

Orange County, NC

Senior Housing Guide 2021



Finding the right home for you and yours

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ORANGE COUNTY OVERVIEW

As part of the 2017-2022 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 Partnerships in Aging Program have collaborated to conduct 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 housing models that are now found in Orange County, and describe senior-designated housing that is in development. Housing options that were not available in 2018, but are available now are marked with **New!** The data and information for this guide were gathered from a variety of sources including: NC DHHS Aging and Adult Services County Aging Profile Reports (2019), Orange County Office of Housing and Community Development; Orange County Tax Office; Orange County Partnership to End Homelessness; town employees from Chapel Hill and Carrboro, and personal communications with developers. We intend this document to serve as guide for individuals and families making important decisions about their housing; decisions often mitigated by changing preferences, changing physical and cognitive abilities, and changing resources. We also hope this guide will be a launching point for stakeholder discussions and decisions about what housing models will best serve older adults in Orange County. The information included in this guide was collected in November, December, and January of 2020-21.

DEMOGRAPHICS: SENIORS IN ORANGE COUNTY

Total Population (2019) = 146,521 (+5,668 from 2016)

Total 60+ Population (2019) = 30,395 (+3709 from 2016)

Thus, 21% (+2% from 2016) **of our County's population is 60+ years old.**

By 2039, 60+ population in Orange County is expected to increase to 45,695...**exceeding** the population of 1 to 17 year olds by approximately **166%**.

Twelve percent (**12%**) of residents who live in public housing are 55+ years old -- 100 older residents out of 826 total (2018).

Racial Categories of 65+ Residents:

White: **84.2%**, Black or African American: **11.5%**, Asian: **3.0%**, Hispanic/Latin@: **2.2%**, American Indian & Alaska Native: **0.5%**, Two or more races: **0.7%**, and Other: **0.1%**.

INCOME AND HOUSING COSTS

Seniors in Orange County

6% (+0.6% from 2016) of 65+ year olds live below 100% of the poverty level.*
13% (-2.4% from 2016) of 65+ year olds live between 100% and 199% of the poverty level.

People over 65+ are the most cost-burdened age group. **28%** of homeowners and **56%** of renters are paying more than 30% of their income on housing.

The median annual household income (AMI) for householders 65+ in Orange County is **\$71,723**. 5-year data span (2015-2019). AMI for all the jurisdictions in Orange County **for households 65+** are below:

Carrboro	\$45,313	Hillsborough	\$48,314
Chapel Hill	\$87,257	Mebane	\$30,443

The median sales price for a home in Orange County in 2020 (Jan-Sept), including towns, was **\$328,000** (+\$11,500 from 2018). Average sales price was \$412,192 (+\$34,429 from 2018).

Current (2021) Fair Market Rent for a 1 bedroom apartment is: **\$974**

Paying Attention to Racial Equity

Four historical and ubiquitous practices have contributed to housing inequities that continue today; redlining, mortgage lending, taxation, and gentrification. We briefly describe them in this Guide to partially explain why home ownership and housing with supportive services are differentially available or utilized by older adults who are White compared with people of color.

Redlining, a historical and state-sanctioned mechanism used by financial institutions to purposefully devalue neighborhood properties based on racial makeup of the community, continues to segregate and limit the wealth retention of Black communities today in Orange County¹⁻³. Historical and ongoing practices continue to economically restrict 3 out of 4 of neighborhoods across the country that were “redlined” on maps 80 years ago.^{1,4,6}

Financial institutions have historically discriminated against families of color, limiting access to high quality home mortgages.⁵ In 2008, higher income Black Americans were three times as likely as higher income White Americans to be given sub-prime loans.⁵ 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

* 100% – 199% of poverty levels for one person = annual incomes between \$12,490 and \$24,980 (2019)

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.⁶ Broadly speaking, this financial disparity has grown, as systemic racism has facilitated White Americans gaining wealth through mechanisms made inaccessible to communities of color.⁵

Discriminatory taxation has affected wealth retention in communities of color for generations. In the 1960s, tax assessors over-assessed homes in Black areas and under-assessed homes in White areas, with little correlation to market rates.⁷ This difference is still true today; Black families pay 13 percent more in property taxes each year than a White family would in the same situation.^{7,8}

Black Americans also face high property taxes when gentrification occurs. As property values rise, so do property taxes. Studentification, a form of gentrification in which neighborhoods become dominated by students, has been increasingly prevalent in college towns, such as Chapel Hill.⁹ These inequities in wealth retention create major obstacles for older adults of color, specifically Black older adults, to maintaining their homes and adapting to changing abilities. Some organizations in Orange County, such as the Marian Cheek Jackson Center (<https://jacksoncenter.info/>), have developed programs to reduce the tax burden on elders who live in historically Black areas of the county who face disproportionate property tax due to gentrification. Examples of other programs that mitigate property tax burden include North Carolina's Homestead Exemption, Circuit Breaker, and Disabled and Elderly Exemption Programs.

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 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 1500 square feet, single-story, with universal design features, energy efficiency, and low maintenance. Living in a natural environment that promotes social engagement and physical activity is preferred, as well as opportunities to be involved with members of all generations. Finally, Orange County older adults prefer to live in a community that offers common spaces for gathering, quiet areas for contemplation, and access to public transportation.¹⁰

We will change in many ways as we live longer; emotionally, physically, spiritually, socially, and financially. Thus, planning ahead is critical to making the ability to age in our communities and neighborhoods a reality. Currently, most single-family homes do not accommodate changes related to living longer. As a result, people living in houses without universal design (lacking stepless entry, widened doorways, or accessible bathrooms) are more likely to experience the adverse health effects of social isolation and loneliness.¹¹ Further, mobility-restricting, unsafe environments pose challenges for caregivers and families seeking to support their older family members.⁴ However, many 50+ adults are

open to alternative living situations such as home sharing (32%), living in an accessory dwelling unit (31%) and subscribing to services such as the Village model that enable aging in place (56%).¹²

Across Orange County, we find a continuum of senior-designated housing options. These options range from homes and apartments for people over 55 years of age who are independent in their activities to housing with supportive services (nursing homes and adult care homes) that provide personal and health services for people who need assistance with basic activities of daily living. Senior housing is subjected to a range of regulatory oversight. Homes and apartments without services are not highly regulated unless federal subsidies and tax credits apply. Conversely, nursing homes are one of the most highly regulated industries in our country. For those seeking affordable housing options this link <http://www.nchousingsearch.org/> may be helpful. The continuum of senior housing options is described below, including data about costs and availability.

CURRENTLY AVAILABLE SENIOR HOUSING 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 aged-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 (1500 to 2300 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 three 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 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.

[†] 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.

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

Cost: The cost for a one-bedroom senior apartment at Carolina Spring at 60% AMI is \$986/month (+\$0 from 2018) and a two-bedroom apartment is \$1181/month (+\$0 from 2018). These fees do not include a \$30 (+\$0 from 2018) application fee. Housing Choice Vouchers may not be accepted if total monthly payments are less than \$799 (+\$0 from 2018) for a one-bedroom apartment or \$900 (+\$0 from 2018) for two-bedroom apartment. At Eno Haven, depending on eligibility, the rent for a one-bedroom apartment ranges from \$400-685/month (+\$50 from 2018) and the rent for a two-bedroom apartment ranges from \$460-800/month(+\$50 from 2018). At Greenfield Commons, rent ranges from \$325 to \$785 per month.

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. Eno Haven and Carolina Spring had waitlists with more than 30 people. Greenfield Commons had 21 people on their waitlist for 1 bedroom and 9 on their waitlist for 2 bedrooms. From August 2020 to February 2021, only 2-3 people have moved out of Greenfield Commons apartments. This low turnover rate combined with long waitlists suggests, relative to demand, Orange County has a scarcity of senior-designated apartments for low-middle income seniors.

***New!* 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.

***New!* 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 with 50 different floor plan options. Property managers live on site. Cable, internet, utilities, all meals, activities, housekeeping, transportation, and a travel program are all be included in rent. This

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

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 service 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 is varied 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: \$2595; 1-bedroom: \$3095 , 2-bedroom: \$4495. To add an additional person as a resident of the apartment, rent is increased by a flat rate of \$495 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 47% occupied. Applicants can put their name on a waitlist for \$100.

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

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.

Senior Homes to Own

New! 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. To our knowledge, 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 in 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

New! 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. **Phone number:** (919) 289-5766

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 502 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' services (e.g. dining, recreation, health) 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 \$2466/month (+\$0 from 2018) after an entry fee of \$102,900 (+\$6,300 from 2018) is paid. For a two-bedroom duplex cottage (with den and sunroom) with double occupancy, the monthly fee is \$6,803 (+\$330 from 2018) after an entry fee of \$520,100 (+\$43,400 from 2018) is paid. **Carol Woods is a Medicare approved facility so health services normally covered by Medicare will also be covered at Carol Woods.**

Availability: To get on the waiting list costs \$1300, \$1000 of which is refundable if people decide not to join. Once on the waiting list, admission to Carol Woods campus ranges from 4-16 years depending on the home size and floor plan. Most floor plans having a wait of at least 10 years.

Phone number: (919) 968-4511

SENIOR HOUSING with SUPPORTS

Adult Care Homes

Description

Adult Care Homes are a state-regulated housing option that serve 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 that are regulated by the same State and County policies. 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:

Facility	Address	Regular Units	Dedicated Dementia Units	Accept Medicaid?	Corporate vs Family Owned	Other Information
Brookdale Meadowmont (919) 918-7600	100 Lanark Rd, Chapel Hill	38	8	No	Corporate	Nurses provide oversight to care. Certified Nursing Assistants and Med Tech's are the direct caregivers at Brookdale Meadowmont.
Stratford (919) 929-7859	405 Smith Level Rd, Chapel Hill	44	33	Yes	Corporate	Admission requirement: 55 years or older and able to stand without assistance
Elmcroft at Hillsborough (919) 888-4114	1911 Orange Grove Rd, Hillsborough	72	24 (Cannot enter on Medicaid)	Prior approval for personal care services is required	Corporate	Formerly, Carillon. Medicaid payment is accepted for the Memory Care unit only if the resident spends down <u>after</u> entering.
Adorable Senior Living (919) 732-4201	401 W Queen St, Hillsborough	17	No Memory Unit	Yes	Family-Owned	Formerly Villines, Adorable Senior Living assumed ownership in November of 2016
Crescent Green of Carrboro (919) 933-9570	624 Jones Ferry Rd, Carrboro	120	No memory Unit	Yes	Family-Owned	Serves persons 55 and older

Cost: Monthly fees for assisted living facilities vary greatly. For example, a private room at The Stratford is \$3800/month (+0 from 2018), while a private room in the dementia unit is \$5000/month (+0 from 2018). Semi-private room rates are \$2500/month (+0 from 2018) and \$4000/month (+0 from 2018) in the dementia unit. In contrast, the average cost for residents of Brookdale Meadowmont ranges from \$5500-7500 per month (+\$1000 from 2018) depending on the room size. 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. Availability for residents whose stays are publicly funded (Medicaid) are scarce or non-existent.

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 6 Family Care Homes in Orange County.

Family Care Home	For Profit?	Address	Other Information	Cost
Yorktown Eldercare (919) 967-7570	Non-Profit (Charles House Association)	303 Yorktown Drive Chapel Hill	Potential residents are required to be enrolled in the Charles House day program for a short period prior to gaining admission to Yorktown Eldercare. This requirement has been modified during COVID.	Average \$6800 (+\$400 from 2018) per month.
Winmore Eldercare (919) 537-8396	Non-Profit (Charles House Association)	121 Della Street Chapel Hill	Potential residents are required to be enrolled in the Charles House day program for a short period prior to gaining admission to Winmore Eldercare. This requirement has been modified during COVID.	Average \$6800 (+\$400 from 2018) per month.
LiveWell @ Birchwood Lake Estates (919) 719-9127	For Profit	6720 Pauline Dr, Chapel Hill	Specializes in Serving Persons with Dementia, Staff to resident ratio: 1:3	Range from \$6500->\$9000 per month (+\$0 from 2018).
LiveWell @ Coker Hills (919) 719-9127	For Profit	202 N Elliott Rd, Chapel Hill	Specializes in Serving Persons with Dementia, Staff to resident ratio: 1:3	Range from \$6500->\$9000 per month (+\$0 from 2018).
Cedar Grove Family Care Home # 1 919-732-8850	For Profit	313 Saw Mill Rd., Cedar Grove		Private pay is \$2000, but also accept Medicaid funding.
Cedar Grove Family Care Home # 2 919-732-8850	For Profit	317 Saw Mill Rd., Cedar Grove		Private pay is \$2000, but also accept Medicaid funding.

Availability: Vacancies in Orange County Family Care Homes are rare. However, as of March 12th, Cedar Grove Family Care Homes had 2 spots available.

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	130 rehab and long-term units	

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 pin point the out-of-pocket expenses for our nursing home residents. According to a 2020 survey by Genworth, the median annual cost for a private room in a North Carolina nursing home is \$96,725 (+\$4,197 from 2018).¹³

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 payor sources. You can compare and contrast nursing homes and other providers here: <https://www.medicare.gov/what-medicare-covers/what-part-a-covers/compare-nursing-home-quality>

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 currently twelve for-profit Home and Companion Care Agencies who serve Orange County residents.

Acorn Home Care Services, Inc.* (800-481-7977)	Always Best Care* (919) 695-1151	AmeriCare Home Care* (919) 942-2840	Armstrong Homecare* (919) 942-2840
Happy Home Care Staffing* (919) 732-4663	Comfort Keepers (919) 213-9711	Home Instead Senior Care* (919) 933-3300	Homewatch Caregivers of the Triangle* (919) 289-3270
Kindred at Home (919) 361-1921	Right at Home (919) 237-2333	Visiting Angels of Central North Carolina* (800) 365-4189	Atlantic Home Staffing 919-639-8223

*Offices located in Orange County, NC.

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.

Non-Profit Home and Companion Care Agencies in Orange County

There is currently one non-profit Home and Companion Care agency in Orange County: A Helping Hand. A Helping Hand offers a range of services to older adults and people with disabilities who have varying needs and diverse living arrangements. These services include homecare services, medical transportation, and respite care services.

A Helping Hand

Cost: The cost of services from A Helping Hand may vary depending on the client’s needs and level of care required, but is typically around \$25/hour. A Helping Hand does have a Charitable Companion Care option that supports those who do not have the

financial resources to pay outright for home care and companion services. Usually there is a waitlist for Charitable Companion Care.

Phone number: (919) 403-5555

Independently Hired Home Care Aide

The Orange County Department on Aging maintains a list of independent home care aides. This list is available online (<https://www.orangecountync.gov/1932/Aging-in-Place-Support-Services>) 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.

FUTURE SENIOR HOUSING

In addition to the current senior housing options described above, there are a number of senior housing options on the horizon for Orange County. These options are listed below, along with a description of the housing type. All these projects are at different stages of development, thus variable amounts of information are available for each.

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 \$2000 and \$4000 per month. Each cottage will be two stories and between 1600-2200 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. The current plan is to break ground in 2021 and have full occupancy by 2022.

Weaver's Grove (7516 Sunrise Road, Chapel Hill)

This is a residential project being developed by Orange County Habitat for Humanity. The project proposes 219 homes. Ninety-four (94) of the homes will be permanently affordable. Neighborhood amenities proposed include a dog park, community garden, walking trails, a small café, and a community center. The development will be architecturally integrated, mixed income, and multi-generational. The project is currently in the conditional zoning application phase with expected completion date of 2027.

Homestead Rd Independent Senior Housing (2217 Homestead Road, Chapel Hill)

This project proposes 190-198 rental apartment units for 55+ residents. Apartments will be configured into a 4-story building with two courtyards. Estimated rent will start at \$1300 per month for single bedroom units (109) and \$2000 per month for two-bedroom units (81). Accessibility features will include widened doorways throughout, more elevators than is customary, and appropriate circumferences for wheelchair access in the bathrooms. Planned amenities for this development include valet garbage service, space for cooking and exercise classes, 12,000 square feet of gathering space, and a movie theatre. All plans and permits have been approved for this project, but construction has been delayed due to the COVID-19 pandemic. Projected completion date is unknown.

MODELS OF SENIOR LIVING NOT IN ORANGE COUNTY

Co-Housing, Pocket Neighborhoods, Shared Housing, Themed Rental Apts. & Missing Middle Housing

Description

Co-housing intentional communities attract people who prefer to live in a self-managed, congregate setting. In conventional co-housing, 30-40 households share a common governance. Because neighbors hold a commitment to a relationship with one another, almost all co-housing communities use a form of consensus as the basis for group decision-making. 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.²³

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.

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.

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, quadriplexes, and housing above retail are all examples of missing middle housing.

Summary

This Guide offers a broad overview of senior housing options, services, and supports in Orange County, NC. It offers basic information about the various amenities and costs for each type of housing in hopes of supporting older adults and their families to make informed decisions about their housing. Further, it serves as a call to action for our community, the Aging Board, and County government. We ask, “What kind of senior housing should Orange County invest in or encourage development of? In the last two years, we have seen significant growth in senior housing options, including two that offer models that have previously not been in Orange County: 1) Senior Apartments to Own and 2) Senior Apartments to Rent with support services. Yet, Orange County needs more senior-designated housing to accommodate the preferences of our current population of seniors, particularly those with low-middle incomes and those with needs for supportive services. Effective partnerships between Orange County Departments of Planning, Housing, and Transportation offer rich opportunities for innovation. Applying a racial equity lens in this work fortifies the County’s commitment to equitable housing opportunities for all older adults and addresses historical disparities in the housing sector. Through public-private collaborations we can support our housing entrepreneurs, taxpayers, health service providers, developers, architects and builders in achieving the best possible housing outcomes for Orange County seniors.

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