



THE SENIOR SOURCE
SENIOR CITIZENS
OF GREATER DALLAS

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 on-site, 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 voucher.

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

Cliff View Village
*(manage two properties;
inquire about each)*
2424 Simpson Stuart Rd.
Dallas, TX 75241
972-224-8881

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

DALLAS

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

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

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

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

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

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

Cathedral Gardens
1500 N. Garrett Ave.
Dallas, TX 75206
214-821-5910

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.ftwaha.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.grapevintexas.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