah, and the seller must sign a Nehemiah agreement form that requires a contribution of 1-6% of the final sales price to the Nehemiah trust.

White Oak Foundation, Inc.
1621 White Oak Church Road
362-6768

Focuses on “Caring for the Total Person” with housing, economic, social, and occupational programs that promote home ownership and economic self-reliance.

Town of Cary Employee Homeownership Assistance Program
(EHAP) www.townofcary.org/Current
469-4073 or 832-4345

Provides mortgage assistance only to moderate-income employees of the Town of Cary who do not currently own a home within the borders of the Town.

Housing Rehabilitation

Wake County Housing and Community Revitalization
856-5689 [1 (800) 735-2962 (TT); 1 (800) 735-8262 (voice)]

Provides low interest loans (0%, 15 years) to moderate-income homeowners or investor-owners of homes occupied by moderate-income families for significant repairs (not cosmetic) that will extend the life of an otherwise structurally sound house. Payments may be deferred depending on the age or income of occupant. Housing rehabilitation loans are also available as a second lien for families purchasing a house under the mortgage programs from Wake County's list of participating banks, if needed.

Transitional and Emergency Housing

The Caring Place, Inc. 462-1800 www.thecaringplace.org

Step-Up Ministry 834-0372 www.stepupministry.org

New Beginnings 873-0110 www.newbeginningsonline.com

Passage Home, Inc. 834-0666 www.passagehome.org

Families Together/Pan-Lutheran Ministries 755-9628

Offer several months transitional housing for working families with a need for affordable shelter. Provide counseling in budgeting and developing plans for self-sufficiency. Programs take referrals from shelters, churches, and agencies.

Cornerstone Center

220 Snow Avenue, Raleigh

508-0777

Multi-service center in downtown Raleigh (corner of West Hargett and Snow Avenue) offering health care for the homeless, HIV testing, mental health services, substance abuse services, and food stamps.

Christian Community in Action (CCA)

1231 NE Maynard Road

469-9861

Offers rent assistance, temporary lodging, as well as food, clothing, utility bills, etc., in cases of emergencies.

Interact

600 Wade Avenue, Raleigh, 828-7740 (24-hour crisis line)

Transitional housing program for battered women and their children, with emergency shelter referrals.

Wake County Human Services, 212-7541

Provides a “single portal” referral system for families in need of special living arrangements for family members facing autism, physical disabilities, or other challenges at locations throughout Wake County, including locations within the Town of Cary.

Salvation Army
215 South Person Street, Raleigh
834-6733

Offers shelter and meals to homeless women and their children.

Affordable Apartments

There are lower-priced apartment communities in the Cary area. Interested persons are encouraged to contact the Wake Housing Resources Center at 857-9472. A list of apartments available in Cary (based on staff determination of affordability) is available on request from Town of Cary at 469-4086.

Rental Assistance

Wake County Housing Authority: 269-6404
Raleigh Housing Authority: 831-6416

Housing authorities maintain waiting lists for “Section 8” Housing Certificates for income-eligible families in need of sound, affordable apartments available at fair market rents at locations chosen by the families who pay no more than 30% of income for rent.

Emergency Needs Organizations

Christian Community in Action
1231 NE Maynard Road (Dorcas Thrift Shop)
469-9861

Provides assistance with food, clothing, utility bills, etc., as well as rent and temporary lodging assistance.

Helping Hand Mission of Cary
414-C Old Apex Road
481-1411

Provides low-cost furnishings (as well as food and clothing) for families in need.

Catholic Parish Outreach
2539-C Noblin Road, Raleigh
873-0245

Provides boxed food staples for three meals a day for seven days, as well as diapers, car seats, and children's and maternity clothes, to needy families, Monday through Saturday, 10:00 a.m. – 1:00 p.m. Social Security cards (if applicable) and written referral (on letterhead) from any social service agency or church with a social ministry should be brought to the CPO center. Contact any social service agency or church for referral.

Goodwill Industries
Thrift Shop
220 Kilmayne Drive
319-5558

Salvation Army
336 Tryon Road
(near Garner)
779-8867

Both provide low-cost furniture, clothes, and other items to help persons of limited means establish or improve their home environment.

Triangle United Way: Dial 2-1-1 for a directory of services available.

Senior Housing

Seniors-Only Affordable Apartments

Cary Central Elderly Housing, 122 S. Harrison Avenue, 469-4920

Weatherstone Springs (opening in 2004) 848-2041

Highland Village (opening 2004) High House and Old Apex Roads 832-4345,
extension 3011

Retirement and Life Care Communities and Homes

Carolina House of Cary, 111 MacArthur Drive, 460-5959

Chatham Creek Rest Home, 809 West Chatham Street, 469-9309

Alterra Clare Bridge of Cary, 7870 Chapel Hill Road, 844-2499

Glenaire, 4000 Glenaire Circle, 460-8095

HeartFields, 1050 Crescent Green Drive, 852-5757

Parkway Retirement Center, 201 West High Street, 460-8644

Woodland Terrace, 300 Kildaire Woods Drive, 465-0356

Nursing Homes

Cary Health & Rehab Center, 6590 Tryon Road, 851-8000

Glenaire (for residents of the retirement community only), 200 West Cornwall Road,
460-8095

Adult Day Services (daytime care only)

Total Life Center – Cary, 200 Meadow Drive (Kirk of Kildaire), 467-6906

Cary Total Life Center (next to Bond Park), 462-3983 or 872-7933. Owned by Town
of Cary/operated by Resources for Seniors, with a nurse on-site.

Other Resources for Seniors

Cary Senior Center, 120 Maury O'Dell Place (next to Bond Park), 469-4081

Resources for Seniors, 872-7933. Housing repair and other services.

Wake County Human Services, Placement Assistance & Adult Care Specialist, 212-7500

Community Alternatives Program for Disabled Adults (in-home care for Medicaid recipients), 872-7933

Center for Volunteer Caregiving, 460-0567. Helps provide aid such as transportation, visits, or help with household tasks for Cary neighbors who are elderly, frail, or need help because of disabilities or illness.

C-Tran (Cary Transit), 481-2020. Bus service for Cary residents with special fares for seniors (age 55+) or disabled. A photo identification must be acquired at the Cary Senior Center, trips are door-to-door, and tickets are \$1 one-way, in-town and \$2 one-way, out-of-town.



Appendix A

2003 Definition of Moderate Income

The terms “moderate income” and “low- and moderate- income” mean many things to many people, but for purposes of eligibility for the housing programs offered in Wake County, the following income definition and income limits are used:

Income: total family (or household) gross income from all sources by all family (or household) members over age 17 (unless a full-time student). Moderate income = 80% of median income. On an annual basis the following are the upper moderate income limits for Wake County families (or households) of various sizes:

Size (no. of persons):	1	2	3	4
Moderate Income:	\$39,550	\$45,200	\$50,850	\$56,500

Size (no. of persons):	5	6	7	8
Moderate Income:	\$61,000	\$65,550	\$70,050	\$74,600

Based on the Raleigh metro area median family income of \$69,800, effective for HUD programs in January, 2003. The incomes shown above are the most that can be earned by families of various sizes and still be considered to be moderate income families.

Appendix B

Cary Financial Institutions Participating in North Carolina Housing Finance Agency (NCHFA) Lending & Mortgage Credit Certificate Programs

The following financial institutions in Cary participate in both the First Time Homebuyers Below-Market Mortgage Loans & Mortgage Credit Certificate Program offered by NCHFA:

BB&T	319-4845
Central Carolina Bank	380-2695
Coastal Mortgage	380-0592
Countrywide Home Loans	233-5150; 535-3326
First Union National Bank	571-3818
Fortress Mortgage	380-0909
K. Hovnanian Mortgage	(800) 847-9950
National City Mortgage Co.	462-6700
Wachovia Mortgage Company	380-2120
State Employees Credit Union	467-5581; 465-4616

Glossary

Acquisition Cost: sale prices of the house to be purchased, including closing costs and/or downpayment if financed.

Affordable Housing: dwelling units that cost no more than 30% of the income of families and individuals earning 80% (for buyers) or 60% (for renters) or less of the area (Raleigh metro area) median income, adjusted for family size.

Closing Costs: the costs related to buying a home that include appraisal (estimate of what the house is worth), loan servicing by the bank, property survey (if required), credit report, attorney's fees, etc.

Downpayment: the amount of cash a buyer provides "up front" in addition to the loan from a bank or other financial institution for the purchase of a house.

Housing Rehabilitation: basic repairs to a house, apartment, or other dwelling that are related to structural soundness, safety (for example, the windows open and the doors and windows lock), adequate heating, plumbing, electrical service, space, and cleanliness.

Second Mortgage (Secured by a Deed of Trust) or Second Lien: a loan which is smaller than the main mortgage loan for home purchase which would be paid at the time the property is sold in the future, or sooner if required by the lender.

Transitional Housing: a range of activities (usually temporary housing assistance combined with counseling in the areas of budgeting and job skills) provided to move an individual from homelessness (or the threat of homelessness) to a secure living arrangement, either renting or owning.

Weatherize: repair or replacement of those parts of a dwelling that ensure its ability to keep its occupants "warm and dry." Typical weatherization repairs include storm windows, insulation, roofing repairs, and furnaces.