



# 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 housing support organizations, faith based institutions, and other groups which offer counseling or support to individuals and families 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 you are involved in or are aware of any program or group involved in providing housing services that we may have missed, please let us know by contacting the Planning Department at the address below. Please also note that some entries may exclude a street address because the organization listed prefers telephone inquiries.

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](http://www.townofcary.org).

Any questions or comments should be directed to:

John Donachie  
Senior Planner,  
Town of Cary  
316 North Academy Street  
Post Office Box 8005  
Cary, NC 27512-8005  
(919) 380-2782  
john.donachie@townofcary.org

If you have an immediate or emergency housing need please contact the Wake County Housing Resource Center at:

**Wake Housing Resource Center**  
418 South McDowell Street  
Raleigh, NC 27601  
919 -857-WHRC (857-9472)  
Monday – Friday 11 am – 5 pm  
[www.wakegov.com/county/housing/resources](http://www.wakegov.com/county/housing/resources)

## Homeownership

### Being a successful homeowner

Becoming a homeowner is exciting, but it's a lot of responsibility and hard work. We list a number of agencies below that can help navigate the complexities of arranging for mortgage finance or finding affordable houses for sale. However in addition to the monthly loan repayments and utilities, taxes and insurance there are a number of other potential expenses to consider and if necessary add to your housing budget I have listed some of the more common ones below. Please be aware this list is indicative only for guidance purposes. Please ensure that all of these issues are fully discussed with your mortgage advisor as part of your pre-purchase application review.

### *Maintaining your home*

When you sign your mortgage at closing, you pledge your home as security for your loan. You have a responsibility to make sure your property keeps its value as collateral for your loan. And, you'll want to maintain your home so it remains a good investment for you.

Every homeowner will eventually be faced with expenses for unexpected repairs and routine maintenance. You'll need to learn about your home's mechanical systems and construction (and what it will cost to maintain them) so you can budget for their upkeep. Repairs that occur after you sign the closing documents are generally not the previous homeowners' responsibility.

In addition to the cost of future maintenance, there may be some initial expenses that you may not have thought about, such as:

- Lawn and garden equipment, Pest control, Power tools, Appliances, furniture, Trash cans
- Charges for sewer, water, trash collection and Home Owners Association (HoA) fees.

Finally, there are likely to be projects that you will want to take on to improve your new home. All of these expenses – in addition to your new mortgage payment – require you to budget, plan and save for the future.

### *Planning for repairs and Improvements*

What to do first? This decision can be difficult for first-time homeowners. It's tempting to make cosmetic improvements, decorating or carpeting, because these changes are the most visible.

But part of the responsibility of owning a home is prioritizing your projects and considering the improvements that are likely to increase your home's value, or decrease your expenses.

For example, it may be better to replace an aging oil furnace with an energy-efficient gas furnace before you purchase new carpeting for the living room. You'll need to anticipate and budget for serious issues that may arise, like a leaking roof or ageing water heater that will be more important than cosmetic improvements. If you have the skills to do some or all of this work yourself, you will still need to budget for

## *HOUSING RESOURCES AVAILABLE TO CARY CITIZENS*

any tools or materials that you will need. If you're not especially handy, you will need to plan and budget for future work to ensure you have enough put away to hire someone to do it.

### ***Insuring your home***

As a requirement of your mortgage loan, you will be required to obtain homeowners insurance.

In some cases, lenders will escrow money from your mortgage payment each month to cover the annual renewal of your homeowner's insurance premium. However, if your lender does not set aside money to renew your homeowners insurance, you will have to budget and save for it on your own.

You'll also want to occasionally review your coverage levels to make sure your home is adequately protected. Some policies have periodic revaluations but not all do. Please ensure that you are adequately insured to not only pay the original purchase price but also the estimated rebuilding costs of your home.

### ***Establishing a rainy day reserve***

No one purchasing a home wants to think about losing that home. But the reality is that recessions, layoffs, illnesses, injuries or deaths could dramatically affect anyone's financial picture with little or no warning.

Once you own a home, you have an investment to protect. After all, you've put money down and you make your mortgage payments each month. The best way to protect that investment is to continue to budget and save. Experts suggest that you build a reserve of three to six months' living expenses. You can't save this much money overnight, but you should try to establish such a reserve as soon as possible once you own a home.

### ***Getting help for financial trouble***

If you do experience unexpected financial difficulty, don't be afraid to ask for help. The worst thing you can do is wait until you are so far behind on all your payments that your creditors resort to collection agencies.

By contacting your creditors right away, you may be able to make lower payments temporarily, until you get back on your feet. You can also contact a professional financial counselor or a credit- and budget-counseling agency if you need help developing a budget/debt reduction plan. You may also approach one of the agencies listed in the Homeownership section below if you think you may be faced with unexpected financial issues. Many of them offer help and counseling to assist people with this type of problem.

If you are unable to make your monthly mortgage payment, the best thing you can do is to contact your lender. Many lenders will work with borrowers who have a good payment history to arrange a temporarily reduced payment plan until they get back on their feet. Often the agency which also initially arranged the loan may have financial counseling services available so check with them too. It is almost always easier to arrange for alternative loan arrangements before any arrears accrue.



**Homeownership Resources**

113 South Wilmington Street  
Raleigh, NC 27601  
919-832-4345

**DHIC Homeownership Center**

Homeownership Center  
450 East Davie Street  
Raleigh, NC 27601  
919-832-4345

[www.dhic.org](http://www.dhic.org)

DHIC, Inc. began Raleigh in 1974 as the Downtown Housing Improvement Corporation – It initially focused on revitalization efforts in Southeast Raleigh. Over the years, we've expanded with developments throughout Raleigh, across the Triangle, and in other areas of North Carolina. The original DHIC acronym was kept even though we are now a Triangle wide organization the name was kept to preserve the legacy of their accomplishments and acknowledge the broader scope of their work.

DHIC is North Carolina's most active non-profit developer and advocate for affordable housing. It operates through revenue recouped from our development communities, in addition to foundational support, government grants, and corporate and individual donations and gifts.

DHIC also offers a "one-stop-shop" for any first time homebuyers. Assistance provided includes a free 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. At DHIC's Homeownership Center, their goal is to help first-time buyers develop and implement a homeownership plan tailored to individual purchaser's particular situation. DHIC also provides affordable housing for rent through its Apartment Communities, which offer attractive residential housing for singles, couples, families and seniors to rent throughout the Triangle including some in Cary. Look under the affordable apartment's resource to see a listing of apartments in Cary. Please be aware income restrictions apply for most properties,

***For more information please contact DHIC at the addresses above***



**White Oak Foundation, Inc.**  
**1621 White Oak Church Road, Apex**  
**919-362-6768**  
[WhiteOakFoundationNC.org](http://WhiteOakFoundationNC.org)

The White Oak Foundation, Inc. is committed to "Caring for the Total Person" through the implementation of programs and projects to promote home ownership and economic self-reliance. Their mission is "to serve and empower our community by providing a caring and nurturing environment through community outreach programming that addresses and resolves the educational, socio-economic, housing and professional needs of men, women, children and the elderly" Focuses on "Caring for the Total Person" with housing, economic, social, and occupational programs that promote home ownership and economic self-reliance. Has a free Housing foreclosure & education program and weekly food pantry.

***For more information contact the White Oak Foundation directly at the address above.***



Habitat for Humanity of Wake County  
Administrative Offices  
2420 North Raleigh Blvd.  
Raleigh, NC 27604  
919-833-1999

[www.habitatwake.org](http://www.habitatwake.org)

Provides newly built homes to pre-qualified families who provide a minimum of 250 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. Habitat for Humanity of Wake County builds safe, affordable houses for qualified homebuyers regardless of race, religion or background. Each Habitat home is built in partnership with homeowner families, sponsors, and volunteers. Homeowners attend a series of workshops on financial literacy and home maintenance so they are well prepared to be homeowner.

***For more information contact Habitat for Humanity directly at the address above.***



**North Carolina Housing Finance Agency (NCHFA)**

**3508 Bush Street**

**Raleigh, NC 27609-7509**

**919-877-5700**

[www.nchfa.com](http://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. In addition to direct loan funding the NCHFA also offers 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.

For both first-time and move-up home buyers, the NC Home Advantage Mortgage™ provides qualified individuals with stable, fixed-rate mortgages and down payment assistance up to 5% of the loan amount, repayment of the down payment is required only if you sell, refinance or transfer your home before year 15—the down payment assistance is forgiven at 20% per year after 10 years in the home. Additionally, if you are a first-time buyer or a military veteran, you may also be eligible to combine this program with a Mortgage Credit Certificate (MCC) to increase your savings. These products are offered statewide through participating lender.

**Please Note: *TO QUALIFY YOU MUST MEET THE FOLLOWING CRITERIA:***

You must be purchasing a new or existing home in North Carolina. You must occupy the home as your principal residence within 60 days of closing. Your annual income cannot exceed \$87,500

Your credit score must be 640 or higher

You must apply for an FHA, USDA, VA or conventional loan through a participating lender and meet the sales price limits of the loan type

You must be a legal resident of the United States.

***For more information please contact NCFHA directly at the address above.***



## Human Services

### Housing Rehabilitation

#### Wake County Housing and Community Revitalization

**919-856-5689** [1 (800) 735-2962 (TT); 1 (800) 735-8262 (voice)]

Waverly F. Akins Building (aka Wake County Office Building)

337 S. Salisbury St.

Raleigh, NC 27601

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. The Wake County Housing and Community Revitalization Division offers three (3) types of rehabilitation programs in order to meet the differing needs of citizens:



**Human  
Services**

## **Housing Rehabilitation**

### **Wake County Housing and Community Revitalization**

**919-856-5689 [1 (800) 735-2962 (TT); 1 (800) 735-8262 (voice)]**

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### **Elderly and Disabled Homeowner Grants**

If you are elderly or disabled, and need modest repairs to your home to assist with mobility or retrofits needed after hospital stays, this grant program may be able to help you. This program serves homeowners earning at or below 40% area median income (currently \$31,960 for a family of four).

### **Emergency Grant Program**

If you are a homeowner earning at or below 40% area median income (currently \$31,960 for a family of four), and you are in danger because of a problem with your home that needs to be fixed immediately, an emergency grant may be able

to assist you. Eligible repairs include: heating, well/septic, roof, and electrical hazards.

### **Loans for Rehabilitation of sub-standard housing**

Qualifying homeowners earning at or below 60% area median income (currently \$63,900 for a family of four) who live in their homes may be eligible for loans to correct health and safety problems.

*For more information on these rehabilitation programs or to find out if you are eligible, please contact Arlene Vinson at [avinson@wakegov.com](mailto:avinson@wakegov.com) or call the number listed above.*

## Transitional and Emergency Housing

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The Caring Place, Inc.  
491 James Jackson Avenue Cary,  
NC 27513  
919-462-1800  
[www.thecaringplace.org](http://www.thecaringplace.org)

Families entering the TCP (The Caring Place) program are homeless at time of entry. They are often referred to TCP from various local agencies. The candidate families that are accepted enter into a four-month life-skills training program that provides counseling on financial management, budgeting, goal setting, time management and self-sufficiency. During the training period, in addition to the TCP rent-free apartments, the program provides technical assistance and emotional support to help the families and gain self-confidence and financial stability.

Families live in apartments leased or owned by TCP with rent and utilities paid by TCP. However to assist with future budgeting a savings plan is established through an escrow account that deducts these amounts with each pay check as a means of direct saving. Families are usually referred to TCP from various local agencies. These families are closely screened to determine their readiness to enter the program. The candidate families enter into a four-month life-skills training program that provides counseling on financial management, budgeting, goal setting, time management and self-sufficiency. During this four-month training period, the program also provides technical assistance and emotional support to help families in the program.

***For more information please contact The Caring Place at the address above.***



**Families Together/Pan-Lutheran Ministries**

(P.O. Box 14395)

908-101 Plainview Drive Raleigh,

NC 27610

919-212-1123

[www.plmft.org](http://www.plmft.org)

Offer several months' transitional housing for working families with a need for affordable shelter. Provides counseling in budgeting and developing plans for self-sufficiency. Programs take referrals from shelters, churches, and agencies. Centralized Intake (a collaboration with the Women's Center of Wake County and Interact): one place to call for access to multiple shelter and housing support programs for families & single women (919-861-1191, located at The Women's Center)

**Short-term Housing:**

**Immediate Shelter + Intensive Support**

Families that have no place to go and are living in places not meant for habitation, are served by Families Together by moving into one of our 6 **Short-term Housing** apartments for up to 30 days. Each family works one-on-one with a Mentor Advocate. Parents attend workshops on topics like budgeting, renting, and how to work with a landlord. Mentor Advocates also coordinate special services as needed (disability, educational assessment, school transportation, food, furniture, transportation, etc.). When a family leaves Short-term Housing and moves into its own place, care continues through the family's Mentor Advocate, who provides continued support and guidance — plus landlord mediation — for an additional 12 months

**Rehousing First:- A place to Live**

In this program, a family stays where it is (often another shelter), but has immediate access to a Mentor Advocate who guides and empowers them as they seek permanent housing. Financial assistance from Families Together is provided for initial rent costs and gradually decreases as families meet their goals. Even after a family moves into their own place, a Mentor Advocate continues to work with them for 12 months, helping them gain skills for budgeting and working with landlords, and coordinating assistance for needed services.

***For Further information contact Families Together at the address above.***



**Passage Home, Inc.  
Matthew House  
712 W. Johnson St  
Raleigh,  
NC 27603  
919-834-0666**

Passage home is a faith based Raleigh housing and family support agency which provides housing and transitional support to individuals and families who are homeless or at risk of homelessness. Assistance is also provided on budgeting, credit repair, and help in locating and paying the rent on a new home or apartment in Wake County. Passage Home's mission statement is to break the cycle of poverty for disadvantaged communities Wake County. They do this by connecting families and neighborhoods to resources and opportunities. Their focus is on providing services, counseling and opportunities to families & children, enabling access to affordable housing and providing opportunities for economic and educational advancement in a faith centered environment.

The Matthew House location provides support services and transitional housing for homeless families. Assistance administered also includes budgeting, credit repair, and help in locating and paying the rent on a new home or apartment in Wake County

***For further information please call the Intake Coordinator at: 919.834.0666 x244***



**Dorcas Ministries**  
**Christian Community in Action (CCA)**  
**187 High House Road**  
**Cary**  
**NC 27511**  
**919-469-9861**

[www.dorcas-cary.org](http://www.dorcas-cary.org)

Offers rent assistance, temporary lodging, as well as food, clothing, utility bills, etc., in cases of emergencies. **The Dorcas Crisis Ministry** exists to serve local residents who find themselves in a temporary financial crisis, using proceeds from the Dorcas Thrift Shop.

Assistance may be given with past-due necessary bills such as utilities, prescription medicine, or housing expenses (rent/mortgage). Residents of Cary and Morrisville may also receive food assistance from the **Dorcas Ministries Food Pantry**. Durable medical equipment supplies such as, walkers, crutches, canes, or bedside commodes are also provided free of charge when in stock.

Applicants for financial assistance must provide proof of identity and residence in Cary or Morrisville. Residents of Apex may be assisted with referral from Western Wake Crisis Ministry in Apex. Financial assistance is also available to families who live outside Cary and Morrisville, but have who have children in Cary and Morrisville schools.

***For more information contact Dorcas Ministries directly at the address above***



## **Interact**

### **InterAct's Family Safety & Empowerment Center**

**1012 Oberlin Road**

**Raleigh, NC 27605**

**Main office: 919-828-7501,**

**919-828-7740 866-291-0855(24-hour crisis line)**

Transitional housing program for battered women and their children, with emergency shelter referrals. InterAct is a private, nonprofit United Way agency that provides safety, support, and awareness to victims and survivors of domestic violence and rape/sexual assault. InterAct also promotes violence-free relationships and communities through collaboration, public information, education, and advocacy.

### **Residential Shelter Program**

Interact provides a residential program offering a safe, confidential and supportive environment for women and families. The program houses forty-five women and their children for periods of up to eight weeks. InterAct's Residential Shelter provides safe housing and a comprehensive program of counseling and advocacy to women and their children who are escaping violent relationships. The women and children stay for eight weeks, during which time our counselors and advocates work extensively with them. The shelter is a 45-bed facility located in Wake County.

***For more information please contact Interact directly at the address above***



***Family Promise of Wake County***

**Formerly known as: *Wake Interfaith Hospitality Network (WIHN)***

903 Method Road

Raleigh,

North Carolina 27606

**919-832-6024**

[info@wihn.org](mailto:info@wihn.org)

WIHN helps homeless families **back to independent living** and **educates the public** about the plight of the homeless. They offer emergency homeless accommodation and crisis intervention services as well as public education and advocacy for homelessness.

**The Emergency Shelter Program**

The Emergency Shelter Program is offered through two churches providing shelter, meals and transportation for up to five families each, serving up to 10 families every night in the WIHN program. WIHN mobilizes more than 2200 volunteers from over 50 congregations. Families who have successfully participated in the Emergency Shelter Program are offered ongoing case management services. Families are referred to WIHN from a variety of sources. Among them are Wake County Social Services, the Salvation Army and other shelters and by other social service agencies. When a family comes to WIHN a case manager works with them to identify factors that contribute to their homelessness. After the initial assessment the case manager will continue working to define a plan that will result in the family attaining independent living. Following this staff help them find a suitable place to live. Some families secure permanent housing, while some move into transitional housing where the rent is based on their ability to pay.



***Family Promise of Wake County***

***Formerly known as: Wake Interfaith Hospitality Network (WIHN)***

903 Method Road

Raleigh,

North Carolina 27606

**919-832-6024**

[info@wihn.org](mailto:info@wihn.org)

**Transitional Housing Program**

The Transitional Housing Program serves up to 16 families at a time for a period up to one year. It consists of four service components: intensive case management; life skills education and skill attainment; staff facilitated support group; and information and referral services. After successful completion of WIHN's Transitional Housing Program, families can be referred to the New Lease on Life Program. This program is offered by the Triangle Apartment Association in partnership with Wake Interfaith Hospitality Network. In the program families are offered high quality apartment housing at a reduced and affordable rates for a period of up to 2 years, provided the family continues to participate in WIHN case management services.

***For further information contact Family Promise directly at the address above***



Urban Ministries of Wake County  
The Helen Wright Center for Women  
919-833-1748  
[www.urbanmin.org](http://www.urbanmin.org)

The Helen Wright Center for Women (HWCW) works to reduce homelessness by providing temporary housing and support services to promote independence. They offer a transitional women only shelter offering basic needs and case management to help homeless women move toward independence and permanent housing also offered are special programs such as yoga, women's support group, game nights and workshops for life skills, job readiness, home ownership, self-esteem and health-related issues. There is normally a waiting list for the Helen Wright Center for Women. Applicants must call to place their name on the waiting list. Staff will contact applicant once a bed becomes available. Guests have the support of a case manager and are set goals to accomplish including: complete chores each morning and evening to keep the Center clean and running smoothly guests must be drug and alcohol free.

Each guest contracts for an initial stay of two months and can apply for extensions. Guests make a commitment to live in a community environment.

***For further information contact The Helen Wright Center directly at: 919-833-1748***



**Healing Transitions**  
*(Formerly The Healing Place of Wake County)*

**Men's Campus**  
1251 Goode Street  
Raleigh, NC 27603 919-803-9800  
**Women's Campus** 3304 Glen Royal  
Road  
Raleigh, NC 27617

**919 838-9800**

**Outpatient**  
1251 Goode St.  
Raleigh, NC 27615  
Phone: (919)-703-7612

The mission of Healing Transitions is to offer innovative peer-based recovery oriented services to homeless and underserved individuals with alcoholism and other drug addictions. The program is specifically designed to rekindle a person's desire and ability to return to a meaningful and productive life. They offer counseling and crisis intervention services and overnight emergency shelter accommodation.

The Overnight Emergency Shelters at the Men's and Women's Campuses offer wet shelter (*this means that people are allowed to access food, shelter and clothing even if they are intoxicated or under the influence of other drugs*) seven days a week on a first-come, first-served basis to anyone who is homeless.

Overnight guests who have a substance use disorder who are interested in getting into the Recovery Program should speak with staff. The Overnight Emergency Shelter at the Men's Campus offers 36 beds with 20 additional cold weather emergency mats, at the Women's Campus there are 13 beds with 7 emergency mats available.

Healing Transitions provides the following services at both the Men's and Women's campuses: overnight emergency shelter; non-medical detoxification and a social model recovery program

Healing Transitions also offers [Outpatient Services](#). The outpatient services assists families that have nowhere to turn when dealing with the challenges of alcohol and drug addictions as well as mental health challenges.

***For further information contact Healing Transitions at 919-380-9800***



**Raleigh Rescue Mission**  
**314 E. Hargett Street,**  
**Raleigh,**  
**NC 27601**  
**(919) 828-9014**

Raleigh Rescue Mission is a non-profit dedicated to serving the homeless. They offer emergency overnight shelter for women and children. They also provide residential recovery for both men and women and educational services, pre-school and other outreach services.

They also offer emergency Overnight Services for Men, Women and Children. Separate accommodation is provided for men.

Places are provided on a space-available basis. In the women's shelter the elderly and women with children receive priority placement. Please note that due to the limitations of the facilities, *we can only accommodate male children up to ten years of age.*

To request a bed, women and children must line up on the ramp in front of the Mission (at *no later than 3:30pm. Services begin at 4:00pm.* For men they should also line up on the ramp in front of the Mission *at the earlier time of 2:45pm. Services begin at 3:00pm and include:* Dinner, showers, change of clothes if needed, a bed in an open dormitory-style room, breakfast the next morning and a bag lunch. The opportunity to be added to the waiting list for our Recovery and Rehabilitation Services and the ability to return in the evening are also available.

***For more information contact the Raleigh rescue mission at the above address.***



**Salvation Army – The Judy D Zelnak Center for Hope**  
**1863 Capital Blvd,**  
**Raleigh**  
**NC 27603**  
**919-834-6733**

The Barbara L. Goodmon Women and Children’s Emergency Shelter at the Judy D. Zelnak Center of Hope assists homeless women with children and those fleeing domestic violence. The Judy D. Zelnak Center of Hope, opened July 2013, has become the home to all of The Salvation Army's social ministries programs in Wake County. The Center of Hope building has allowed for the expansion of services to The Center of Hope offers the following services to the community:

- A 92-bed Women & Children's Shelter, a free Dental Clinic operated by Wake Smiles

A public computer lab, 3 age-appropriate playrooms a secure indoor & outdoor recreation area. In addition to providing basic necessities, they offer individual case management, parenting workshops and tutoring for children. The center also provides services and advocates for children under 18 who are experiencing homelessness through the Project Catch program.

*For more information, contact the Salvation Army at the above address and ask to speak with someone in the Social Ministries Department, or email them at [info@wakearmy.org](mailto:info@wakearmy.org).*



## Human Services

### Wake County –Homeless Services

Wake County provides a variety of housing, homelessness and other social support services through a variety of programs and projects throughout Wake County. These include counseling and for those experiencing homelessness the provision of direct support including the supply of emergency accommodation basic need items, showers, telephone access, mail access, traveler's aid, financial assistance, mental health treatment, substance abuse treatment and veteran services, information and referral.

Services. The principal locations for these services are the South Wilmington St Center and the Cornerstone Center both located in Downtown Raleigh.

#### The South Wilmington St Center

The South Wilmington Street Center provides a tier of services both on- and off-site that are designed to lead residents and day clients to self-sufficiency. The shelter provides some short-term emergency dormitories with overnight shelter only, while other dormitories offer longer-term shelter to men who engage in services. Those services range from case management, budgeting and credit counseling, mental health/substance abuse treatment and referrals to other programs. The goal is to provide safe shelter while the residents develop realistic plans for moving out of the shelter, and into employment and housing of their own. Those services range from case management, budgeting and credit counseling to mental health & substance abuse treatment. They also provide referrals to other and programs & support services. The goal of the shelter is to provide safe shelter while the residents develop realistic plans for moving out of the shelter, and into employment and housing of their own.

***For further information please call the Center directly at 919-857-9428***



## Human Services

### Wake County –Homeless Services

Cornerstone Center  
220 Snow Avenue, Raleigh  
919-508-0777

The County also operates **Cornerstone**, a day center that provides services to persons experiencing homelessness. This multi-service center in downtown Raleigh (corner of West Hargett and Snow Avenue) provides health care for the homeless, HIV testing, mental health services, substance abuse services, and food stamps. It also provides information and referrals to homeless individuals and families, mental health services, employment counseling and housing assistance to people with HIV/AIDS, including basic need items, showers, telephone access, mail access, traveler's aid, financial assistance, mental health treatment, substance abuse treatment, veteran services, information and referral, and assistance in applying for mainstream resources. Cornerstone offers intensive, community-based services targeted to each person experiencing chronic homelessness. Chronic homelessness is defined as unaccompanied disabled individuals who have been homeless for at least a year or who have had four or more episodes of homelessness within the past three years and who may have face other chronic health issues. for details general services are provided at the following times:

**Monday, Tuesday, Thursday and Friday: 8:30 a.m.–noon and 1–5 p.m.**

**Wednesday: 1–5 p.m. - (Please note that not all services are continuously available please call Cornerstone directly at for times & availability)**

***For further information call:***

***The South Wilmington shelter at:***  
**919-857-9428**

***The Cornerstone Center at:***  
**919-508-0777**

***Or The Wake County Centralized Housing Intake at: 919-861-11***



Wrenn House is a homeless, runaway and crisis intervention and associated programs for youth in the Triangle. Wrenn House provides a safe, legal, and responsible environment for youth who have run away from home, are homeless, or are otherwise in a crisis situation

**The shelter is open 24 hours a day, 365 days a year.**

Wrenn House is available to any youth age 10 – 17, with priority given to youth from Wake County and Raleigh. Wrenn House has serves youth experiencing crisis by the provision of a diverse range of services including: temporary shelter, counseling, case management, referrals, and a variety of life skills, all within a therapeutic and safe environment that promotes individuality and empowers youth and families. The intention of the program is to provide a safe haven for youth who find themselves vulnerable of facing a crisis situation in their lives.

Services and accommodation is provided on an on-demand basis. The length of time of a stay varies from 1 day to 21 days. Young people staying at Wrenn House are expected to attend school. Transportation is provided to Wake County Schools. There is no cost for participants to receive services from Wrenn House.

The Outreach Center is designed to provide homeless & street-dependent youth ages 17-23 with a safe and structured place for study, socialization, positive recreational activities, skill building courses, meetings with case managers/counselors and opportunities for growth and development of independent living skills and is able to provide day shelter, food, hygiene, crisis counseling and other basic needs assistance. Additional services, including referral, aftercare & outreach are also provided.

***For Further information: During normal business hours (Monday – Friday, 8:30 am – 5:00 pm), call the Cabarrus St office at 919-833-3312.***

***After normal business hours and on weekends, please call our 24-hour crisis shelter, Wrenn House, at 919-832-7866***

## Rental Assistance

### **Rental assistance in Cary, Wake County and Raleigh.**

Families and individuals in Cary and across Wake County can apply for help with rent. Not only may you receive financial assistance and grants, but most of the non-profits listed can also help people apply for government assistance such as section 8 housing vouchers. In addition the organizations are very effective at providing referrals to other rent assistance and low income housing programs.

### **Emergency rental assistance.**

Non-profit agencies, charities, and government organizations can provide emergency rent assistance to individuals who are faced with an eviction or notice to quit from their landlord. The type and amount of rent help provided will vary by agency as well as the amount of funding that is available. So while the various programs that may be available are very different, the main goal is to prevent evictions and homelessness.

Many of the rental assistance programs have limited funding and resources available to them.

Usually low income families with children, senior citizens, the disabled, and people who are faced with a **short term crisis will qualify for help before others.** The longer term unemployed or individuals who are not able to get back on their feet over the mid to long term may not receive immediate help. Generally, people who are applying will need to show a willingness and ability to be improve their financial situation in the future as the programs are intended to be short term in nature. *The emergency grants that are issued for paying rent are for solving a crisis only.* In some cases, the money may be issued to the applicant within a matter of days. However these programs as emergency assistance are short term in nature so the applicants will need to become self-sufficient within a short period.

A number of the local non-profit agencies and government organizations also have resources and programs to assist applicants with additional longer term support. In some cases emergency financial aid is combined with case management, counseling, and referral to other social services and assistance programs. Almost all non-profit agencies will take part in this activity.

This additional service will always be provided for free to anyone that is in a crisis situation, such as the unemployed or households facing a medical emergency.

The primary goal of the agencies is to help people deal with any emergency housing or crisis situation that they may be facing. Any funds issued for paying the rent that is due on the home will provide the tenant additional time so they are not faced with imminent homelessness. At the same time this is occurring, the applicant will usually be offered long term support in an effort to avert any future emergencies from occurring.

If you expect to fall behind on your rent in the future, have an eviction notice, or if you need help in finding a new, more affordable home or apartment, then contact a program for help. It is important to ask for financial aid as soon as possible, as the more money that is due to your landlord for the back rent the fewer options that will be available to that family.

### **About the Program**

The Housing Choice HCV program is a national initiative of the federal government and its purpose is to help very-low income households afford private market rental housing that is decent, safe and sanitary. Rent subsidies are provided to eligible families who receive a housing voucher. A family includes elderly, disabled and

Single person households. The United States Department of Housing and Urban Development (HUD) provides funding to Public Housing Agencies (PHA's) throughout the country to administer the HCV program in specific areas. For Wake County the program is administered by the Raleigh Housing Authority (RHA) and the Wake County Department of Human Services (WCDHS).

Both WCDHS & RHA receives funding from HUD to provide housing vouchers to a fixed number of eligible very-low income households and interested individuals are required to apply to the RHA waiting list from which names are selected to receive a housing voucher when one becomes available. Families can rent housing of their choice in communities of their choice. Families typically pay between 30% and 40% of their adjusted annual income towards housing costs. Vouchers are used to assist families in paying their rent in properties where the owners willingly agree to participate in the Housing Choice Voucher program.

### **How the Voucher Program works**

The HCV Section 8 programs are not entitlements and have a limited number of slots available. Overall funding is determined by the program allocations awarded to the authorities by HUD on an annual basis. Families who are

determined to be eligible for assistance based on a preliminary review are placed on the Waiting List based on the time and date of their application. Families headed by a person who is Elderly (age 62 or older), Disabled (as defined by the Social Security Administration), a Veteran or the Surviving Spouse of a Veteran are moved ahead of all other applicants. Waiting lists are maintained by both RHA & WCDHS.

### **Eligibility**

Once a tenant family reaches the top of a Waiting List, the family will be notified and eligibility requirements will be confirmed. To be eligible for participation, a family must meet HUD's criteria, as well as any additional criteria established by the issuing Authority. In general:

- An applicant must cooperate with the Authority
- An applicant must furnish Social Security Numbers
- An applicant must attest that they are either Citizens or Eligible Immigrants
- An applicant must be within the appropriate income limits
- No member of the tenant family may have violated any tenant family obligation during a previous participation in the Section 8 program during the last three years
- No member of the tenant family may have committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal Housing Program during the last three years
- No member of the tenant family may have engaged in drug-related or violent criminal activity in the last three years.
- No member of the tenant family may be required to permanently report as a sex offender
- No member of the tenant family member may have been evicted from any public or

Assisted housing unit for any reason during the last three years

- No member of the tenant family may have been involved in the manufacture of methamphetamines at or near assisted units at any time
- No member of the tenant family may have engaged in or threatened abusive or violent behavior toward personnel at any Housing Authority at any time
- An applicant must furnish a photo ID
- No member of the tenant family may owe any outstanding debt to any Housing Authority as a result of prior participation in any Housing Program.
- The tenant family's Total Tenant Payment (TTP), as calculated in accordance with HUD Regulations, may not exceed the current Fair Market Rent (Moderate Rehabilitation and Project Based Certificate) or Payment Standard (Voucher

and Project Based Voucher) as set by HUD/ Issuing Authority based on the Authority's subsidy standards.

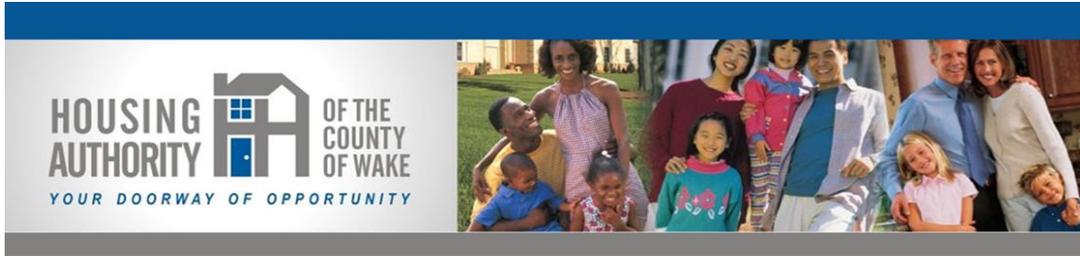
**Portability – (Raleigh Housing Authority only)**

If you are a current participant in another Housing Authority's Housing Choice Voucher program, you may transfer your to application to RHA's jurisdiction. When you request portability, RHA will brief you on the process and advise you how to contact and request assistance from the other agency. RHA will notify the agency of your intention and mail or e-mail the required portability documentation. Your bedroom size will be determined by the initial agency. If you have a Housing Choice Voucher and would like to move to Raleigh, your first step is to inform your current housing authority that you would like to relocate to our jurisdiction. When you or your housing authority contacts RHA regarding your move. RHA will inform your housing authority if they will bill for the assistance paid on your behalf or if you will be absorbed into our voucher program. At present, the Raleigh Housing Authority (RHA) is billing incoming portable families. Your housing authority will be billed for any assistance paid on your behalf. This means that although you will be residing in our jurisdiction, your current housing authority will still be responsible for your subsidy payments, unless they are otherwise notified.

**Portability documentation should be sent to the attention of:**

***Raleigh Housing Authority  
Attn: Portability Section  
900 Haynes Street  
Raleigh NC 27604  
portinginfo@rhaonline.com***





## Housing Authority County of Wake - (HACW)

100 Shannon Drive,

Zebulon

NC 27597

(919)269-6404

<http://hacwnc.org/>

HACW also offers the Housing Choice Voucher (HCV) – (Section 8) assistance. As is the case with the Raleigh Housing Authority housing assistance is provided on behalf of the family or individual and participants are able to find their own housing including single family homes, townhouses and apartments. Rental units must meet minimum standards as determined by the HACW. Funding is limited based on HUD annual allocations and a waiting list is in place. Some of the main voucher programs offered by HACW are listed below:

- Family Unification Program - The purpose of the program is to promote family unification by providing housing assistance to families for whom the lack of adequate housing is a primary factor in the separation, or the threat of imminent separation of children from their families.
- Mainstream Housing Opportunities for Persons with Disabilities – Rental assistance is provided along with supportive services to enable very low-income households consisting of adults with disabilities to rent affordable private housing of their choice.
- Veteran Affairs Supportive Housing (VASH) – This program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the VA at its medical centers and in the community.

*Please be aware that all have specific eligibility requirements and placement on the HACW list is not guaranteed even if you meet the eligibility requirements*

***For further information and details on how to apply for these programs please contact HACW at the address above.***



**Human  
Services**

## Wake County Supportive Housing Program

Wake County Human Services  
Supportive Housing  
220 Swinburne Street  
Raleigh,  
NC 27610  
919-212-9379

<http://www.wakegov.com/humanservices/housing/services/Pages/supportive.aspx>

Supportive housing combines support services with housing to offer tenants a wide range of services. The intent of the programs are to improve the quality and stability of applicant's lives while increasing independence. Supportive housing helps people who might otherwise have difficulty living independently. To achieve this Supportive Housing has developed partnerships with other community agencies, combined with service coordination through short-term and long-term case management to improve the quality of life for families and individuals while increasing their stability and independence. Services offered through Supportive Housing include:

- Assistance with budgeting and credit repair
- Access with employment agencies
- Daily living skills training – meal preparation, housekeeping, developing support networks and socialization
- Coordination of medical and health services when necessary
- Counseling and support in achieving self-identified goals
- Assistance in meeting lease obligations and complying with house rules
- Referrals for housing and to other services or programs
- Housing educational workshops

***For further information contact Wake County Human Services at the address above.***



## Raleigh Housing Authority

Raleigh Housing Authority  
Housing Application Division  
900 Haynes Street  
Raleigh, North Carolina 27604  
(919)831-8300  
<http://www.rhaonline.com/>

To apply, applicants must qualify as a family and/or as an eligible single person. Annual gross income must be within limits as established by HUD for this area, with adjustments for smaller and larger families. An eligible family includes but is not limited to a single person who may be elderly, near-elderly, displaced, disabled, or any other single person; or a group of persons residing together as a family that may or may not include children regardless of marital status. It includes elderly single persons; the remaining member of a tenant family; a displaced person; or a single individual. An elderly family is one whose head spouse or sole member is at least 62 years of age, and may include unrelated elderly, disabled or handicapped persons living together. Eligible families pay a monthly rent equal to the greater of 30 percent of their monthly adjusted income or 10% of unadjusted monthly income. If utilities are not included in the rent, the family receives a rent credit equal to RHA's estimate of the utilities.

RHA has implemented preferences for its Public Housing Program. If you wish to claim a preference, you may need to provide additional information which is located on the application. Housing Choice (section 8) vouchers can be obtained by contacting RHA at the address above or downloaded from their website at using the link below:

[http://www.rhaonline.com/Applform\\_2016B.pdf](http://www.rhaonline.com/Applform_2016B.pdf)

***For further information contact the Raleigh Housing Authority at the address above***



Triangle Family Services

## **TRIANGLE FAMILY SERVICES**

**(Wake County rapid rehousing service)**

3937 Western Boulevard

Raleigh,

NC 27606

918-821-0790

## **EMERGENCY HOUSING ASSISTANCE PROGRAM**

Triangle Family Services (TFS) operates an **Emergency Housing Assistance Program** which provides assistance to families living in Wake County whose income is [30% or below area median income \(AMI\)](#) and who are at imminent risk of becoming homeless or are currently homeless. TFS meets the needs of hundreds of families through a unique combination of direct emergency housing assistance, professional case management and financial literacy education for families.

**Emergency Housing Assistance** prevents homelessness by providing emergency financial assistance and up to 12 months including intensive case management and budget counseling to individuals and families who are facing imminent risk of eviction from their homes or who are already homeless and seeking help with first month's rent.

The comprehensive, wrap-around case management model of services provided is unique and designed to do more than just assist in providing short-term solutions, but rather in providing a foundation for a future of financial stability for the entire family.

With over 3,000 individuals homeless in Wake County each year and more than 200 children comprising 29% of the total population of individuals experiencing homelessness in Wake County, the need for these housing services is critical and imperative.



## Triangle Family Services

### **Triangle Family Services - Assistance for at risk families Wake County Coordinated Intake Service**

If you are at-risk:

- Currently homeless
- In immediate danger of becoming homeless
- Received an eviction notice from your landlord
- Facing a possible eviction after receiving a late notice

TFS operates the Centralized Intake phone line for all of Wake County. We can evaluate your situation and direct you to our rapid rehousing services, our homelessness prevention services, or to another resource in Wake County. If you need access to their programs you should call (919) 861-1195 for assistance.

If you are currently experiencing homelessness and are interested in our rapid rehousing services, we require that you complete the following steps so we can help you:

1. Submission of a signed referral on company letterhead from a homeless shelter, or a signed referral from a third party who has seen and can verify that a person or family is living in a place not intended for human habitation (such as a car or a park).
2. The signed letter **MUST** include your name, a statement verifying your current experience of homelessness, and your working contact phone number.
3. A representative from the referring agency **MUST** compose and fax the letter to Alison King, Emergency Intake Coordinator, at (919) 518-9447.
4. Once we receive the letter, we will contact you within 48 business hours for further instructions.

***For further information contact the Wake County Coordinated Intake Service at: (919) 861-1195.***



## **Christian Community in Action – Dorcas Ministries**

Dorcas Ministries  
187 High House Road  
Cary,  
NC 27511  
919-469-9861

<http://dorcas-cary.org/services/crisis-ministry/>

The Dorcas Crisis Ministry exists to serve local residents who find themselves in a temporary financial crisis, using proceeds from the Dorcas Thrift Shop. Trained, compassionate volunteers interview applicants to determine how Dorcas Ministries can best assist those in need.

Assistance may be given with past-due necessary bills such as utilities, prescription medicine, or housing expenses (rent/mortgage). Residents of Cary and Morrisville may also receive food assistance from the Dorcas Ministries Food Pantry. Durable medical equipment supplies (such as; walkers, crutches, canes, or bedside commodes) are also provided free of charge when in stock. Applicants for financial assistance must provide proof of identity and residence in Cary or Morrisville. Residents of Apex may be assisted with referral from Western Wake Crisis Ministry in Apex. Dorcas financial assistance will also be made available to families who live outside our service area of Cary and Morrisville, but have who have children in Cary and Morrisville schools. The Dorcas crisis ministry is open Monday through Friday 9:00 a.m. to 3:00 p.m. or by appointment.

Applicants must sign in by 2:30 p.m. Call 919.469.9861, ext. 203 to schedule an appointment.

***For further information contact Dorcas Ministries directly at the address above***



**Western Wake Crisis Ministry – (WWCM)**

**103 East Chatham St.**

**Apex,**

**NC 27502;**

**919-362-0657**

**[info@wwcm.org](mailto:info@wwcm.org)**

**<http://www.wwcm.org/#!locations/c722>**

**Financial Assistance Requests**

WWCM accepts requests from Apex, New Hill & Holly Springs residents seeking assistance with rent, mortgage, prescription, utility, repairs and medication costs. Also if you have a referral from another agency you may be able to receive financial assistance to pay rent or security deposits other items which may qualify for assistance are food and medical bills. Current residents of Apex, Holly Springs, Fuquay-Varina, New Hill and Friendship receive priority, however the agency covers all of Wake County,

If you are considering applying for assistance please bring:

- Your current NC ID and Duke Energy or Town of Apex utility bill at each visit to prove current residency.
- A copy of the past due bill you are seeking help with.
- Please expect that they may ask for documentation of the crisis situation that has created a shortfall in your usual finances.
- The ministry is also able to consider medical needs & costs.

If you need additional information or do not live in the service area they may still be able to help. WWCM also accepts referrals for Cary residents through Dorcas Ministries & Fuquay Varina residents through Southern Wake Faith Community in Action. Please call us at 919-362-0657 if you need information about whether we can accept a referral from the benevolence group in your area.

***For more information contact Western Wake Crisis Ministries directly at the above address.***



**First Presbyterian Church (FPP)**

**Outreach Ministry.**

112 S. Salisbury Str.,

Raleigh

NC 27601

919-833-4070

<http://www.fpcraleigh.org/>

The First Presbyterian Church “Friendship Fund” provides financial counseling and aid to those in need in our community. Conceived and administered solely by First Presbyterian Church, this ministry is funded primarily through gifts, 100% of which goes directly to people with a demonstrated need. An example of how the fund might help someone is an individual whose excessive medical expenses have led to an inability to pay for other necessities, such as rent, electricity, or water bills.

The Friendship Fund offices are in the FPP Community Outreach Building at 120 West Hargett Street, Raleigh, NC 27601 or call 919-833-4070

***For more information contact the First Presbyterian Church directly at the address above.***



## SACRED HEART CATHEDRAL

Sacred Heart Cathedral  
Door Ministry  
200 Hillsborough Street  
219 West Edenton St.  
Raleigh NC 27603  
919-832-6030

[socialconcern@sacredheartcathedral.org](mailto:socialconcern@sacredheartcathedral.org)

[www.sacredheartcathedral.org](http://www.sacredheartcathedral.org)

The **Door Ministry** began in 2002 as a way to meet the needs of the poor who, quite literally, came to the Sacred Heart office door in need of help. The Door Fund and **Door Ministry** now serve the poor by helping them avoid eviction and/or helping to pay their past due water bills. Please call to find out our current scheduling times and scope of financial help. The Door Ministry assists with delinquent rent or eviction summons only. Applicants must have identification and eviction summons or late notice on landlord letter head.

***For further information contact the Cathedral at the address above or directly or call 919-832-6030***



## Women's Center of Wake County - WCWC

### Supportive Services

112 Cox Avenue

Raleigh,

NC 27605

919-829-3711

[Supportive Services](#)

The Supportive Services Program provides case management, financial assistance counseling, homeless prevention, and health education and testing. Case management for individuals can range from an assessment of strengths and needs to full support in attaining and maintaining the client's goal of self-sufficiency.

Homeless prevention is provided to those who earn at or below 50% of area median income. We assess their homelessness risk and then work with each woman or family to determine goals to be set and financial assistance to be provided to help them maintain their housing. Assistance and support can range from a single occurrence to several months, depending on the needs of the household.

***For further information contact the Women's Center of Wake County directly at the address above.***



**Edenton Street United Methodist Church**  
**228 West Edenton Street**  
**Raleigh**  
**NC 27603**  
**919 832 7535**  
<http://www.esumc.org/doorstep-ministry/>

The Doorstep Ministry aims to help pay for rent or utilities for people in desperate need. We help those who need financial assistance, referrals to other aid programs, food and diaper referrals.

If you are in need of financial assistance, you may call the Doorstep Ministry office on Monday morning's beginning at 10 AM at **919-832-9530** to set up an appointment. This is the only way to receive financial assistance from the Doorstep Ministry program offered by The Edenton St UMC

***For further information please contact Edenton Street UMC at the address above.***



**CASA**

CASA

624 W Jones St.

Raleigh, NC 27603

919-754-9960

*Office Hours*

*Monday-Friday, 8:30am – 5:00pm*

Website: [casahousing@casanc.org](mailto:casahousing@casanc.org)

**CASA** is a non-profit affordable housing developer and property manager. CASA's mission is to develop and manage affordable housing, providing opportunities for successful living. CASA provides quality, affordable rental properties for people who have a disability or earn a modest wage. CASA is focused on the unique challenges facing veterans living with disabilities and individuals living with mental health concerns. CASA maintains properties and works with Service providers and community partners across Wake, Durham, and Orange Counties. Service providers refer applicants for Supportive Housing options with CASA. They also refer applicants for Workforce Housing vacancies but these are also advertised on *Craigslist* and *SocialServe* and can be accessed directly on the CASA website.

***For further information please contact CASA directly at the address above.***

## Senior Housing Options

### Affordable Senior Apartments in the Town of Cary

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#### Types of Affordable Senior Apartments

There are two types of affordable housing for seniors in Cary – **subsidized** and **tax credit** properties. In each case, the property developers different types of funding assistance to construct the apartments in exchange for agreeing to rent the units at affordable rates. To qualify for residency in these apartments, applicants must meet income limits based on the US Department of Housing and Urban Development's (HUD) median (middle) income for the area. These are adjusted every few years the current limits are set out in appendix 1 at the end of this document. An applicant's annual income level is the primary qualification for eligibility to be considered for these types of affordable housing.

For both **subsidized** properties and **tax credit** properties, the applicant's income must fall below a set limit in order to be eligible; as indicated limits are usually based on the median income for the area 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. Other assets (such as savings or investments) belonging to the applicant may also be taken into consideration as a source of income.

Depending on the nature of the original development, 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 meaning, a younger spouse or family member may live there as well; check with the property manager to verify this for a particular property. While most properties on this list will accept Section 8 (housing choice) vouchers, they are not required for residency.

#### Rent Amounts

For **subsidized apartments**, the rents are based on your total income with some allowances for medical expenses. For **tax credit apartments**, the rents are all the same, but there is usually a minimum and a maximum income range set for which all seniors must qualify. Some apartments have an age limit for seniors while others are open to all seniors. Please also remember not all

affordable housing is subject to these limits depending on how the property was originally built so it is important to contact the provider directly to confirm both eligibility and rent levels.

The rent and income limits currently applicable for both **subsidized** and **tax credit** apartments are set out in the tables on the following pages.

**The 2016 Rent & Income limits summary for Cary for both Subsidized & tax credit apartments are given below: these tables are based on the Housing & Urban Development (HUD) Raleigh-Cary Metropolitan Statistical Area (MSA) which is made up of the following counties:**

*Franklin County, NC; Johnston County, NC; and Wake County, NC and includes both the Town of Cary & the City of Raleigh.* The relevant tables are given below

**2016 Fair Market Rent for Subsidized apartments: Cary**

*Based on (HUD) Raleigh-Cary MSA)*

Raleigh-Cary, NC MSA					
	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
<a href="#">2016 FMRs</a>	\$644	\$818	\$947	\$1,228	\$1,513

2016 Income Limits for Subsidized apartments in Cary

(Based on - (HUD) Raleigh-Cary MSA

Raleigh-Cary, NC MSA										
FY 2016 Income Limit Area	<a href="#">Median Income</a>	FY 2016 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Raleigh-Cary, NC MSA	\$76,600	<a href="#">Very Low (50%) Income Limits</a>	\$26,850	\$30,650	\$34,500	<b>\$38,300</b>	\$41,400	\$44,450	\$47,500	\$50,600
		<a href="#">Extremely Low (30%) Income Limits</a>	\$16,100	\$18,400	\$20,700	<b>\$24,300</b>	\$28,440	\$32,580	\$36,730	\$40,890
		<a href="#">Low (80%) Income Limits</a>	\$42,950	\$49,050	\$55,200	<b>\$61,300</b>	\$66,250	\$71,150	\$76,050	\$80,950

2016 Income Limits for Tax Credit multi-family apartments – Cary

Applies to apartments which have used income limits in rent determinations prior to 2016

(Based on - HUD Raleigh-Cary MSA)

Raleigh, NC (includes Cary) MSA										
FY 2016 MTSP Income Limit Area	<a href="#">Median Income</a>	FY 2016 MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
		<a href="#">50 Percent HERA Special Income Limits</a>	\$28,000	\$32,000	\$36,000	<b>\$39,950</b>	\$43,150	\$46,350	\$49,550	\$52,750
Raleigh NC MSA	\$76,600	<a href="#">60 Percent HERA Special Income Limits</a>	\$33,600	\$38,400	\$43,200	<b>\$47,940</b>	\$51,780	\$55,620	\$59,460	\$63,300

2016 Income Limits for Tax Credit multi-family apartments – Cary

Applies to apartments which have not used income limits in rent determinations prior to 2016

(Based on - HUD Raleigh-Cary MSA)

Raleigh, NC (includes Cary) MSA										
FY 2016 MTSP Income Limit Area	<a href="#">Median Income</a>	FY 2016 MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Raleigh, NC MSA	\$76,600	<a href="#">50 Percent Income Limits</a>	\$26,850	\$30,650	<b>\$34,500</b>	<b>\$38,300</b>	\$41,400	\$44,450	\$47,500	\$50,600
		<a href="#">60 Percent Income Limits</a>	\$32,220	\$36,780	\$41,400	<b>\$45,960</b>	\$49,680	\$53,340	\$57,000	\$60,720

## Senior Housing - Affordable Senior Apartments

### ***Cary Central Elderly Housing***

122 South Harrison Avenue, Cary, NC 27513

The Cary Central Elderly Community offers 20 one-bedroom maintained independent living apartments. All units are subsidized rentals. These are available for persons 62 and over, with limited space for those who are disabled and under 62 years old. ***Applicants must meet income limits and other qualifications please call to confirm eligibility requirements.***

For further information please call: 919-934-6066 or visit the website:

<http://www.cssjohnston.org/>

### ***Highland Village Community***

100 Highland Commons Court, Cary, NC 27513.

This mixed use housing community has three adjacent complexes two of which offer ***affordable housing for seniors:***

**The Commons** – 68 units for seniors (*aged 55 years and older*) and

**The Manor** – 32 units for seniors (*aged 62 and older, rent & utilities based on 30% of income*)

***Please note: Highland Village Apartments are restricted to households earning less than 60% of area median income for Wake County. Since this figure changes annually, please call the leasing office to see whether you qualify.***

For further Information: please call the leasing office at (919) 463-5670 or visit the website:

[www.dhic.org/property/highland-village-apartments](http://www.dhic.org/property/highland-village-apartments) or Email: [highland-village@cmc-nc.com](mailto:highland-village@cmc-nc.com)

***Weatherstone Spring***

200 Weather Ridge Lane, Cary, NC 27513 (off NW Maynard Rd)

The Weatherstone Spring Complex offers 72 one and two-bedroom independent living apartments for seniors with ***aged 55 years and older.***

***Please note: Weatherstone Springs Apartments are restricted to households earning less than 60% of area median income for Wake County. Since this figure changes annually, please call the leasing office to see whether you qualify***

For further information: please call (919) 469-5445, or visit the website:

<http://www.evergreenconstructionco.com/properties/weatherstone-spring/>

***Willow Creek Apartment Community***

2000 Golden Willow Court

Cary, NC 27519

DHIC recently completed Willow Creek, a 53-unit, 100% smoke-free apartment community in Cary for older adults, ages 55 and above. Conveniently located near the Morrisville Market shopping center off Davis Dr., Willow Creek residents enjoy the convenience and walkability to nearby retail and services. Through a partnership with Resources for Seniors, various services and community activities for the senior residents are offered.

For further Information: please call (919)-377-8041

Or visit the website: <https://dhic.org/property/willow-creek-cary/>

## **Additional Housing Resources for seniors**

*Listed below are some other housing options open to seniors looking for accommodation in Cary. Please note the listings below are not exhaustive, new communities are under development and existing communities may change their range of accommodation and services. None of the communities listed below have received HUD funding assistance and are not subject to the income or rent limits set by HUD. As with the affordable communities listed above, it is important to check directly with the provider about the types of apartments and care options offered and the costs associated with them.*

### **Cary Area Non-Subsidized Retirement and Life Care Communities:**

#### **Brookdale Cary**

**Brookdale Cary** operates two senior living communities in Cary. Both communities offer specialized Alzheimer's and Dementia and memory care services.

##### **The Brookdale *Cary community***

7870 Chapel Hill Road Cary, NC 27513, and

##### **The Brookdale *Macarthur Park community***

111 MacArthur Drive, Cary, NC 27513

For further information on *Brookdale Cary (formerly Clare Bridge)*

please call: (919) 268-8936 or visit:

<https://www.brookdale.com/communities/clare-bridge-of-cary/>

For further information on *Brookdale Macarthur Park (formerly the Carolina House of Cary)*

Please call: (919)-263-0496 or visit

<https://www.brookdale.com/communities/carolina-house-of-cary/>

## **Glenaire Cary**

**Glenaire** is an accredited, Presbyterian-sponsored continuing care retirement community (CCRC) for seniors located in Cary. Glenaire has three apartment buildings offering a variety of studio, one-bedroom and two-bedroom apartments. It also offers cottages typically a two-bedroom/two-bath home. The Glenaire community is located at: 4000 Glenaire Circle, Cary, NC 27511

### **Glenaire**

4000 Glenaire Circle, Cary, NC 27511

For further information please call (919) 460-8095, Email: [info@glenaire.org](mailto:info@glenaire.org)

Or visit the website: <http://www.glenaire.org/>

## **Heartfields Cary**

**Heartfields at Cary** is a senior living community near Western Wake Hospital in Cary. They offer a variety of assisted living apartments specializing in Memory Care - Alzheimer's & Dementia services. They are Located at 1050 Crescent Green Drive, Cary, NC 27518

### **Heartfields**

1050 Crescent Green Drive, Cary, NC 27518

For further information please contact (919) 852-5757 or visit the website:

<https://www.fivestarseniorliving.com/communities/nc/cary/heartfields-at-cary>

## **Woodland Terrace**

**Woodland terrace** is a senior retirement community which offers apartments and cottage homes, for [Independent Living, as well as Assisted Living and Memory Care](#) services. They are located at 300 Kildaire Woods Drive, Cary, NC 27511.

**Woodland Terrace Retirement Community**  
300 Kildaire Woods Drive, Cary, NC 27511

For further information please contact at: 919-234-5223,

Or visit the website: : <http://www.kiscoseniorkiving.com-woodland terrace>

## **Searstone Retirement Community**

**Searstone** is a Life Care continuing care retirement community for those aged 62 and above. It offers a variety of home styles and locations. They offer one & two bedroom apartment homes and larger duplex-style estate homes.

**Searstone Retirement Community**  
17001 Searstone Drive, Cary, NC 27513

*For further information please call: Searstone directly at 919-234-0339 or visit the website: <http://www.searstone.com/index.php>*

## **Preston Pointe**

The Preston Pointe community offers one and two bedroom independent and assisted living apartments for seniors. Preston Point is located on the edge of Cary on NW Cary Pkwy in Morrisville.

**Preston Pointe Retirement Community**  
1995 NW Cary Pkwy, Morrisville, NC 27560

For further information please call; 919-460-8141 or visit the website: <http://prestonpointe.com/>

## Waltonwood Senior Living Community

**Waltonwood Cary Parkway** is senior living community in the heart of Cary, offering different levels of senior care and services including: Independent Living, Assisted living and Memory care.

**Waltonwood Cary Parkway**  
750 SE Cary Pkwy, Cary, NC 27511

For further information please call 919-651-3964 or visit the website  
<http://www.waltonwood.com/>

## Sunrise of Cary

**Sunrise of Cary** Offers a range of services for seniors including [assisted living](#) and [memory care](#). Located near downtown Cary on West Chatham St.

**Senior Living Community**  
1206 West Chatham St, Cary NC 27513

For further information please call: 919-439-4583 or visit the website:

<http://www.sunriseseniorliving.com/communities/sunrise-of-cary/overview.aspx>

## Jordan Oaks

The Jordan Oaks Holiday Retirement community offers Independent living accommodation for seniors. Located in Cary on Penny Rd, it is also close to the towns of Holly Springs and Apex.

**Jordan Oaks Holiday Retirement Community**  
10820 Penny Rd, Cary, NC 27518

For further information please call: (919)-617-9463 or visit the website:  
[www.holidaytouch.com](http://www.holidaytouch.com)

## **Cary Area non-subsidized Nursing Homes**

### **Phoenix Assisted Care**

**Phoenix Assisted Care** offers assisted living and extended-stay nursing care to seniors with varying levels of disabilities in Cary. The Center is located at 201 West High St in Downtown Cary.

**Phoenix Assisted Care**  
201 West High St, Cary, NC 27513

For further information please call: at (919) 460-8644  
email: [Info@PhoenixAssistedCare.com](mailto:Info@PhoenixAssistedCare.com)

Or visit the website at: [http://phoenixassistedcare.com/Home\\_Page.php](http://phoenixassistedcare.com/Home_Page.php)

### **Chatham Creek Rest Home**

**Chatham Creek Rest Home** is a Retirement Community facility in Cary. The Home is Located at 809 W Chatham St., Cary NC 27511

For Further information, please call: Chatham Creek rest home at: (919) 469-9309

### **Cary Health and Rehabilitation Center**

**Cary Health & Rehabilitation Center** provides extended-stay nursing care to seniors with varying levels of disabilities in Cary.

**Cary Health and Rehabilitation Center**  
Located at 6590 Tryon Road, Cary, NC 27511.

For further information, Please call Cary Health & Rehabilitation Center at: (919) 851-8000

## Day Services for Seniors (Daytime Care Only)

Resources for Seniors operate two *Total Life Centers* in Cary

### ***Bond Park Total Life Center –***

Cary Senior Center, 120 Maury O'Dell Pl, Bond Park, Cary NC 27513 (919) 462-3983

### **Bond Park Total Life *Medical Social* Center.**

This center serves ambulatory and semi-ambulatory dependent adults who are 18 and over, especially those with memory loss and physical disabilities. This centers' primary focus is on both medical and non-medical interventions including: nurse is available to provide basic care and supervision; an inclusive community offering social interactions which can help promote the reversal of the isolation, particularly for individuals who have physical or cognitive impairment and the opportunity to participate in group social activities and educational programs. The center also provides nutritious meals and snacks.

**HOURS OF OPERATION: Business Hours: Monday-Friday 8:00am - 5:00pm**  
**for further information please call: (919)-460-9008**

Or visit the website: [www.totallifecenters.org/bondpark](http://www.totallifecenters.org/bondpark).

### ***Cary Kirk Total Life Center***

Kirk of Kildaire Campus, 200 Meadow Drive, Cary, NC 27511

### **Cary Kirk Total Life Center *Social* Center.**

This center serves ambulatory and semi-ambulatory dependent adults who are 18 and over, especially those with memory loss and physical disabilities. This centers' primary focus is on non-medical interventions including: basic care and supervision the reversal of the social isolation and the opportunity to participate in activities. The Center also provides nutritious meals and snacks.

**HOURS OF OPERATION: Business Hours: Monday-Friday 8:00am - 5:00pm**  
**For further information please call: (919)-467-6906**

Or visit the website: [www.totallifecenters.org/kirk](http://www.totallifecenters.org/kirk).

## Family Housing - Affordable Apartments

### Non-Age Restricted Affordable Apartments

#### ***The Grove at Cary Park***

4545 Cary Glen Blvd., Cary, NC 27519

The Grove at Cary Park community offers 120 affordable independent living apartments units for families and singles, with no age restrictions.

***Please note: The Grove at Cary Park apartments are restricted to qualified applicants, please call the leasing office at 919-460-0592 to determine whether you qualify.***

For further information please call (919) 481-222 or visit the website;

<http://www.groveatcaryparkapts.com/>

#### ***Sedgebrook Apartments***

100 Sedgebrook Rd, Cary, NC 27511

The Sedgebrook community offers 32 affordable independent living apartments for families and singles, with no age restrictions.

***Please note: Sedgebrook Apartments are restricted to households earning less than 50% of area median income for Wake County. As this figure changes annually, please call the leasing office at 919-461-0468 to determine whether you qualify.***

For further Information: call the leasing office at 919-461-0468,  
Email: [sedgebrook@cmc-nc.com](mailto:sedgebrook@cmc-nc.com)

Or visit the website <https://dhic.org/property/sedgebrook/>

**Westwood Apartments**

600 Glendon Way, Cary NC 27519

The Westwood Park apartment community offers 72 affordable 2 and 3 bedroom apartments for families and singles, with no age restrictions. Westwood Park Apartments are located on Highway 55 between Highhouse Road and Highway 540 in Cary.

***Please note: Westwood apartments are restricted to qualified applicants, please call the leasing office at 919-460-0592 to determine whether you qualify.***

For further information please call the leasing office at: 919-460-0592 or visit the website:

[www.wajmanagement.com/property/westwood-park-apartments/](http://www.wajmanagement.com/property/westwood-park-apartments/)

**Highland Village Community**

100 Highland Commons Court, Cary, NC 27513.

This affordable housing community has three adjacent complexes two of which offer affordable housing for seniors and a third: **Highland Village Apartments** which offers 50 one-, two- and three-bedroom apartments and is located at the intersection of High House and Old Apex Roads, approximately one mile from downtown Cary. The complex is part of DHIC's Highland Village community, which also includes apartments for seniors and townhomes for sale.

***Please note: Highland Village Apartments are restricted to households earning less than 60% of area median income for Wake County. Since this figure changes annually, please call the leasing office to see whether you qualify.***

For further Information: please call (919) 463-5670

Email: [highland-village@cmc-nc.com](mailto:highland-village@cmc-nc.com)

Or visit the website: [www.dhic.org/property/highland-village-apartments](http://www.dhic.org/property/highland-village-apartments)

## Additional Housing Options for Seniors

*Additional information for housing options for seniors in neighboring communities and in Wake County can be found at: **Resources for Seniors***

Resources for Seniors, Inc. (RFS) was founded in 1973. Their mission is to provide home- and community-based services so that all seniors can maximize their independence for as long as possible while remaining in their own homes. RFS can assist with many of the housing issues that affect seniors and their families. For more information please contact visit their website at:

[www.resourcesforseniors.com](http://www.resourcesforseniors.com)

Or contact them at: 919-872-7933  
1110 Navaho Dr. Suite 400  
Raleigh, NC 27609

EMAIL: [info@resourcesforseniors.com](mailto:info@resourcesforseniors.com)

[Map & Directions](#)

**Wake County Human Services**, Placement Assistance & Adult Care Specialist, 919-212-7500

**Community Alternatives** Program for Disabled Adults (in-home care for Medicaid recipients), 919-872-7933

**Center for Volunteer Caregiving**, 919-460-0567. 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.

**Go Cary** (Cary Transit), 919-481-2020. Bus service for with special fares for seniors (age 55+) or disabled Cary residents.

**Wake County Affordable Apartments: - Full listing**

Cary Apartments are highlighted

<p>The Arc of North Carolina, Inc.                  Phone: 919-380-0203  <a href="mailto:arc/hds@interpath.com">arc/hds@interpath.com</a></p>	<p>AS WAKE CO. G.H. #2                  534 WALNUT ST                  CARY, NC 27511-4042                  Phone: 9193800203</p>	<p>Disabled</p>
<p>Community Management Corporation                  Phone: (336)765-0424  <a href="mailto:gmorgan@cmc-nc.com">gmorgan@cmc-nc.com</a></p>	<p>HIGHLAND MANOR                  APARTMENTS                  200 Highland Manor                  Place                  CARY, NC 27513                  Phone: 9194637800</p>	<p>Elderly</p>
<p>The Arc of North Carolina, Inc.                  Phone: (336) 273-4404  <a href="mailto:arc/hds@interpath.com">arc/hds@interpath.com</a></p>	<p>SERVING CUP GREEN                  LEVEL APTS                  14000 Joshua Tree Ct                  Cary, NC 27519-8205                  Phone: 9198478183</p>	<p>Disabled</p>
<p>One Management , Inc.                  Phone: (919) 787-4243  <a href="mailto:Jpetri@onefic.com">Jpetri@onefic.com</a></p>	<p>BAY TREE                  APARTMENTS                  113 BAY TREE ST                  FUQUAY-VARINA, NC                  27526-1852                  Phone: 9195522216</p>	<p>Family</p>
<p>Housing Management, Inc.                  Phone: 9195523671</p>	<p>FUQUAY-VARINA                  HOMES FOR THE                  ELDERLY                  1012-10 S MAIN ST                  FUQUAY-VARINA, NC                  27526-2441                  Phone: 9195523671</p>	<p>Elderly</p>

HOUSING RESOURCES AVAILABLE TO CARY CITIZENS

<p>Community Management Corporation          Phone: (336)765-0424  <a href="mailto:gmorgan@cmc-nc.com">gmorgan@cmc-nc.com</a></p>	<p>CHADWICK          APARTMENTS          305 E GARNER RD          GARNER, NC 27529-3341          Phone: 9197725430</p>	<p>Elderly</p>
<p>Multifamily Select, Incorporated</p>	<p>FOREST HILLS          917 Seventh Ave.          GARNER, NC 27529-3619          Phone: 9197795424</p>	<p>Family</p>
<p>Community Management Corporation          Phone: (336)765-0424  <a href="mailto:gmorgan@cmc-nc.com">gmorgan@cmc-nc.com</a></p>	<p>HOLLY SPRINGS          APARTMENTS          155 W. Holly Springs Road          HOLLY SPRINGS, NC 27540-7807          Phone: 9195521825</p>	<p>Elderly</p>
<p>Community Management Corporation          Phone: (336)765-0424  <a href="mailto:gmorgan@cmc-nc.com">gmorgan@cmc-nc.com</a></p>	<p>HOLLY SPRINGS          APARTMENTS II          215 W Earp St          HOLLY SPRINGS, NC 27540-6200          Phone: 9195521825</p>	<p>Elderly</p>
<p>The Arc of North Carolina, Inc.          Phone: 336-273-4404  <a href="mailto:CMitchell@arcnc.org">CMitchell@arcnc.org</a></p>	<p>ARC/HDS WAKE          COUNTY GROUP HOME #2          4808 WHITEHALL AVE          RALEIGH, NC 27604-2732          Phone: 9197903241</p>	<p>Disabled</p>

HOUSING RESOURCES AVAILABLE TO CARY CITIZENS

<p>The Arc of North Carolina, Inc.          Phone: (336) 273-4404 Ext. 28  <a href="mailto:jpritchett@arcnc.org">jpritchett@arcnc.org</a></p>	<p>AS WAKE CO. G.H. #1          113 DICKENS DR          RALEIGH, NC 27610-2424          Phone: 9192500907</p>	<p>Disabled</p>
<p>The Arc of North Carolina, Inc.          Phone: (336) 273-4404  <a href="mailto:arc/hds@interpath.com">arc/hds@interpath.com</a></p>	<p>AS WAKE CO. G.H. #3          5117 GLEN FOREST DR          RALEIGH, NC 27612-3133          Phone: 9197823353</p>	<p>Disabled</p>
<p>Brown Realty Company, LLC          Phone: 919-832-1814  <a href="mailto:brownrealty@bellsouth.net">brownrealty@bellsouth.net</a></p>	<p>CEDAR CREST NEW LIFE CENTER          2821 LAODICEA DR          RALEIGH, NC 27610-4744          Phone: 9198281192</p>	<p>Elderly</p>
<p>Reliant Realty Services, LLC</p>	<p>CEDAR MOOR          2448 MELVID CT          RALEIGH, NC 27610-3587          Phone: 9192319596</p>	<p>Family</p>
<p>Pendergraph Management, LLC          Phone: 919-755-0558  <a href="mailto:tnarron@thepencos.com">tnarron@thepencos.com</a></p>	<p>COSMO AND LEWIS ESTATES          1121 HADLEY RD          RALEIGH, NC 27610-4830          Phone: 9198321119</p>	<p>Disabled</p>
<p>Waj Management, LLC          Phone: 919-847-8350 ext 201  <a href="mailto:alove@wajmanagement.com">alove@wajmanagement.com</a></p>	<p>CRYSTAL COVE APARTMENTS          815 Suffolk Blvd          Raleigh, NC 27603-7713          Phone:</p>	<p>Family</p>

HOUSING RESOURCES AVAILABLE TO CARY CITIZENS

<p><b>The Arc of North Carolina, Inc.</b>  <b>Phone: 919-856-9547</b></p>	<p><b>919-833-0908</b>  <b>EASTER SEALS UNITED Disabled</b>  <b>CEREBRAL PALSEY NC</b>  <b>HOUSING</b>  <b>1529 BEN LLOYD DR</b>  <b>RALEIGH, NC 27604-</b>  <b>2305</b>  <b>Phone:</b>  <b>919-856-9547</b></p>
<p><b>Aspen Companies Management LLC</b>  <b>Phone: 919-833-4827</b>  <a href="mailto:ralston@aspencos.com">ralston@aspencos.com</a></p>	<p><b>MILLBANK COURT Family</b>  <b>APARTMENTS</b>  <b>1500 N Raleigh Blvd</b>  <b>Raleigh, NC 27610-</b>  <b>1037</b>  <b>Phone:</b>  <b>919-833-4827</b></p>
<p><b>Community Alternatives for Supportive Abodes</b>  <b>Phone: 919-754-9960</b>  <a href="mailto:mjseyda@casanc.org">mjseyda@casanc.org</a></p>	<p><b>OAK HILL APARTMENTS</b>  <b>3310 Sun Hill Lane</b>  <b>Raleigh, NC 27610 Disabled</b>  <b>Phone: 919-754-9960</b></p>
<p><b>Dorchester Management LLC</b>  <b>Phone: 919-781-9538</b>  <a href="mailto:raleighgardensapts@dorchestermt.com">raleighgardensapts@dorchestermt.com</a></p>	<p><b>RALEIGH GARDENS</b>  <b>APARTMENTS</b>  <b>6145A SAINT GILES ST</b>  <b>RALEIGH, NC 27612- Family</b>  <b>7051</b>  <b>Phone:</b>  <b>919-781-9538</b></p>
<p><b>pen Companies Management LLC</b></p>	<p><b>RALEIGH NORTH</b>  <b>APARTMENTS</b>  <b>1500 N Raleigh Blvd</b>  <b>Raleigh, NC 27610- Family</b>  <b>1037</b>  <b>Phone: 9198334827</b></p>

HOUSING RESOURCES AVAILABLE TO CARY CITIZENS

<b>Community Management Corporation</b> Phone: (336)765-0424 <a href="mailto:gmorgan@cmc-nc.com">gmorgan@cmc-nc.com</a>	<b>ROANOKE COMMONS</b> 2911 MAYDELYN WATSON LN RALEIGH, NC 27610-5871 Phone: 919-546-0052	<b>Elderly</b>
<b>Community Alternatives for Supportive Abodes</b> Phone: 9197549960 ext 19 <a href="mailto:abrown@casanc.com">abrown@casanc.com</a>	<b>ROBERTSON HILL APARTMENTS</b> 1725 Poole Road RALEIGH, NC 27605 Phone: 919-754-9960	<b>Disabled</b>
<b>Community Alternatives for Supportive Abodes</b> Phone: 919-754-9960 <a href="mailto:mjseyda@casanc.org">mjseyda@casanc.org</a>	<b>SHADE HILL APTS.</b> 3014 Poole Rd RALEIGH, NC 27610-2883 Phone: 919-856-6453	<b>Disabled</b>
<b>Residential Properties Management, Inc.</b> Phone: (336) 724-1000 <a href="mailto:ward@salemsenior.com">ward@salemsenior.com</a>	<b>SIR WALTER APARTMENTS</b> 400 FAYETTEVILLE STREET RALEIGH, NC 27601-1766 Phone: 919-832-1300	<b>Elderly</b>
<b>Tammy Lynn Memorial Foundation, Inc.</b> Phone: (919) 832-3909 <a href="mailto:phankerson@tammylynncenter.org">phankerson@tammylynncenter.org</a>	<b>TAMMY LYNN ICF/MR</b> 737 CHAPPELL DR RALEIGH, NC 27606-3215 Phone: 919-832-3909	<b>Disabled</b>
<b>The Arc of North Carolina, Inc.</b> Phone: (800) 662-8706 <a href="mailto:nkiefer@arcnc.org">nkiefer@arcnc.org</a>	<b>WHITTECAR HOME</b> 3257 Lake Woodard Dr Raleigh, NC 27604-3660 Phone: 919-231-1399	<b>Disabled</b>

HOUSING RESOURCES AVAILABLE TO CARY CITIZENS

<b>TradeMark Properties, Inc.</b>	<b>WINTERSHAVEN APARTMENTS 500 E HARGETT ST RALEIGH, NC 27601- 1553 Phone: 919-828-9464</b>	<b>Elderly</b>
<b>Community Management Corporation</b> Phone: (336)765-0424 <a href="mailto:gmorgan@cmc-nc.com">gmorgan@cmc-nc.com</a>	<b>TURNBERRY APARTMENTS 755 South White Street WAKE FOREST, NC 27587-2980 Phone: 919-554-9743</b>	<b>Elderly</b>
<b>Pendergraph Management, LLC</b> Phone: 919-755-0558 <a href="mailto:tnarron@thepencos.com">tnarron@thepencos.com</a>	<b>CRESTFIELD APARTMENTS 765 Marshburn Rd Wendell, NC 27591- 8328 Phone: 919-366-6384</b>	<b>Elderly</b>
<b>WOODLAND ASSOCIATES INC</b> Phone: (919) 469-0260 <a href="mailto:wai2@bellsouth.net">wai2@bellsouth.net</a>	<b>MAPLES APARTMENTS 302 East PRIMROSE PL ZEBULON, NC 27597- 2891 Phone: 919-269-6464</b>	<b>Family</b>

For additional *Town of Cary* information and housing resources please visit:

[www.townofcary.org](http://www.townofcary.org)

## Town of Cary Minimum Housing Ordinance

The Town of Cary's Land Development ordinance (LDO) incorporates minimum housing provisions that require that homeowners and landlords to keep their homes in a sound, safe & and habitable condition. The minimum Housing ordinance is Located here;

[townofcary/landdevelopmentrdinance/minimumhousing](http://townofcary/landdevelopmentrdinance/minimumhousing)

### ARTICLE V. MINIMUM HOUSING STANDARDS

In summary form the Minimum Housing Standards (MHS) stipulates that where ***“there exists in the town, housing which is unfit for human habitation due to:***

***(1) Dilapidation;***  
***(2) Defects increasing the hazards of fire, accidents and other calamities;***  
***(3) Lack of ventilation, light and sanitary facilities; or***  
***(4) Other conditions rendering such dwellings unsafe or unsanitary for the occupants thereof or of neighboring dwellings or for other residents of the town.***

***(b) It is further declared that the existence of such unfit housing is dangerous and detrimental to the health, safety and morals, and otherwise inimical to the welfare of, the residents of the town.***

***(c) In order to protect the health, safety and welfare of the residents of the Town of Cary will establish and enforce minimum standards of fitness for the existence and initial and continued occupancy of all buildings used for human habitation, and for the protection of occupants of neighboring housing and other residents of the town, as expressly authorized by G.S. 160A-444.”***

To enforce the standards the town employs Minimum Housing Officers (MHO) to undertake housing inspection on dwellings thought to be in dilapidated condition to ensure that the structure meets and continues to meet the minimum standards prescribed by the ordinance. Infractions can range from easily repairable situations such as broken windows or inactive water service, to major structural integrity issues. Depending on the situation, inspectors will determine if a house needs to be repaired or, in some cases where the deterioration is so advanced that it may need to be demolished.

## HOUSING RESOURCES AVAILABLE TO CARY CITIZENS

In the case of Landlord/Tenant issues the MHO has a role in ensuring that property being let is maintained in a good and habitable condition and that prescribed or necessary repairs are carried out. Where there are unsafe conditions, toxic hazards, rodent or insect infestation, structural failure or basic service and utility failures which cause the dwelling to be unfit for occupation the MHO can intervene with the landlord or property owner to require that they rectify any identified problems. The MHO does not deal with eviction, rent payments or cosmetic issue nor do they deal with anti-social behavior these are matters for the civil courts or law enforcement.

Enforcement can result in a repair notice, the placement of a lien on the property or in extreme cases the demolition of the property. However in most cases the matter can be resolved through mediation with the landlord or property owner and the affected residents or Tenants.

**For more information or to contact the Minimum Housing Officer please call, Darrell Parnell at : (919) 469-4376**

Darrell Parnell, Minimum Housing Officer  
Planning - Community Development  
Cary Town Hall, 316 N. Academy St.,  
Cary, NC 27513

Phone: (919) 469-4376 or

[darrell.parnell@townofcary.org](mailto:darrell.parnell@townofcary.org)

## General Housing Advocacy & Information for Wake County

A number of organizations in the Raleigh/Cary area provide counseling and support for tenants with housing access issues or rent and repair issues in their current home.

The fair Housing Hearing Board in Raleigh works to improve the public awareness of the City's Fair housing ordinance, which prohibits discrimination in housing opportunities on the basis of race, color, religion, family status, disability, national origin or sex through education and outreach.

The board can be contacted at the address below:

***Fair Housing Hearing Board***  
***W. Hargett Street, Raleigh,***  
***NC 27601***  
***Phone: 966-5716 222***  
***Website: [www.raleighnc.gov](http://www.raleighnc.gov) Board***

For unincorporated Wake County residents (including the following towns: Knightdale, Rolesville, Wendell & Zebulon) minimum Housing enquiries can be directed to:

***Wake County Inspections, Development Plans & Permits Division (IDPP).***

At the address below:

***856-6060 Wake County Office Building (1st fl.)***  
***336 Fayetteville St.,***  
***Raleigh,***  
***NC 27601***

Website: [www.wake.gov](http://www.wake.gov)

***Please note: The building inspectors conduct inspections of residential dwelling complaints to determine if the homes are unsafe based on the unsafe rules of the NC 42 State Building Code however the Wake County IDPP Department is only responsible for inspecting homes within the unincorporated areas of the county***

## Legal Assistance and Advocacy

A number of organizations provide free or *pro bono* services to assist eligible residents with modest incomes with a range of legal issues including housing related matters. Amongst these *Legal Aid of North Carolina* is a statewide, nonprofit law firm that provides free legal services in civil matters to low-income people in order to ensure equal access to Legal Aid of NC provides free legal help to low-income North Carolinians in **civil cases** involving **basic human needs** like safety, shelter, income and more.

**While not all legal issues are appropriate for Legal Aid's they do cover housing issues including the following:**

**Public and Subsidized Housing:** Legal Aid of NC does handle cases involving evictions from or admissions to public and other federally subsidized housing complexes, and terminations of housing subsidies like Section 8 housing vouchers.

**Private Housing:** Legal Aid of NC does handle cases involving self-help evictions (landlords trying to evict without going through a legal process), habitability (landlords failing to keep a property safe and in good repair), and evictions from mobile home lot tenancies.

**Fair Housing:** Legal Aid of NC also handles cases involving housing discrimination based on race, disability, familial status and more.

Please also be aware that Legal Aid of NC does routinely reevaluate its case priorities to ensure they are providing the full range of relevant services so the above list may not include every type of case they handle.

If you have questions or think you need legal help, you can contact Legal Aid of NC here: **Apply for legal help by phone toll-free: 1-866-219-LANC (5262)**

Or submit an

[online application](#)

Raleigh Office

224 South Dawson Street

Raleigh, NC 27601

Local Call: 919-828-4647 Fax #: 919-839-8370

**Appendix 1: Landlord Tenant Brochure NC Department of Justice**



**Roy Cooper North Carolina Attorney General NC Department of Justice  
MAINTENANCE AND REPAIR DUTIES:  
YOUR RIGHTS AS A RESIDENTIAL TENANT IN NORTH CAROLINA**

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### LANDLORD AND TENANT: REPAIRS

#### INTRODUCTION

Each year the Office of the Attorney General receives hundreds of complaints and inquiries from tenants regarding disputes they are having with their landlords. The laws governing the relationship between a landlord and a tenant are complex and come from several sources. Those sources include the law of contracts (leases are a type of contract), the law of negligence, the North Carolina General Statutes, local health, safety and building codes, federal laws and regulations governing subsidized rental housing, and the Constitutions of the United States and the State of North Carolina.

What follows is not a complete discussion of North Carolina. Landlord-tenant law. Instead, it is a discussion of the problems involving the landlord's failure to maintain or repair the rental property. Also available from the Office of the Attorney General, Consumer Protection Section, is another information booklet similar to this one discussing security deposit disputes between landlords and tenants.

It is hoped that the information provided here will be helpful to you. It can be surprising how just a little bit of knowledge of your rights as a tenant can help you resolve disputes with your landlord, and maybe even avoid them altogether.

**PART ONE: THE RESIDENTIAL RENTAL AGREEMENTS ACT.** Up until 1977 there was very little in the law of this state requiring landlords to make repairs to rental premises. Legal scholars say that the laws governing leases up until 1977 were based upon North Carolina's history as an agricultural state. When people entered into leases for land a hundred years ago, the most important thing was usually the value of the farmland itself, not the condition and up-keep of the farmhouse or other buildings on the land. By 1977 the economy of North Carolina was changing. Most leases by that time dealt with houses or mobile homes or apartments, and the condition and use of the living quarters had become primary concerns of tenants signing such leases.

The North Carolina Residential Rental Agreements Act of 1977 was passed by the General Assembly because of these changes in our economy. The Act defines the duties of both the landlord and the tenant with respect to the maintenance and repair of the premises. For the landlord, at least, many of these legal duties never existed before.

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**PART TWO: DUTIES OF THE TENANT.** The tenant must pay all rent legally due under the lease and perform certain day-to-day maintenance duties in order to enforce the landlord's duties under the Residential Rental Agreements Act. The tenant's duties under the Act are as follows:

### **North Carolina General Statute 42-43(a)**

- (1) Keep that part of the premises which he occupies and uses as clean and safe as the conditions of the premises permit and cause no unsafe or unsanitary conditions in the common areas and remainder of the premises which he uses;
- (2) Dispose of all ashes, rubbish, garbage, and other waste in a clean and safe manner;
- (3) Keep all plumbing fixtures in the dwelling unit or used by the tenant as clean as their condition permits;
- (4) Not deliberately or negligently destroy, deface, damage, or remove any part of the premises or knowingly permit any person to do so;
- (5) Comply with any and all obligations imposed upon the tenant by current applicable building and housing codes;
- (6) Be responsible for all damage, defacement, or removal of any property inside a dwelling unit in his exclusive control unless said damage, defacement or removal was due to ordinary wear and tear, acts of the landlord or his agent, defective products supplied or repairs authorized by the landlord, acts of third parties not invitees of the tenant, or natural forces.
- (7) Notify the landlord, in writing, of the need for replacement of or repairs to a smoke detector. The landlord shall ensure that a smoke detector is operable and in good repair at the beginning of each tenancy. Unless the landlord and the tenant have a written agreement to the contrary, the landlord shall place new batteries in a battery operated smoke detector at the beginning of a tenancy and the tenant shall replace the batteries as needed during the tenancy. Failure of the tenant to replace the batteries as needed shall not be considered as negligence on the part of the tenant or the landlord.

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**PART THREE: DUTIES OF THE LANDLORD.** The landlord's maintenance and repair duties under the Residential Rental Agreements Act are as follows:

### North Carolina General Statute 42-42(a)

- (1) Comply with the current applicable building and housing codes, whether enacted before or after October 1, 1977, to the extent required by the operation of such codes: no new requirement is imposed by this subdivision(a)(1) if a structure is exempt from a current building code;
- (2) Make all repairs and do whatever is necessary to put and keep the premises in a fit and habitable condition;
- (3) Keep all common areas of the premise in safe condition; and
- (4) Maintain in good and safe working order and promptly repair all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances supplied or required to be supplied by him provided that notification of needed repairs is made to the landlord in writing by the tenant except in emergency situations.
- (5) Provide operable smoke detectors, either battery-operated or electrical, having an Underwriters' Laboratories, Inc. , listing or other equivalent national testing laboratory approval, and install the smoke detectors in accordance with either the standards of the National Fire Protection Association or the minimum protection designed in the manufacturer's instructions, which the landlord shall retain or provide as proof of compliance. The landlord shall replace or repair the smoke detectors within 15 days of receipt of notification if the landlord is notified of needed replacement or repairs in writing by the tenant. The landlord shall ensure that a smoke detector is operable and in good repair at the beginning of each tenancy. Unless the landlord and the tenant have a written agreement to the contrary, the landlord shall place new batteries in a battery-operated smoke detector at the beginning of a tenancy and the tenant shall replace the batteries as needed during the tenancy. Failure of the tenant to replace the batteries as needed shall not be considered as negligence on the part of the tenant or the landlord.

**PART FOUR: DUTIES OF THE LANDLORD CANNOT BE WAIVED.** North Carolina General Statute 42-42(b) states that a landlord cannot excuse himself from these duties through a special clause inserted into the lease. As discussed below, many leases contain such clauses, and tenants should not be fooled into thinking that such clauses are binding.

A landlord and a tenant can enter into an agreement separate from the lease through which the tenant will perform the landlord's maintenance duties, but only if the tenant is to receive reasonable and just compensation for it. Such would be the case when a carpenter, plumber or painter rents from the landlord, and the landlord wants to hire that tenant to help with the upkeep and repair of the rental property.

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**PART FIVE: WRITTEN NOTICE TO THE LANDLORD.** The landlord’s duty to repair promptly all plumbing, heating, air conditioning, and other appliances and facilities does not begin until the tenant has given written notice to the landlord of needed repairs. The written notice requirement does not apply in emergency situations, such as loss of heat in mid-winter or sudden leaks in the plumbing that are going to cause damage to the premises or injury to the tenant if a repair service is not called right away.

As a practical matter, the best thing to do when a refrigerator, oven, or air conditioner breaks down is to call or visit the landlord immediately to report the problem. Follow up the conversation with a note or letter to the landlord which mentions the earlier oral request for repairs. For instance, “Dear Landlord: This is just a reminder of the request I made by phone this morning for repairs to the furnace at 344 Center Drive.” Sign and date the note and keep a copy. If you have to hire a repair person yourself because the landlord will not do anything, a copy of the written notice will be very helpful if you go to Small Claims Court seeking reimbursement for the repair bill you paid.

**PART SIX: LANDLORD DUTIES TO REPAIR THAT DO NOT DEPEND UPON WRITTEN NOTICE FROM THE TENANT.** The other duties of the landlord under the Residential Rental Agreements Act do not depend upon the receipt of written notice of a problem. These other duties involve routine maintenance and repair obligations that exist prior to or throughout the tenancy, or are the subject of local health and building codes, or concern “common areas” of apartments or condominium projects.

**PART SEVEN: DUTY TO KEEP ALL COMMON AREAS AND FACILITIES IN A SAFE CONDITION.** Common areas and facilities, such as hallways serving several apartment units, parking lots, play areas, laundry rooms, swimming pools open to tenants, sewage or plumbing systems serving more than one rental unit, and similar areas and facilities on the grounds of multi-family rental properties, must be maintained in a safe condition by the landlord. Injuries caused by landlords’ failure to safely maintain such areas and facilities have entitled tenants to recover money from their landlords in lawsuits. In situations where landlords’ failures to maintain these facilities have not caused injury, courts have allowed tenants to reduce the amount of monthly rent due under their leases.

**PART EIGHT: DUTY TO COMPLY WITH APPLICABLE LOCAL BUILDING AND HOUSING CODES.** In most North Carolina cities and large towns, landlords have additional duties to maintain the rental premises because of the requirements of local building and housing codes. Failure by the landlord to comply with these codes gives a tenant the right to take legal action under the Residential Rental Agreement Act. These local codes also allow the tenant to seek the help of local authorities who can use their own legal powers to force a landlord to comply with the requirements of the codes.

## Appendix 1: Landlord Tenant Brochure NC Department of Justice

**Housing Codes.** Most local building and housing codes contain a long list of maintenance and safety requirements for rental property. Under these codes, owners of such property must provide safe and properly functioning heating and plumbing systems. Heating systems in many communities must be capable of heating every habitable room in a dwelling to at least 65-70 degrees. Most local codes also require that all walls, doors and windows be weather tight. Walls, ceilings and floors must be free of holes, cracks, and peeling paint, according to many local codes. Similarly, most local codes require landlords to rid multi-family (but not necessarily single family) dwellings of infestations of rodents or bugs. Under many codes, all doors and windows opening to the outside of the dwelling must have locks on them, and unless the dwelling has air conditioning, most codes require that all windows in the dwelling be equipped with screens.

**Fire Codes.** Malfunctioning heating systems, electrical systems, or appliances may pose a fire hazard, which may be a violation of the local fire code in addition to violating the housing code. Anything giving off shocks, sparks, or smoke should be reported to the landlord immediately, and if not fixed promptly, reported to the local fire safety inspector. Such officers usually have legal authority to force the landlord to repair such problems quickly.

**Health Codes.** Malfunctioning sewage disposal systems can also constitute violations of local health codes. County or city health departments usually can force landlords to fix malfunctioning sewage disposal systems or clean contaminated well water systems.

**PART NINE: OBTAINING GOVERNMENT HELP ON CODE VIOLATIONS.** To obtain the assistance of local building inspectors, fire marshals, or county health officers, little more than a phone call to the local city hall, fire department, or county health department is required.

**PART TEN: DUTY TO PUT AND KEEP PREMISES IN A FIT AND HABITABLE CONDITION.** This part of the Residential Rental Agreements Act requires the landlord to have the premises in good and fit condition when the tenant first moves in, and it also requires the landlord to maintain the premises so that they stay that way. This is a “catch-all” requirement that covers repair and maintenance duties not specifically described elsewhere in the Residential Rental Agreements Act.

**PART ELEVEN: LEGAL REMEDIES AGAINST LANDLORDS WHO WILL NOT REPAIR.** If your landlord will not make repairs required under these codes and the Residential Rental Agreements Act, **DO NOT WITHHOLD RENT PAYMENTS.** Many other states have laws allowing tenants to put their rent payments in a special “escrow” account until their landlords make needed repairs. North Carolina law does not allow tenants to withhold rent payments in this or any other way, with two exceptions: when the landlord consents to it in writing or when a judge or civil magistrate allows you to withhold rent pursuant to a court order.

## Appendix 1: Landlord Tenant Brochure NC Department of Justice

Some landlords really will consent to a tenant's withholding rent payments, or at least part of their rent payments. Consent usually comes through written agreements such as this: "Send me a receipt for whatever you paid the plumber to fix the drains and then deduct that amount from next month's rent;" or, "knock 10% off your next month's rent payment because of the problems with the broken air conditioner."

**PART TWELVE: COURT ORDER FOR "RENT ABATEMENT" (reduction in rent).** Too often a landlord will not make repairs and will not consent to the withholding of part of the next rent payment. In this situation, a tenant may want to file a small claims suit against the landlord requesting the court's permission to withhold part of the next month's rent payment to cover the costs paid by the tenant for repairs or to compensate the tenant for the reduced rental value of the dwelling.

In seeking the court's permission to withhold the amount of money paid by the tenant to have repairs done, the tenant will need to show the following:

- (1) that the tenant has either a written or oral lease agreement with the landlord;
- (2) that the problem needing repair was the responsibility of the landlord under the Residential Rental Agreements Act, local building codes, and/or the lease agreement. (Remember, lease provisions excusing landlords from their repair and maintenance responsibilities under the Residential Rental Agreements Act are **not** enforceable.);
- (3) if the problem involved broken heating, air conditioning, plumbing, or electrical appliances furnished with the rental unit, and if the situation was not an emergency, evidence that the landlord was given written notification of the need for such repairs and that the landlord then failed to make the needed repairs within a reasonable amount of time;
- (4) copies of the bill given the tenant by the repair service, plus a receipt or canceled check showing that the bill was paid by the tenant;
- (5) if the landlord denies that the problem even required repairs or claims that the cost of the repairs were too expensive, the tenant should make arrangements to bring the repairman to Small Claims Court. (6) some sort of evidence (usually the tenant's own testimony) showing how much the rental value of the house or apartment was reduced by the landlord's failure to make required repairs.

*[Tenants needing information on how to file a small claims lawsuit can obtain a Small Claims Court information package similar to this one from the Consumer Protection Section of the North Carolina Attorney General's Office, Old Education Building, 114 West Edenton Street, 9001 Mail Service Center, Raleigh, NC 27699-9001 (telephone 919-716-6000).]*

## Appendix 1: Landlord Tenant Brochure NC Department of Justice

Should the Small Claims Court Judge or Magistrate be satisfied that the tenant's case has been proved, he or she may enter a "rent abatement" order allowing the tenant to withhold part of the next month's rent, or part of the next several month's rent, to reimburse the tenant for the repair bills. A tenant should read the court order carefully to make sure it grants permission to withhold rent. Some Small Claims Court Judges will just award a money judgment against the landlord, which is not the same as permission to withhold future rent payments.

Where a problem has not been repaired by either the landlord or the tenant, the Court can enter an order allowing the tenant to withhold a percentage of future rent payments until the problem is repaired by the landlord. After hearing the evidence the Court will make a determination of how much the monthly rental value of the rental unit has been reduced by the problem needing repair. For example, if the monthly rent is \$600.00 and the Court determines that the problem reduces the value of the rental unit by one-third, the judge or civil magistrate will enter a "rent abatement" order allowing the tenant to reduce monthly rental payments to \$400.00 until the problem is corrected by the landlord.

**PART THIRTEEN: COURT ORDER FOR "RENT RECOUPMENT" (recovery of rent paid).** If the landlord simply took a very long time to make repairs, but eventually got around to making them, the tenant may be able to bring a Small Claims Court lawsuit seeking a money judgment for the reduced rental value of the rental unit during the months that the problem went unrepaired. This type of Small Claims suit, called a suit for "rent recoupment" (recovery of rent already paid), also requires that the tenant show the court the following:

- (1) that the tenant had a lease with the landlord when the problems occurred;
- (2) that the problem needing repair was the responsibility of the landlord under the Residential Rental Agreements Act, local building codes and/or the terms of the lease agreement;
- (3) if the problem involved broken heating, air conditioning, plumbing or electrical appliances furnished with the rental unit, and if the situation was not an emergency, copies of any written notice to the landlord requesting repairs, plus some sort of testimonial evidence showing that the landlord took an unreasonable amount of time to repair the problem;
- (4) some sort of evidence (usually the tenant's own testimony) showing how much the rental value of the house or apartment was reduced by the landlord's failure to make required repairs.

## Appendix 1: *Landlord Tenant Brochure* NC Department of Justice

**PART FOURTEEN: OTHER LEGAL CLAIMS.** In addition to the rent abatement and rent recoupment claims mentioned above, a tenant whose personal property (furniture, stereo, clothing, etc.) was damaged or destroyed by the landlord's failure to maintain or repair the premises, as required by the Residential Rental Agreements Act, might be able to sue for either the value or the costs of repair of the damaged belongings. In some cases the tenant can recover moving expenses.

**PART FIFTEEN: SHOULD YOU CONTACT AN ATTORNEY?** If at all possible, an attorney should be consulted before bringing such claims against a landlord. The attorney may come up with additional claims to pursue, or the attorney may say that some claims are not proper in a particular case. Unless personal injuries or substantial property damage was involved,

however, it may be financially impractical for a tenant to hire the attorney for representation in a Small Claims Court suit. Suits against landlords usually involve only a few hundred dollars, and the attorney's fee for representation in court may be equal to or greater than the amount of money a tenant is trying to recover from the landlord. Still, the advice an attorney can provide during a brief consultation can be important, and a brief service by an attorney, such as a letter or phone call to the landlord, may take care of the problem without requiring anyone to go to court.

Tenants having trouble locating an attorney for a consultation on landlord-tenant questions may want to try the North Carolina Lawyers Referral Service. Their toll free number is 1-800-662-7660. The Lawyers Referral Service should be able to give you the name of an attorney to consult with on landlord-tenant matters for a relatively low consultation fee.

(Revised October 2007)

## Appendix 2: HUD Raleigh-Cary Rental & Income limits

The rent and income limits currently applicable for both **subsidized** and **tax credit** apartments are set out in the tables on the following pages.

The **2016 Rent & Income limits summary for Cary** for both **Subsidized & tax credit apartments** are given below: these tables are based on the Housing & Urban Development (HUD) Raleigh-Cary Metropolitan Statistical Area (MSA) which is made up of the following counties:

*Franklin County, NC; Johnston County, NC; and Wake County, NC* and includes both the *Town of Cary & the City of Raleigh*. The relevant tables are given below

### 2016 Fair Market Rent for Subsidized apartments: Cary

*Based on (HUD) Raleigh-Cary MSA)*

Raleigh-Cary, NC MSA					
	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
<a href="#">2016 FMRs</a>	\$644	\$818	\$947	\$1,228	\$1,513

## Appendix 2: HUD Raleigh-Cary Rental & Income limits

### 2016 Income Limits for Subsidized apartments in Cary

(Based on - (HUD) Raleigh-Cary MSA

Raleigh-Cary, NC MSA										
FY 2016 Income Limit Area	<a href="#">Median Income</a>	FY 2016 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Raleigh-Cary, NC MSA	\$76,600	<a href="#">Very Low (50%) Income Limits</a>	\$26,850	\$30,650	\$34,500	<b>\$38,300</b>	\$41,400	\$44,450	\$47,500	\$50,600
		<a href="#">Extremely Low (30%) Income Limits</a>	\$16,100	\$18,400	\$20,700	<b>\$24,300</b>	\$28,440	\$32,580	\$36,730	\$40,890
		<a href="#">Low (80%) Income Limits</a>	\$42,950	\$49,050	\$55,200	<b>\$61,300</b>	\$66,250	\$71,150	\$76,050	\$80,950

## Appendix 2: HUD Raleigh-Cary Rental & Income limits

### 2016 Income Limits for Tax Credit multi-family apartments – Cary

Applies to apartments which have used income limits in rent determinations prior to 2016

(Based on - HUD Raleigh-Cary MSA)

Raleigh, NC (includes Cary) MSA										
FY 2016 MTSP Income Limit Area	Median Income	FY 2016 MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Raleigh NC MSA	\$76,600	<a href="#">50 Percent HERA Special Income Limits</a>	\$28,000	\$32,000	\$36,000	<b>\$39,950</b>	\$43,150	\$46,350	\$49,550	\$52,750
		<a href="#">60 Percent HERA Special Income Limits</a>	\$33,600	\$38,400	\$43,200	<b>\$47,940</b>	\$51,780	\$55,620	\$59,460	\$63,300

## Appendix 2: HUD Raleigh-Cary Rental & Income limits

### 2016 Income Limits for Tax Credit multi-family apartments – Cary

Applies to apartments which have not used income limits in rent determinations prior to 2016

(Based on - HUD Raleigh-Cary MSA)

Raleigh, NC (includes Cary) MSA										
FY 2016 MTSP Income Limit Area	<a href="#">Median Income</a>	FY 2016 MTSP Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Raleigh, NC MSA	\$76,600	<a href="#">50 Percent Income Limits</a>	\$26,850	\$30,650	<b>\$34,500</b>	<b>\$38,300</b>	\$41,400	\$44,450	\$47,500	\$50,600
		<a href="#">60 Percent Income Limits</a>	\$32,220	\$36,780	\$41,400	<b>\$45,960</b>	\$49,680	\$53,340	\$57,000	\$60,720

## Appendix 3: 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.

