

Subsidized Housing Programs for Older Adults

Federal legislation has created housing programs that assist older adults who have limited income. The Senior Source understands the complexity of these programs and has compiled the following to help you navigate through the maze of information. Please note: This is housing for "independent living." If you are interested in long-term care housing, such as a nursing home or assisted living, please contact The Senior Source 214-823-5700 to further discuss.

Here is a summary of the programs. The page numbers listed in parentheses go into more detail and provide a list of the apartments.

1. HUD apartments (pages 2-4)

These apartments contract with HUD and calculate rent according to your income. Rent is typically 30% of your income. You must be at least age 62 or have a physical disability that requires a handicap-accessible apartment. (There are a few out there with a lower age requirement of 55.) These apartments are privately owned and managed. You apply directly with the apartment. They are not associated with the local housing authority.

2. USDA apartments (page 5)

Yes, that's right! The U.S. Department of Agriculture has subsidized housing for older adults. You must be at least age 62 or have a physical disability that requires a handicap-accessible apartment. These properties are located in rural areas and managed by local "service centers."

3. Tax credit apartments (pages 6-8)

The Low Income Housing Tax Credit program provides tax incentives to apartments in exchange for offering "reasonable" rent to older adults with limited income. Rent varies according to income. Most require you meet income requirements to show you have enough income for the rent. Age eligibility varies; age 55-60 and older.

4. Public housing (page 9)

The conventional public housing program provides rental assistance to low and moderate-income families and individuals. The local housing authority owns and manages these properties. You apply with the housing authority and must live at one of their properties.

5. Section 8 (page 9)

The Housing Choice Voucher program, otherwise known as Section 8, is also managed by the local housing authority. You pay a percentage of your income towards rent. The voucher allows you to live anywhere the voucher is accepted. You are not limited to the housing authority properties like with the conventional public housing program.

**Note: Please contact your local housing authority for updates on public housing and Section 8. These two programs generally have very long waiting lists. Occasionally, the housing authority will open up the waiting list for new applicants. See page 10 for a list of housing authorities.

1. HUD APARTMENTS

What is it?

Apartments that contract with HUD and calculate rent according to your income. These apartments are privately owned and managed. They are not associated with the local housing authority.

Who is it for?

Older adults at least age 62 or those with a physical disability that requires a handicap-accessible apartment. There are a few apartments out there that have a lower age requirement of 55, like Village at Lake West (listed on the next page, left-hand column).

How much is the rent?

Rent is typically 30% of your adjusted income. They adjust for certain expenses, such as medical expense. Prescription drugs count as medical expense.

What else to know?

These apartments vary by appearance, location, support services (transportation, meals, social worker onsite, etc.) and wait list duration. Most have waiting lists that range from two months to two years. We encourage you to submit an application and get your name on the wait list as soon as possible. Also, keep in mind some of these apartments participate in more than one subsidy program. For example, Dickinson Place (listed at the bottom of this page) participates in three programs. They have units with rent calculated at 30% of your income, units with a set rent ranging from \$368-\$426, and they also accept the Section 8 youcher.

How to apply?

Directly with the apartment.

Where are the apartments located?

DALLAS COUNTY

BALCH SPRINGS

Charles Haddock Manor 11900 Quail Dr. Balch Springs, TX 75180 972-286-5358

DALLAS

Aya Senior Village 2607 Jeffries Dallas, TX 75215 214-421-3665

Casa Trevino 1901 W. Davis St. Dallas, TX 75208 214-946-6410

Cathedral Gardens 1500 N. Garrett Ave. Dallas, TX 75206 214-821-5910 Cliff View Village (manage two properties; inquire about each) 2424 Simpson Stuart Rd. Dallas, TX 75241 972-224-8881

Dickinson Place 911 Saint Joseph St. Dallas, TX 75246 214-821-5390

Silver Gardens (manage two properties; inquire about each) 2620 Ruidosa Ave. Dallas, TX 75228 214-321-2130

Forest Dale 11851 High Dale Dr. Dallas, TX 75234 972-241-4456

Fowler Christian Apts. (manage two properties; inquire about each) 105 Juliette Fowler St. Dallas, TX 75214 214-821-4061

Friendship Tower 3033 S. Cockrell Hill Rd. Dallas, TX 75236 214-330-7764

Greater Bethlehem Plaza 7835 Military Pkwy. Dallas, TX 75227 214-275-4722 Iris Place 13321 Emily Rd. Dallas, TX 75240 972-470-0299

Mabel Meshack Manor 3260 Bickers St. Dallas, TX 75212 214-631-1130

Notre Dame Court 801 S. Madison Ave. Dallas, TX 75208 214-624-8379

Prairie Creek Village 9215 Bruton Rd. Dallas, TX 75217 214-388-0407

Pythian Manor 2719 E. Illinois Ave. Dallas, TX 75216 214-374-3334

Tyler Street Tower 922 W. 9th St. Dallas, TX 75208 214-948-1475

Umphress Terrace 7242 Umphress Rd. Dallas, TX 75217 214-391-9000

Village at Lake West 2696 Bickers St. Dallas, TX 75212 214-905-8661

DESOTO

Cedar Green Living Center 1020 Pecan Crossing Desoto, TX 75115 972-224-9291

DUNCANVILLE

Duncanville Indep. Living 400 Middale Rd. Duncanville, TX 75116 972-298-7020

GARLAND

Garland Estates 2150 W. Buckingham Rd. Garland, TX 75040 972-276-8882

Eastpoint Station 2750 Broadway Blvd.. Garland, TX 75041 Phone: 972/278-9500 (f)

Independent Living Center 652 Castle Glen Dr. Garland, TX 75043 972-240-7782 (3 yr wait list as of 1/2014)

GRAND PRAIRIE

Lennox House 110 N.W. 2nd St. Grand Prairie, TX 75050 972-263-8420

IRVING

Park Grove Village 2920 W. Shady Grove Rd. Irving, TX 75060 972-790-9704

Park Manor 2934 W. Pioneer Dr. Irving, TX 75061 972-790-9272

MESQUITE

Crescent Manor 1409 Range Dr. Mesquite, TX 75149 972-289-7354

Mesquite Gardens 1413 Range Dr. Mesquite, TX 75149 972-289-8454

RICHARDSON

Brandywine Apartments 500 Rockingham Ln. Richardson, TX 75080 972-669-8168

Sun Ray Community 2129 E. Arapaho Rd. Richardson, TX 75081 972-235-8838

SEAGOVILLE

Seagoville Senior Home 205 Mathis St. Seagoville, TX 75159 972-287-6271

SURROUNDING COUNTIES

COLLIN

Pioneer Park 1928 & 1932 Avenue K Plano, TX 75074 972-424-9800

Plano Community Homes manage five properties at East Campus, West Campus, and Pioneer Place; inquire about each at their admissions office located on East Campus: 1612 Avenue L Plano, TX 75074 972-423-6058

Towne Creek Apartments 506 S. Graves St. McKinney, TX 75069 972-548-7170

DENTON

Fair Oaks 1950 Lattimore St. Denton, TX 76209 940-891-1719

Heritage Oaks 2501 N. Bell Ave. Denton, TX 76209 940-383-1506

ELLIS

Ennis Senior Home (manage two properties; inquire about each) 600 S. Clay St. & 501 W Lampass Ennis, TX 75119 972-875-4281

KAUFMAN

Mabank Housing Authority 200 E. Jack St. Mabank, TX 75147 903-887-4220

TARRANT

Azle Village 201 Las Brisas St. Azle, TX 76020 817-444-1614

Bluebonnet Villa 3100 Blessing Ct. Bedford, TX 76021 817-540-1275

Casa Apartments 3201 Sondra Dr. Fort Worth, TX 76107 817-332-7276

Catherine Booth Friendship House 1901 E. Seminary Dr. Fort Worth, TX 76119 817-531-2923

Evangeline Apts 1909 Seminary Dr. Ft. Worth, TX 76119 817-413-2445 Fairview Retirement Community 7832 Chapin Rd Fort Worth, TX 76116 817-244-0142

Lake Como Com. of Hope 5617 Fletcher Ave. Fort Worth, TX 76107 817-735-4994

Magnolia Heights Retirement Community 1005 Magnolia St. Fort Worth, TX 76063 817-473-3557

Normandale Place 8713 S. Normandale St. Fort Worth, TX 76116 817-244-2665

Nuestro Apts 709 Magnolia Arlington, TX 76012 1-817-861-6165

Park Meadow Apartments 2716 Yeager St. Forth Worth, TX 76112 817-451-8156 Primrose Park 3100 Blessing Ct. Bedford, TX 76021 817-540-4066

Silverstone Retirement Community 2800 Broadmoor Dr. Fort Worth, TX 76116 817-244-5776

Tarrant County B'Nai B'rith 6565 Dan Danciger Rd. Fort Worth, TX 76133 817-292-9018

Vega Place Apartments 6154 Community Ln. Fort Worth, TX 76133 817-292-8935

2. USDA APARTMENTS

What is it?

The U.S. Department of Agriculture has subsidized housing for older adults.

Who is it for?

Older adults at least age 62 or those with a physical disability that requires a handicap-accessible apartment.

How much is the rent?

Rent is typically 30% of your adjusted income. They adjust for certain expenses, such as medical expense. Prescription drugs count as medical expense.

What else to know?

These apartments are very similar to the HUD apartments except they are in rural areas.

How to apply?

Directly with the apartment.

Where are the apartments located?

Contact a service center below to get a list of apartments. You may also call The Senior Source or search the following website: http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/select_state.jsp?home=YES

McKinney Service Center

1406 N. McDonald St., Suite G McKinney, TX 75071 972-542-0081 ext. 4

Canton Service Center

720 N. Trade Days Blvd. Canton, TX 75103 903-567-6051

Mount Pleasant Service Center

1809 W. Ferguson Rd. Mount Pleasant, TX 75455 903-572-5411

Hillsboro Service Center

1504 N. Highway 77 Hillsboro, TX 76645 254-582-8411

Wise County Service Center

1604 W. Business 380 Decatur, TX 76234 940-627-2721

3. TAX CREDIT APARTMENTS

What is it?

The Low Income Housing Tax Credit program provides tax incentives to apartments in exchange for offering "reasonable" rent to older adults with limited income.

Who is it for?

Older adults age 55-60 and older.

How much is the rent?

Rent varies. Some of the tax credit apartments participate in more than one type of subsidy program. For example, Carpenter's Point and Roseland Gardens (listed below) partner with the local housing authority and have their "own" Section 8. This isn't like a regular Section 8 voucher which you can take anywhere Section 8 vouchers are accepted...it's more of a "project-based" Section 8, special to Carpenter's Point and Roseland Gardens, in which your rent is calculated based on your income. Keep in mind though, most tax credit apartments don't work this way. For most, rent is calculated according to the market rate and you have to meet minimum income requirements to prove you have enough income to pay the rent. Be careful of these...if your income is very limited, these are not that affordable.

How to apply?

Directly with the apartment.

Where are the apartments located?

DALLAS COUNTY

BALCH SPRINGS

Villas of Hickory Estates 3211 Hickory Tree Rd. Balch Springs, TX 75180 972-913-0711

Peachtree 11209 Rylie Crest Dr. Balch Springs, TX 75180 972-286-5020

CARROLLTON

Villas on Raiford 1100 Raiford Rd. Carrollton, TX 75007 972-245-0010

DALLAS

Carpenter's Point 4645 Dolphin Rd. Dallas, TX 75223 214-821-6200

Edgewood Manor 1811 South Blvd. Dallas, TX 75216 214-426-0785 Magnolia Trace 6712 Patrol Way Dallas, TX 75241 214-372-3268

The Pegasus 7200 N. Stemmons Frwy. Dallas, TX 75247 214-951-0777

Potters House at Primrose 2515 Perryton Dr. Dallas, TX 75233 214-330-5359

Primrose at Park Villas 2519 John West Rd. Dallas, TX 75228 214-660-0493

Primrose at Highland Meadows 2000 Highland Rd. Dallas, TX 75228 214-660-1492 Primrose Oaks 2514 Perryton Dallas, TX 75224 214-333-7766

Providence Towers 1863 W. Mockingbird Ln. Dallas, TX 75235 214-638-8100

Residence at the Oaks 2740 Duncanville Rd. Dallas, TX 75211 214-330-1675

Roseland Gardens 2255 N. Washington St. Dallas, TX 75204 214-370-3327

St. Augustine Estates 2222 N. St. Augustine Dr. Dallas, TX 75227 972-216-1800 Fiji Senior Villas 201 Fran Way Dallas, TX 75203 214-948-0340

Tuscany at Goldmark 13731 Goldmark Dr. Dallas, TX 75240 972-664-9199

Villas of Remond 3050 Remond Dr. Dallas, TX 75211 214-330-0099

DESOTO

Courtyards at Kirnwood 2600 Bolton Boone Dr. Desoto, TX 75115 972-283-1500

Hickory Manor Retirement 1626 Old Hickory Trail Desoto, TX 75115 972-283-2228

Primrose Park at Rolling Hills 2500 Bolton Boone Dr. Desoto, TX 75115 972-709-4340

Arbors on Wintergreen 400 E. Wintergreen Rd. Desoto, TX 75115 972-224-8920

FARMERS BRANCH

Evergreen at F. Branch 11701 Mira Lago Blvd. Farmers Branch, TX 75234 972-406-2700

GARLAND

Primrose at Park Place 202 N. Beltline Rd. Garland, TX 75040 972-495-9092

Hometowne at Garland (Age 55 and up) 1802 Castle Dr. Garland, TX 75040 972-205-9900

GRAND PRAIRIE

Oak Timbers 1920 Robinson Rd. Grand Prairie, TX 75051 972-522-1194

Wright Senior Apartments 1104 S. Carrier Pkwy. Grand Prairie, TX 75051 972-266-3800

LANCASTER

Villas of Lancaster 2531 W. Pleasant Run Rd. Lancaster, TX 75146 972-224-8287

MESQUITE

Evergreen at Mesquite 5651 Northwest Dr. Mesquite, TX 75150 972-681-7100

RICHARDSON

Encore at Buckingham (Age 55 and up) 535 E. Buckingham Rd. Richardson, TX 75081 214-647-2654

Evergreen at Richardson 3551 North Star Rd. Richardson, TX 75082 972-235-7800

ROWLETT

Evergreen at Rowlett (Age 55 and up) 5611 Old Rowlett Rd. Rowlett, TX 75089 469-421-0100

SEAGOVILLE

Villas of Seagoville 1000 E. Malloy Bridge Rd. Seagoville, TX 75159 972-287-3692

SURROUNDING COUNTIES

COLLIN

Country Lane Sr. Comm. 2401 Country View Ln. McKinney, TX 75069 972-569-8762

Evergreen at Plano Pkwy. 600 Independence Pkwy. Plano, TX 75075 972-596-3900

The Grand Reserve 150 Enterprise Dr. McKinney, TX 75069 972-569-9199

The Grand Texan 2491 Country View Ln. McKinney, TX 75069 469-742-0777

The Plaza at Chase Oaks 7100 Chase Oaks Blvd. Plano, TX 75025 214-473-8778

The Savannah at Gateway 401 N. Shiloh Road Plano, TX 75074 972-728-3995

Villas of Mission Bend 1201 Medical Ave. Plano, TX 75075 972-867-2700

DENTON

Bridgemoor at Denton 2801 Spencer Rd. Denton, TX 76208 940-898-9899

Corinth Autumn Oaks 3440 Corinth Pkwy. Corinth, TX 76208 940-321-9933

Evergreen at Lewisville 415 S. Garden Ridge Blvd. Lewisville, TX 75067 972-956-8000 Evergreen at Morningstar 6245 Morning Star The Colony, TX 75056 972-370-0900

Lakeside Manor 902 W. Eldorado Pkwy. Little Elm, TX 75068 972-688-4000

Providence Place 3500 Hudsonwood Dr. Denton, TX 76208 940-591-6500

Evergreen at Morningstar 6245 Morningstar The Colony, TX 75056 972-370-0900

ELLIS

Country Lane Sr. Comm. 133 Park Hills Dr. Waxahachie, TX 75165 972-937-1037

The Grand Reserve 129 Park Hills Dr. Waxahachie, TX 75165 972-937-1037

KAUFMAN

Gardens of Mabank 801 S. Second St. Mabank, TX 75147 785-266-6133

Terrell Senior Terraces 260 FM 2578 Terrell, TX 75160 972-524-9911

Terrell Senior Terraces II 350 Windsor Ave. Terrell, TX 75160 972-524-9959

ROCKWALL

Evergreen at Rockwall 1325 S. Goliad St. Rockwall, TX 75087 469-698-9393

TARRANT

Cobblestone Manor 8201 Sartain Dr. Fort Worth, TX 76120 817-277-9500

Evergreen at Hulen Bend 6301 Grandbury Cut Off Fort Worth, TX 76132 817-370-4400

Gateway Village 313 Gateway St. Azle, TX 76020 817-444-0882

Lindbergh Parc 5600 Azle Ave. Fort Worth, TX 76114 817-626-1122

Claremont Mature Apts. 971 E. Sanford St. Arlington, TX 76011 817-226-6633

North Greenbriar 5201 James Ave. Fort Worth, TX 76115 817-927-2272

Oak Timbers White I 8401 Tumbleweed Trail White Settlement, 76108 817-246-9000

Oak Timbers White II 8301 Tumbleweed Trail White Settlement, 76108 817-246-7100

Oak Timbers 308 E. Terrell Ave. Fort Worth, TX 76104 817-334-0779 Primrose at Johnson Creek 815 Senior Creek Dr. Arlington, TX 76010 817-226-8800

Villas on Bear Creek 8009 Davis Blvd. N. Rich Hills, TX 76180 817-498-1650

Villas of Forest Hill 7415 Forest Hill Dr. Forest Hill, TX 76140 817-483-9280

Villas of Marine Creek 3000 Creekside Dr. Fort Worth, TX 76106 817-624-4919

Villas ON Calloway Creek 901 W. Hurst Blvd. Hurst, TX 76053 817-590-8621

Heritage Park Vista 8500 Ray White Rd. Forth Worth, TX 76248 972-827-0230

Providence Village at Marine Creek 4301 Old Decatur Rd. Fort Worth, TX 76106 817-740-0003

Amelia Parc 6100 E. Loop 820 South Fort Worth, TX 76119 817-330-0940

Home Towne at Matador Ranch 8500 Crowley Rd. Fort Worth, TX 76134 817-568-9595

4. PUBLIC HOUSING

What is it?

The conventional public housing program provides rental assistance to low and moderate-income families and individuals. Some properties are designated for older adults and those disabled. These properties are mid- and high-rise buildings with elevators for easy mobility. They are located close to bus routes. Amenities may include a security gate, covered parking, social activities, and on-campus food banks. The local housing authority owns and manages these properties.

Who is it for?

Low and moderate-income individuals and families.

How much is the rent?

Rent is based on income. Some properties are "all bills paid"; some provide a utility "allowance" based on a formula from HUD.

How to apply?

With the local housing authority.

5. SECTION 8 (HOUSING CHOICE VOUCHER PROGRAM)

What is it?

The Housing Choice Voucher program, commonly referred to as Section 8, is funded by HUD and managed by the local housing authority. The voucher allows you to live anywhere the voucher is accepted. You are not limited to the housing authority's properties, like the conventional public housing program.

Who's it for?

Low-income individuals and families.

How much is the rent?

Rent is based on income. Tenants receive a utility "allowance" based on a formula from HUD.

Where can I use the voucher?

Various apartments, duplexes, single-family homes and townhomes. The housing authority maintains the property list. You may ask them for the list or seek out a property on your own.

How to apply?

With the local housing authority.

**Note: Please contact your local housing authority for updates on public housing and Section 8. These two programs generally have very long waiting lists. Occasionally, the housing authority will open up the waiting list for new applicants. See page 10 for a list of housing authorities.

HOUSING AUTHORITIES

Arlington Housing 501 W. Sanford St., Ste. 20 Arlington, TX 76004 817-275-3351 www.arlingtontx.gov/housing

Balch Springs Housing 3117 Hickory Trail Rd. Balch Springs, TX 75180 972-557-6069 www.cityofbalchsprings.com

Dallas Housing Authority 3939 N. Hampton Rd. Dallas, TX 75212 214-951-8300 main 214-951-8330 customer service www.dhadal.com

Denton Housing Authority 1225 Wilson St. Denton TX 76205 940-383-1504 www.dentonhousingauthority.com

Fort Worth Housing Authority 1201 E. 13th St. Fort Worth, TX 76102 817-429-2209 www.ftwha.org

Frisco Housing Authority 6101 Frisco Square Blvd. Frisco, TX 75034 972-377-3031 www.friscoha.org

Garland Housing 210 Carver Dr., Ste. 201B Garland, TX 75040 972-205-3393 www.ci.garland.tx.us Grand Prairie Housing 205 W. Church St. Grand Prairie, TX 75053 972-237-8040 www.gptx.org

Grapevine Housing Authority 131 Starr Place Grapevine, TX 76051 817-488-8132 www.grapevinetexas.gov

Lancaster Housing 1425 N. Dallas Ave.. Ste. 101 Lancaster, TX 75134 972-275-1750 www.lancaster-tx.com

Maybank Housing Authority 200 E. Jack St. Maybank, TX 75147 903-887-4220

Mesquite Housing 1616 N. Galloway Ave. Mesquite, TX 75149 972-216-6424 www.cityofmesquite.com/housing

McKinney Housing Authority 1200 N. Tennessee St. McKinney, TX 75069 972-562-9996 www.mckinneyha.org

Plano Housing Authority 1740 G. Avenue Plano, TX 75074 972-423-4928 www.planoha.org

Rockwall Housing Authority 100 Lake Meadows Dr. Rockwall, TX 75087 972-771-0211

THIS INFORMATION WAS COMPILED FROM THE FOLLOWING SOURCES:

U.S. Department of Housing and Urban Development (HUD) Apartments

HUD website for general info: http://portal.hud.gov/portal/page/portal/HUD/topics/rental_assistance HUD website for apartment search: http://www.hud.gov/apps/section8/step2.cfm?state=TX,Texas

U.S. Department of Agriculture (USDA) Apartments

USDA website for general info: http://www.rurdev.usda.gov/HMF_MFH.html
USDA website for apartment search: http://rdmfhrentals.sc.egov.usda.gov/RDMFHRentals/about_mfh.jsp

Tax Credit Apartments

Texas Department of Housing and Community Affairs (TDHCA) website: www.tdhca.state.tx.us TDHCA contact info: 1-800-525-0657 (press option #4) or email: info@tdhca.state.tx.us

ADDITIONAL RESOURCES:

Local HUD office:

U.S. Department of Housing and Urban Development Fort Worth Regional Office, Region VI 801 Cherry St., Unit 45, Ste. 2500 Fort Worth, TX 76102 1-800-568-2893

If you feel you've been denied a fair housing opportunity:

U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity P.O. Box 2905 Fort Worth, TX 76113 817-978-5900 Toll free 1-800-669-9777 TDD 1-800-927-9275

Fair Housing Office in Dallas City Hall, 1B North 1500 Marilla St. Dallas, TX 75201 214-670-FAIR (3247)

Please keep in mind, we do our best to keep this information current. If you come across a property that is not as described on this list, or a property we do not have on this list but should, please let us know. Many thanks and please contact us if you have any questions.

The Senior Source 3910 Harry Hines Blvd. Dallas, TX 75219 (214) 823-5700 www.theseniorsource.org