



ORANGE COUNTY, NC
**SENIOR
HOUSING
GUIDE**
2023

Finding the right home
for you and yours





Table of Contents

- ORANGE COUNTY OVERVIEW** 3
 - Demographics: Seniors in Orange County 3
 - Income and Housing Costs: Seniors in Orange County 3
 - Paying Attention to Racial Equity 4
 - What Older Adults Want 4
- CURRENTLY AVAILABLE SENIOR HOUSING** 5
 - Options for Independent Living 5
 - Senior Rental Apartments *Without* Services 5
 - Senior Rental Apartments *With* Services 6
 - HUD Subsidized Senior Apartments for Rent 7
 - Senior Homes to Own 7
 - Continuing Care Retirement Communities 8
- SENIOR HOUSING WITH SUPPORTS** 9
 - Adult Care Homes 9
 - Nursing Homes 11
 - Home and Companion Care Agencies 12
- FUTURE SENIOR HOUSING** 14
 - Projects in Planning or Development Phases 14
 - Planned Affordable Housing Options 14
 - Models of Senior Living Not Yet in Orange County 15
 - Co-housing 15
 - Variations on Co-housing 15
- Summary** 17
- REFERENCES** 18

Published July 2023

Preparation of this guide was a collaboration between the UNC Department of Health Sciences Community Practice Lab and the Orange County Department on Aging.





As part of the 2022-2027 Master Aging Plan, Orange County aims to ensure older adults living in Orange County know about the array of housing options available to match their diverse preferences and abilities. To accomplish this aim, the Orange County Department on Aging and UNC’s Department of Health Sciences Community Practice Lab have conducted an inventory of current and future senior-designated housing. Information about the types, prevalence, costs, and availability of housing currently available in Orange County, NC is incorporated into this Guide.

Below, we define current senior housing trends and types, highlight the important lens of racial equity, discuss existing housing models in Orange County, and describe senior-designated housing that is in development. The data and information for this guide were gathered from a variety of sources including: The Department of Health and Human Services’ 2021 North Carolina Aging Profiles¹, Orange County Office of Housing and Community Development; Orange County Tax Office; Orange County Partnership to End Homelessness; town employees from Chapel Hill, Carrboro and Hillsborough; and personal communications with developers. The information included in this guide was collected in April and May of 2023.

Purpose

This document aims to provide guidance for older adults and their families making important decisions about housing. These decisions are often influenced by changing preferences, physical and cognitive abilities, and resources. We also hope this guide will be a launching point for community discussions and decisions about housing models that will best serve older adults in Orange County.

Demographics: Seniors in Orange County

Total Population (2021) = 148,197 (+1,676 from 2019) ¹
Total 60+ Population (2021) = 32,761 (+2,366 from 2019) Thus, 22% (+1% from 2019) of our County’s population is 60+ years old. ¹
By 2041, the 60+ population in Orange County is expected to increase to 46,889 (+43% from 2021). This population will be 1.76 times larger than the projected population of 0-17 year olds in the county. ¹
Racial Categories of 65+ Residents: ¹ White: 82%, Black or African American: 11%, Asian: 3%, Hispanic/Latine: 2%, American Indian & Alaska Native: 1%, Two or more races: 2%, and Other: 1%.

Income and Housing Costs: Seniors in Orange County

6% (no change from 2019) of 65+ year olds live below 100% of the poverty level. ²								
12% (-1% from 2019) of 65+ year olds live between 100% and 199% of the poverty level. ²								
Among people over 65, 6.1% of renters spend more than 30% of their income on housing. ²								
The median annual household income (AMI) for householders 65+ in Orange County is \$72,218 ² . 5-year data span (2017-2021). AMI for all the jurisdictions in Orange County for households 65+ are below ² :								
<table border="0"> <tr> <td>Carrboro</td> <td>\$67,059</td> <td>Hillsborough</td> <td>\$67,917</td> </tr> <tr> <td>Chapel Hill</td> <td>\$90,680</td> <td>Mebane</td> <td>\$25,045</td> </tr> </table>	Carrboro	\$67,059	Hillsborough	\$67,917	Chapel Hill	\$90,680	Mebane	\$25,045
Carrboro	\$67,059	Hillsborough	\$67,917					
Chapel Hill	\$90,680	Mebane	\$25,045					
As of March 31, 2023, the average sale price for homes in Orange County was \$452,462 (+\$40,270 from 2021) ³								
Current (2023) Fair Market Rent for a 1-bedroom apartment is: \$1,134 (+16% from 2021) ⁴								

**100% – 199% of poverty levels for one person = annual incomes between \$13,590 and \$27,180 (2022)*

Paying Attention to Racial Equity

This guide briefly explains four widespread historical practices that have contributed to housing inequalities that persist today: redlining, mortgage lending discrimination, discriminatory taxation, and gentrification. By describing these practices, we aim to partially explain why homeownership and housing with supportive services are differentially available or utilized by older adults who are white compared with elders of color.

Redlining

Redlining was a practice where banks and institutions intentionally devalued properties and limited access to loans based on the racial composition of neighborhoods. It often targeted Black communities, resulting in segregation and hindering Black families' accumulation of wealth. Even today, the effects of redlining persist, with economic challenges still prevalent in many neighborhoods marked as "redlined" decades ago, including those throughout Orange County.^{5-7,10}

Mortgage Lending Discrimination

Financial institutions have historically discriminated against families of color, limiting access to high quality home mortgages.⁹ In 2008, higher income Black Americans were three times as likely as higher income white Americans to receive sub-prime loans.⁹ These historical trends prevent families of color, and therefore elders of color, from gaining equity in their homes and increases their risk of foreclosure. The Black-white home ownership gap for those aged 50-64 was at its highest in 30 years in 2018 at 27%, meaning many Black seniors lack equity in homes to pay for care and support in later life.¹⁰ This financial disparity has grown as systemic racism has enabled white Americans to accumulate wealth through mechanisms inaccessible to communities of color.⁹

Discriminatory Taxation

Generations of communities of color have experienced discriminatory taxation, which affects wealth retention. In the 1960s, tax assessors over-assessed homes in Black areas and under-assessed homes in white areas, with little correlation to market rates.¹¹ This disparity persists today, with Black families paying 13% more in property taxes annually than white families in comparable situations.^{11,12}

Gentrification

Gentrification refers to the changes that occur in a neighborhood when wealthier residents and businesses move in, leading to shifts in a community's demographics and economic landscape. In college towns like Chapel Hill, there is a specific type of gentrification called "studentification," where students dominate the area and permanent residents decrease.¹³ This can result in rising housing costs and increased rents, making it challenging for long-term residents, including older adults, to afford to stay in their homes. Gentrification and studentification have particularly affected historically Black areas, such as Chapel Hill's Northside neighborhood. To address the disproportionate property tax burden faced by older adults in these areas due to gentrification, organizations like the [Marian Cheek Jackson Center](http://www.jacksoncenter.org) ([jacksoncenter.org](http://www.jacksoncenter.org))

[info/](http://www.jacksoncenter.org)) have implemented programs to reduce the tax burden. Additionally, North Carolina offers programs like Homestead Exemption, Circuit Breaker, and Disabled and Elderly Exemption Programs to mitigate property tax burdens for eligible individuals.

Confronting the Past for a More Equitable Future

Our history of racist practices is manifested today in all types of senior-designated housing. We believe greater understanding and acknowledgment of these issues will encourage the repair of disparities in current senior housing options, making way for a more equitable future.

What Older Adults Want

A 2016 survey of people over 50 years old in Orange County (N=578) demonstrated the desire to live in relatively small homes with fewer costs. Most respondents (48.7%) preferred their future home to be under 1,500 square feet, single-story, with universal design features, energy efficiency, and low maintenance. They also preferred living in a natural environment that promotes social engagement and physical activity, along with opportunities for intergenerational connections. Additionally, Orange County older adults favored living in communities that provide common gathering spaces, quiet areas for reflection, and access to public transportation.¹⁴

As we age, we undergo various changes emotionally, physically, spiritually, socially, and financially. Therefore, proactive planning is crucial to enable aging in our communities and neighborhoods. Currently, most single-family homes are not designed to accommodate the needs associated with aging, lacking universal design features such as stepless entryways, widened doorways, and accessible bathrooms. This can lead to adverse health effects related to social isolation and loneliness among those living in such homes. Mobility-restrictive and unsafe environments also pose challenges for caregivers and families seeking to support older family members.⁸ However, many adults aged 50 and above are open to alternative living situations, such as home sharing (32%), living in accessory dwelling units (31%) and subscribing to services such as the Village model that enable aging in place (56%).¹⁶

Orange County offers a range of senior-designated housing options, spanning from independent homes and apartments for individuals aged 55 and above to housing with supportive services like nursing homes and adult care homes, catering to those needing assistance with daily activities. The level of regulatory oversight varies across these housing options, with homes and apartments without services being less regulated unless they receive federal subsidies or tax credits. Conversely, nursing homes are subject to extensive regulation as one of the most regulated industries in the country. The continuum of senior housing options is described below, including data about costs and availability.

For those seeking information about **general, or non-senior specific, affordable housing options in Orange County, NC**, please visit: <https://tinyurl.com/OCPEHHousingList>



Options for Independent Living

Description

55+ communities are residential areas created for older adults who want to rent or own a living space that is age restricted. These age-restricted settings have various housing types, such as single-family homes, duplexes, and apartments for rent or ownership. Living spaces in these settings are usually on one level and are smaller by today's norms (1,500 to 2,300 sq. ft.). 55+ communities sometimes offer recreational and social activities, but not formal health services.

Senior Rental Apartments *Without Services*:

We have three 55+ rental apartment complexes that do not include any services; Eno Haven, Carolina Spring, and Greenfield Commons. All report they accept a limited number of Section 8 Housing Choice Vouchers (HCVs) **but practically speaking, these vouchers are rarely available.**[†] These complexes base eligibility and rental prices on financial criteria such as the percentage of income relative to the Area Median Income (AMI) for the Chapel Hill-Durham metropolitan statistical area. Note: When income criteria are used to qualify for affordable housing of interest, it's best to call the properties to see if you're eligible for their units.

Cost:

The cost for a one-bedroom senior apartment at Carolina Spring at 45% AMI is \$862/month and at 60% AMI is \$1,170/month (+\$184 from 2021). The cost for a two-bedroom apartment is \$1,035 at 45% AMI and \$1,405 at 60% AMI. (+\$224 from 2021). These fees do not include a \$30 (+\$0 from 2021) non-refundable application fee.

Housing Choice Vouchers may not be accepted if total monthly payments are less than \$862 (+\$63 from 2021) for a one-bedroom apartment or \$1,150 (+\$250 from 2021) for a two-bedroom apartment.

At Eno Haven, depending on eligibility, the rent for a one-bedroom apartment ranges from \$445-730/month (+\$45 from 2021) and the rent for a two-bedroom apartment ranges from \$505-845/month (+\$45 from 2021).

At Greenfield Commons, rent ranges from \$710/month for a one-bedroom apartment or \$820 (+\$35 from 2021) for a two-bedroom apartment.

Apartment Complex	Units	Accepts HCV?	Other Info
Carolina Spring 600 W Poplar Ave, Carrboro (919) 942-9559	124	Yes	
Eno Haven 815 US-70 BUS, Hillsborough (919) 245-0700	76	Yes	Without a voucher: eligibility and rental rates are based on income levels of 60% AMI and lower. [‡]
Greenfield Commons 500 Formosa Ln, Chapel Hill (919) 240-4497	69	Yes	Without a voucher: eligibility and rental rates are based on income levels of 60% AMI and lower.

Availability:

These three apartment complexes are required to maintain fixed ratios of apartments for people with incomes at 30%, 50%, and 60% AMI. All senior apartment complexes reported no vacancies. Carolina Spring had 16 people on their waitlist. Eno Haven had a waitlist of more than 30 people and reported that people are typically on the waitlist between 6 months and 2 years. Greenfield Commons has 18 people on the waitlist for one-bedroom units and 16 people on the waitlist for two-bedroom units. **The low turnover rate and long waitlists suggest, relative to demand, Orange County has a scarcity of senior-designated apartments for low-middle income seniors.**

[†]Section 8 Housing Choice Vouchers will pay the balance of a rent payment that exceeds 30% of a renter's monthly income. Units must be approved by the local housing authority and the rent must be at or below the Fair Market Rent set by HUD. Each housing authority has different requirements. Contact Orange County Housing and Community Development (919-245-2490) for specific details.

[‡]Discounts are made possible through a federal tax credit program available to developers.

Senior Rental Apartments *With Services*:

Orange County has one 55+ senior apartment complex that includes services. Senior apartments with services often include amenities such as dining services, transportation support, or housekeeping. Less frequently, complexes will offer contracted rehabilitation services or direct caregiving for an additional fee.

Azalea Estates Gracious Retirement Living (700 N Estes Dr, Chapel Hill):

Azalea Estates is a 55+ senior apartment complex owned and operated by the Hawthorne Senior Living Company. All rental contracts are month to month and residents are only required to provide a 30-day move out notice. The complex has 150 units and property managers live on site. Cable, internet, utilities, three chef-prepared meals per day, activities and events, housekeeping, transportation, and a travel program are all included in the monthly rent. This complex does not accept Housing Choice Vouchers. All rooms have accessibility features such as grab bars and pull cords for emergencies. This complex does not include any services to support older adults with memory or cognitive impairments. **Amenities included in the rent unless otherwise noted include:**

Travel Program	Residents can reserve short stays in any of the over 80 Hawthorne Senior Living Communities across the US and Canada for free.
Transportation	Residents can access transportation services to a variety of community locations as well as the airport.
Safety Pendant	For \$100 annually, residents have the option to wear a pendant that can call for help and detect falls anywhere in the community, alerting management to your needs.
Therapy Services	Legacy Healthcare Services offers occupational, physical, and speech therapy to residents in an on-site gym. Payment for these services occurs through the health insurance of the resident. Legacy is a Medicare certified provider.
Outdoor Spaces	A variety of outdoors spaces are available to use with families or friends, including a putting green, firepit, pagoda, and gas grill.



Cost:

Rent varies based on floor plan and some other potential services available, the following are average rates per month for each type of general floor plan. Studio: \$3,095 (+\$500 since 2021); 1-bedroom: \$3,895 (+\$800 since 2021), 2-bedroom: \$4,900 (+\$405 since 2021). To add an additional person as a resident of the apartment, rent is increased by a flat rate of \$550 (+\$55 since 2021) each month. When moving in, residents put 1 month's rent down; half of this amount is a non-refundable community fee to assist with services. The other is a refundable security deposit.

Availability:

Currently Azalea Estates is 100% occupied. Applicants can put their name on a waitlist with a deposit of 1 month's rent. Time spent on the waitlist varies from 1-2 months to 2 years.

Phone number: (919) 883-5073

HUD Subsidized Senior Apartments for Rent:

Orange County has three venues for subsidized senior apartments. Eligibility for these complexes is based on income.

Apartment Complex	Units	Notes	Cost & Category
First Baptist and Manley Estates 805 S Merritt Mill Rd, Chapel Hill (919) 968-9778	41	40 1-bed-room units; 1 2-bed-room unit	Rents are 30% of one's adjusted income and take social security, pensions, and personal assets into account HUD 202, serving 62+
Covenant Place 103 Culbreth Rd, Chapel Hill (919) 929-0061	40	1-bedroom units	
Adelaide Walters Apartments 603 M.L.K. Jr Blvd, Chapel Hill (919) 968-8018	24	1 and 2-bedroom units	



Availability:

For HUD-funded senior housing, people can expect wait lists to last well over 1 year. For example, in December of 2020 Adelaide Walters had a 44-person waiting list (+10 since 2018), with only one apartment being turned over in the past year. First Baptist and Manley Estates has an active waitlist with the approximate wait time lasting around 2 years.

Senior Homes to Own

Ashbury Crossing (Mebane NC):

Ashbury Crossing is a 55+ senior housing development located in Orange County near downtown Mebane. Homes feature open floor-plans with a 1st floor master suite and a bonus room on the 2nd floor. Community amenities include a pool, fitness center, and walking trails. Buildings are National Green Buildings Standard certified and energy efficient.

For information about availability and pricing, please contact the builder representative.

Phone number: (919) 943-9445

Crescent Magnolia (131 Skip Rook Rd, Hillsborough):

Crescent Magnolia is a senior housing (age 55+) development located within the Waterstone neighborhood in Hillsborough. The development was built and is managed by Habitat for Humanity of Orange County. According to Habitat of Orange County, Crescent Magnolia is the first affordable, ownership-based senior housing development among all Habitat affiliates in the nation. The development features 24 single-story attached units, a pavilion, shared green space, and walking paths. It is close to various health services, bus lines, and I-40. Homes feature zero-step entry, widened doorways, and accessibility modifications in the kitchen and bathroom (walk-in showers, grab bars, and lowered counter heights). Habitat worked closely with the Orange County Department on Aging, the UNC Division of Occupational Science and Occupational Therapy, and UNC's Partnerships in Aging Program to receive feedback and recommendations related to home design.

Cost:

As of January 2021, the range of total monthly housing payments for Crescent Magnolia is between \$675-\$950. These payments include:

- Principal payments ranging from \$210-\$490, based on each individual homeowner's income
- Taxes and insurance: average of \$350
- Homeowner Association: Monthly dues of \$115

Note: If eligible to purchase based on income criteria, total monthly housing payment will never exceed 30% of the homeowner's income.

Availability: All units have been sold.

Phone number: (919) 932-7077

Corbinton Commons (680 Market House Way, Hillsborough):

This community consists of 70 single-story homes for independent living. At least 80% of the residents living in the community are required to be 55+. As of December 2020, all construction is complete and all homes have been sold. This community does not allow children under 17. Owners pay a one-time \$900 capital contribution to the Home Owners Association. Prices for re-sale of these homes are subject to market fluctuations.

Phone number: (919) 275-5741

Courtyards of Homestead (2209 Homestead Road, Chapel Hill):

Sixty-three (63) "active adult" independent living homes with no health services provided. The Courtyards is considered to be a "maintenance free" community. Ninety percent (90%) of residents must be 55 years or older. All homes were sold as of October 2018. The sales price of these homes ranged from \$334,000 to \$380,000. Prices for re-sale of these homes are subject to market fluctuations.

Continuing Care Retirement Communities

The continuing care retirement community model is a variation of senior-designated housing that offers residents home and services across the continuum of care from independent living to nursing home care and hospice. We have one continuing care retirement community in Orange County, Carol Woods.

Carol Woods Retirement Community (750 Weaver Dairy Rd., Chapel Hill):

Carol Woods is a non-profit corporation. Across the continuum of care, Carol Woods serves 500 people in 149 apartments, 152 cottages, 14 townhomes, 59 assisted living units and 60 nursing home units. Admission to Carol Woods is selective, based on current health status and financial criteria. Carol Woods also has an Early Acceptance program for which people who live within 15 miles of the community can apply. This program provides those accepted with access to Carol Woods' dining, recreation, and health services while they continue to live in their own home within the community. Once those in the Early Acceptance program decide they want to move to the Carol Woods campus (and their name comes up on the Priority List with their desired floor plan) they are guaranteed admission even if their health has declined. Once admitted, residents can expect to live the rest of their lives at Carol Woods.

Cost:

Fees at Carol Woods are all private pay. A studio unit for one person costs \$2,577/month (+\$111 from 2021) after an entry fee of \$106,000 (+\$6,300 from 2021) is paid. For a two-bedroom duplex cottage (with den and sunroom) with double occupancy, the monthly fee is \$7,322 (+\$519 from 2021) after an entry fee of \$560,200 (+\$40,100 from 2021) is paid. **Carol Woods is a Medicare approved facility so health services normally covered by Medicare will also be covered at Carol Woods.**

Availability:

Getting on the waiting list costs \$1,500 (+200 since 2021), \$1,000 of which is refundable if people decide not to join. Once on the waiting list, admission to Carol Woods campus ranges from 5-20 years depending on the home size and floor plan. Most floor plans have a wait of at least 13+ years.

Phone number: (919) 968-4511





Adult Care Homes

Description

Adult Care Homes are a state-regulated housing option that serves people who need everyday assistance with personal care and health care. For example, someone with moderate dementia who is mobile yet needs meals prepared and prompting to maintain wake/rest cycles might live in an adult care home. Adult Care Homes typically have a mixture of planned and unplanned activities. There are two types of adult care homes regulated by the same State and County policies: Assisted Living Facilities and Family Care Homes. Assisted Living facilities serve more than six people. Family Care Homes (formerly known as Rest Homes) serve 6 or fewer people.

Assisted Living Facilities:

Orange County has five assisted living facilities. All of our assisted living facilities are for-profit organizations:

Apartment Complex	Regular Units	Dedicated Dementia Units	Accept Medicaid?	Corporate vs Family Owned	Other Information
Brookdale Meadowmont 100 Lanark Rd, Chapel Hill (919) 918-7600	38	8	No	Corporate	Nurses provide oversight to care. Certified Nursing Assistants and Med Tech's are the direct caregivers at Brookdale Meadowmont.
Stratford 405 Smith Level Rd, Chapel Hill (919) 929-7859	44	33	Yes	Corporate	Serves persons 55 and older
TerraBella Hillsborough 1911 Orange Grove Rd, Hillsborough Leasing & Sales: (919) 769-1118 Other Inquiries: (919) 732-9040	72	24	No	Corporate	Formerly Elmcroft of Hillsborough. Newly remodeled.
Adorable Senior Living 401 W Queen St, Hillsborough (919) 732-4201	17	No Memory Unit	Yes	Family-Owned	Formerly Villines, Adorable Senior Living assumed ownership in November of 2016
Carlisle at Carrboro 624 Jones Ferry Rd, Carrboro (919) 933-9570	120	No memory Unit	Yes	Family-Owned	Formerly Crescent Green of Carrboro. Serves persons 55 and older. Many openings available as of May 2023.

Cost:

Monthly fees for assisted living facilities vary greatly. For example, a private room at The Stratford is \$3,960/month (+\$160 from 2021), while a private room in the dementia unit is \$5,200/month (+200 from 2021). Semi-private room rates are \$2,600/month (+100 from 2021) and \$4,160/month (+160 from 2021) in the dementia unit. In contrast, the average cost for a unit in Brookdale Meadowmont ranges from \$5,800-9,200/month (+\$1,700 from 2021) depending on the room size. With the price of care added, monthly costs increase by \$1,500/month on average. TerraBella Hillsborough Assisted Living prices range from \$4,500-\$6,475/month and dementia unit prices range from

\$5,775-\$8,975/month Facilities vary in their acceptance of payment from Veterans Aid and Attendance Benefits.

Availability:

Assisted Living facilities generally have openings for private pay residents and those with long-term care insurance. There may be longer wait lists for memory care units, depending on the facility. Availability for residents whose stays are publicly funded (Medicaid) are scarce or non-existent.

Family Care Homes

Family Care Homes represent a subset of Adult Care Homes that serve 6 or fewer older adults who need some assistance to remain independent, but do not need nursing home level care. We have 5 Family Care Homes in Orange County. Since the publication of the previous Senior Housing Guide, one of Orange County's family care homes, Yorktown Eldercare, closed.

Availability:

Vacancies in Orange County Family Care Homes are rare.



Family Care Home	For Profit?	Other Information	Cost
Winmore Eldercare 121 Della Street, Chapel Hill (919) 537-8396	Non-Profit (Charles House Association)	Potential residents are required to be enrolled in the Charles House day program for a short period prior to gaining admission to Winmore Eldercare.	Average \$7,400 (+\$600 from 2021) per month.
LiveWell @ Birchwood Lake Estates 6720 Pauline Dr, Chapel Hill (919) 719-9127	For Profit	Specializes in Serving Persons with Dementia, Staff to resident ratio: 1:3	Range from \$6,500 to \$9,500 per month (+\$500 from 2021).
LiveWell @ Coker Hills 202 N Elliott Rd, Chapel Hill (919) 719-9127	For Profit	Specializes in Serving Persons with Dementia, Staff to resident ratio: 1:3	Range from \$6,500 to \$9,500 per month (+\$500 from 2021).
Cedar Grove Family Care Home # 1 313 Saw Mill Rd., Cedar Grove (919) 732-8850	For Profit		Private pay is \$2,000, but also accept Medicaid funding.
Cedar Grove Family Care Home # 2 317 Saw Mill Rd., Cedar Grove (919) 732-8850	For Profit		Private pay is \$2,000, but also accept Medicaid funding.

Nursing Homes

Description

Nursing Homes are highly regulated organizations serving two populations of older adults, 1) short term residents who need rehabilitation after a hospital stay or 2) long-stay residents for whom independent living is not possible. Long-stay residents must be certified by their doctor as requiring assistance with three out of five activities of daily living. (Activities of Daily Living include: eating, dressing, bathing, toileting, and transferring from one place to another.) Nursing homes currently operate under a medical model of care and are staffed by licensed professionals, including doctors, nurses, physical therapists, occupational therapists, speech therapists, dieticians, and social workers.

Nursing Homes in Orange County

Orange County has four, for-profit nursing homes that all accept Medicare and Medicaid payment (Carol Woods has a nursing home but it is not available for long stays to people unaffiliated with Carol Woods. Short-term rehab stays for non-Carol Woods residents are sometimes possible). All nursing homes currently in Orange County are corporately owned.

Nursing Home	Medicare/Medicaid	Units	Other information
Peak Resources Brookshire (919) 644-6714	Yes	80 units	On the Brookshire campus there are also 16 independent living apts and 20 assisted living units
Pruitt-Carolina Point (919) 402-2450	Yes	140 units, 2 adult care home units.	
Signature HealthCARE of Chapel Hill (919) 967-1418	Yes	108 units	Full Time Pastoral Care
Parkview Health & Rehabilitation Center (984) 234-3600	Yes	115 rehab and long-term units	Skilled nursing facility



Cost:

Nursing home costs also vary widely, depending on whether the payer source is Medicare (short stay - rehabilitation), Medicaid (long stay) or private pay (with or without long term care insurance). Thus, it is difficult to pinpoint the out-of-pocket expenses for our nursing home residents. According to a 2021 survey by Genworth, the median annual cost for a private room in a North Carolina nursing home is \$98,556 (+1,831 from 2020).¹⁷

Availability:

Nursing homes generally have openings for residents with Medicare who need short term rehab. However, they may not have openings for long-stay residents with Medicaid funding. Most nursing homes do have openings for people who pay privately. Rarely does a nursing home have 100% occupancy (except perhaps in the memory care units) because beds are kept available for persons with particular payer sources.

Home and Companion Care Agencies

Description

Since many people wish to remain in their own homes as they age, home and companion care may be needed at some point along the way. Companion care provides non-medical services such as running errands, light cleaning, or doing laundry. Home care provides all these services, plus personal care services such as bathing or medication administration. Medicaid may cover some home care services.

For-Profit Home and Companion Care Agencies in Orange County

There are various for-profit Home and Companion Care Agencies who serve Orange County residents (see list opposite page). For more information, please see the [Orange County Community Resource Guide](#) (www.orangecountync.gov/RG)

Cost:

The cost of services provided by these agencies may vary depending on the client's needs and level of care required. Many home care agencies require a minimum block of hours to be scheduled at one time (3-4 hours is a typical). Depending on the clients' situation, some agencies may work with clients to provide a fewer number of hours in the block for a higher cost. On average, home and companion care rates in Orange County vary from \$18-29/ hour.

Independently Hired Home Care Aide

The Orange County Department on Aging maintains a list of independent home care aides. This list is available [online](#) (www.orangecountync.gov/AiP) and on-request through the Aging Helpline (919-968-2087). For aides to be included on this list, the Department on Aging completes a background check and obtains at least 3 positive references, including references from previous service recipients.

The costs for aide services and the duties they are willing to perform are included on the list provided by Orange County. Establishing a relationship with a home care aide on the Orange County list requires people seeking help to contact aides and set up interviews to determine the best fit between the care recipient and the home care aide.



Home and Companion Care Agency	Phone	Website
Accessible Home Care of Mid Carolina	(919) 896-7679	http://www.accessiblemidcarolina.com/
Acorn Home Care Services, Inc*	(800) 481-7977	www.acornhcs.com
Active At Home Senior Services	(984) 837-0991	www.aahss.com
Aegis Home Care*	(919) 442-5252	www.aegishomecare.com
All Ways Caring Home Care	(919) 373-2297	https://www.allwayscaring.com/
Always Best Care Senior Services	(336) 270-4352	https://alwaysbestcare.com/burlington/about-us/
AmeriCare Home Care*	(919) 942-2840	https://www.americareinfo.com/
Armstrong Home Care*	(919) 942-2840	https://www.armstronghomecarenc.com/
Arosa Care	(919) 309-4333	https://arosacare.com/locations/triangle/
Atlantic Home Staffing	(919) 639-8223	https://atlantichomestaffing.com
Bayada Home Health Care	(888) 511-6781	https://www.bayada.com/
Beautiful Remissions Home Care, LLC	(984) 219-6013	https://www.beautifulremissionshomecare.com/
CareYaya	(919) 346-4821	https://www.careyaya.org/
CenterWell Home Health	(919) 361-1921	https://www.centerwellhomehealth.com/
Comfort Keepers	(919) 504-2473	https://www.comfortkeepers.com/
Cornerstone Healthcare Services	(919) 300-0050	https://www.cornerstonehealthcareservice.com/
Eyes on Seniors	(252) 531-3810	https://www.eyesonseniors.com/
Hannah's Home Health & Care Consulting*	(919) 998-6452	https://hannahcares.com/
Happy HomeCare Staffing*	(919) 732-4663	https://www.hhomecarestaffing.com/
Home Instead Senior Care*	(919) 346-0291	https://www.homeinstead.com/location/106/home-instead-about-us/
Homewatch Caregivers of the Triangle*	(919) 289-3270	https://www.homewatchcaregivers.com/chapel-hill/
Interim Healthcare	(919) 493-7575	https://www.interimhealthcare.com/durhamnc/home/
Keston Care	(919) 967-0507	http://www.kestoncare.com/
Lilies of Hope Home Care LLC	(910) 668-0031	https://www.liliesofhopehomecare.com/index.php
LiveWell Home Care	(919) 719-9127	http://www.livewellhomecarenc.com/
Options for Senior America	(919) 380-6812	https://optionscorp.com/home/Cary-NC-18
Premier Home Health Care Services	(336) 586-1721	https://www.premierhomehealthcare.com/locations/premier-home-health-care-services-near-burlington-nc/
Right at Home	(919) 237-2333	https://www.rightathome.net/durham-chapel-hill
Touched by Angels Home Healthcare II, Inc.	(336) 221-9998	https://tbaii.com/
Visiting Angels*	(919) 968-3724	https://www.visitingangels.com/chapelhill/home
Wisdom Senior Care	(919) 323-3693	https://www.wisdomseniorcare.com/

*Offices located in Orange County, NC.



In addition to the current senior housing options described above, there are senior housing options in the planning or development phase in Orange County.

Projects in Planning or Development Phases

Lloyd Farm (Intersection of NC 54 and Old Fayetteville Rd, Carrboro)

This project was approved by Carrboro’s Board of Aldermen in October 2018. The project proposes 200 apartments for rent and 20 cottages for purchase for people 55+. Apartment rental cost will include dining and fitness facilities and with rents estimated to be between \$2,000 and \$4,000 per month. Each cottage will be two stories and between 1,600-2,200 square feet.

Four cottages will be designated as permanently affordable, for-sale units. Plans for the neighborhood include healthcare and grocery store to be within walking distance of the housing development. Public Transportation will be readily accessible. Originally construction was slated to begin by 2021 with a projected opening date of 2022. COVID-19 has delayed progress on this development, and the Town Council extended the Special Use Permit until October 2023. Construction plans are being reviewed.

Fiddlehead Corner

The Hands Four Development cooperative (H4D) is a housing co-op developing a multigenerational housing community. The development, Fiddlehead Corner, will be located in Orange County. The community is creating an inclusive, socially vibrant arts village that incorporates supportive care as people age in place. The development will include ~145 modestly-sized dwelling units, including individual homes, semi-detached homes, and apartments. Universal design principles will be incorporated throughout the development.

The community intends to generate a continuum of care that includes neighbors helping neighbors, but also utilizes innovative telehealth with the goal of staying in one’s own home as long as possible. H4D is studying ways to build one licensed care home with an option to build an additional one as the community grows. Other amenities include a community center, a dance floor, accessible gardens, walking trails and preserved green spaces, creative arts opportunities, and varied gathering venues. This project is in the pre-development / zoning phase. For more information, please visit www.dancingintoretirement.org



Planned Affordable Housing Options

In addition to senior-specific housing developments, there are several housing developments in the planning process that include affordable units, such as the 110 Jay Street, Weavers Grove, and Homestead Gardens developments in Chapel Hill. While these developments do not have senior-specific features, they may still fit the needs of some older adults.

For additional information about planned developments in Orange County, please visit this website: www.orangecountync.gov/DevProj

Models of Senior Living Not Yet in Orange County

Co-housing

Co-housing intentional communities attract people who prefer to live in a self-managed, congregate setting. Co-housing communities typically consist of dwelling units positioned around communal areas to maximize opportunities for social interaction and getting to know one's neighbors. Defining characteristics of co-housing communities are:¹⁸

- They have extensive common facilities;
- They are designed to support safe walking and wheeling;
- The community is resident managed; and
- Decisions are made by the group through a form of consensus

Currently, we do not have any age-restricted co-housing options in Orange County. Efforts to make cohousing more inclusive by reusing and retrofitting already existing buildings/housing stock to decrease costs are underway.

Variations on Co-housing:

A Pocket Neighborhood focused on seniors might be considered a smaller version of co-housing with 8-12 homes configured around a central courtyard. Typically, a pocket neighborhood contains a common house where guestrooms, exercise facilities, a kitchen, or tool shed might be found. Shared housing is another co-housing option. Here, unrelated people choose to live together in one house, establishing norms and policies that guide aspects of living such as meal preparation, caregiving, and shared possessions.

Shared housing is permitted in Orange County based on the adopted ordinances of each individual local government. Orange County and the Town of Hillsborough allow up to five unrelated persons to reside within one dwelling unit. The Town of Chapel Hill allows for up to four unrelated persons to reside in a dwelling unit within Town limits.

Finally, the Town of Carrboro regulates the number of unrelated individuals occupying a dwelling unit to no more than four in the Lloyd/Broad Overlay District.

More information about shared housing opportunities can be found on the shared housing bulletin board located at the Seymour Center.

Rental housing with an arts focus is a model that we learned about in our Aging in Community Speaker Series. This model brings seniors together in rental housing around a common interest such as art, music, theater or dancing. Inherent within this model is the concept that seniors offer their talents to each other and to the community through galleries, music "jams", performances, and participatory events.



Source: The Cohousing Company, *Cohousing Communities: Designing for High-Functioning Neighborhoods*



Source: The Cohousing Company, *Cohousing Communities: Designing for High-Functioning Neighborhoods*



Source: The Cohousing Company, *Cohousing Communities: Designing for High-Functioning Neighborhoods*

Missing Middle Housing is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Missing middle housing includes housing types that we have lost sight of but that are rapidly returning to urban landscapes nationally. Bungalows with courtyards, duplexes, quadraplexes, and housing above retail are all examples of missing middle housing.

Communities throughout Orange County are exploring ways to diversify their housing stock and meet the changing needs of households, including older adults, empty nesters, and first-time home buyers. In June 2023, the Town of Chapel Hill revised their zoning code to allow for the construction of missing middle housing types.



Conover Commons, designed by Ross Chapin Architects, developed by The Cottage Company



Greenwood Avenue Cottages, designed by Ross Chapin Architects, developed by The Cottage Company



Danielson Grove, designed by Ross Chapin Architects, developed by The Cottage Company



© Missing Middle Housing concept created by Daniel Parolek, Opticos Design, Inc. For more info visit www.missingmiddlehousing.com

Summary

This Guide offers a broad overview of senior housing options, services, and supports in Orange County, NC. Its purpose is to provide basic information about amenities and costs for each type of housing, empowering older adults and their families to make well-informed decisions about their living arrangements. Additionally, it serves as a call to action for our community, the Advisory Board on Aging, and County government to carefully consider the type of senior housing Orange County should invest in or promote.

In recent years, we have noticed a concerning trend of housing developments that initially included senior-friendly units altering their plans to exclude those elements. This is a significant loss for Orange County, particularly considering the current and projected demand for senior housing. There is an urgent need for more senior-specific housing options in Orange County, especially to cater to individuals with low to middle incomes and those requiring supportive services. The scarcity of such housing is expected to become even more pronounced in the coming years as the aging population continues to grow. By 2030, it is projected that one in every five Americans will be 65 years or older, and the number of individuals in the 65-and-older age group will nearly double by 2060.¹⁹

This is an opportune time to invest in senior housing. Effective partnerships between Orange County's Planning, Housing, and Transportation departments offer exciting possibilities for innovation. It is crucial to approach this work through a lens of racial equity to address historical disparities in the housing sector and ensure fair housing opportunities for all older adults.

Through collaborative efforts between the public and private sectors, we can support housing entrepreneurs, taxpayers, health service providers, developers, architects, and builders in achieving the best possible housing outcomes for seniors in Orange County.





1. Division of Aging and Adult Services. *2021 North Carolina Aging Profiles*. North Carolina Department of Health and Human Services; 2022.
2. U.S. Census Bureau. *ACS 2021 (5-Year Estimates)*. Social Explorer; 2022.
3. Zillow. *Orange County NC Home Prices & Home Values*. Zillow. Published April 20, 2023. Accessed April 19, 2023. <https://www.zillow.com/home-values/1289/orange-county-nc/>
4. U.S. Department of Housing and Urban Development. *FY 2023 Fair Market Rent Documentation System*. Published 2023. Accessed April 10, 2023. https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/select_Geography.odn
5. Marsh B, Parnell AM, Joyner AM. Institutionalization of racial inequality in local political geographies. *Urban Geogr*. 2010;31(5):691-709. doi:10.2747/0272-3638.31.5.691
6. Fahey K. Study Reveals Wide Income, Racial Inequality in Orange County. Chapelboro. Published April 5, 2018. Accessed April 11, 2023. <https://chapelboro.com/news/health/study-reveals-wide-income-racial-inequality-orange-county>
7. NPR, Robert Wood Johnson Foundation, Harvard T.H. Chan School of Public Health. *Life Experiences and Income Inequality in the United States*. Published December 16, 2019. Accessed April 12, 2023. <https://www.rwjf.org/en/insights/our-research/2019/12/life-experiences-and-income-inequality-in-the-united-states.html>
8. Saville-Smith K, James B, Fraser R, Ryan B, Travaglia S. Housing and disability: future proofing New Zealand's housing stock for an inclusive society. *Centre for Housing Research, Aotearoa, New Zealand*. Published online 2007.
9. Rothstein R. *The Color of Law: A Forgotten History of How Our Government Segregated America*. 1st ed. Liveright Publishing; 2017.
10. Joint Center for Housing Studies of Harvard University. *Housing America's Older Adults*. Joint Center for Housing Studies of Harvard University; 2019.
11. Kahrl AW. The power to destroy: discriminatory property assessments and the struggle for tax justice in Mississippi. *Journal of Southern History*. 2016;82(3):579-616. doi:10.1353/soh.2016.0165
12. Van Dam A. Black families pay significantly higher property taxes. *The Washington Post*. Published July 2, 2020. Accessed April 13, 2023. <https://www.washingtonpost.com/business/2020/07/02/black-property-tax/>



13. Hubbard P. Regulating the social impacts of studentification: A loughborough case study. *Environ Plan A*. 2008;40(2):323-341. doi:10.1068/a396
14. Orange County Department on Aging, UNC Partnerships in Aging Program. *Orange County Senior Housing Guide, 2021*. Published online March 2021.
15. Administration for Community Living. *2021 Profile of Older Americans*. The Administration for Community Living; 2022.
16. Binette J, Vasold K. *2018 Home and Community Preferences: A National Survey of Adults Age 18-Plus*. AARP; 2018. doi:10.26419/res.00231.001
17. Genworth. *Cost of Long Term Care by State. Cost of Care Survey*. Published 2021. Accessed April 11, 2023. <https://www.genworth.com/aging-and-you/finances/cost-of-care.html>
18. The Cohousing Company. *What is Cohousing?* The Cohousing Company. Accessed June 20, 2023. <https://www.cohousingco.com/cohousing>
19. Vespa J, Medina L, Armstrong DM. *Demographic Turning Points for the United States: Population Projections for 2020 to 2060*. U.S. Census Bureau; 2020.