



**Hello
Hillsborough!**
Introducing Crescent Magnolia



Habitat
for Humanity®
Orange County, NC

Hello Hillsborough!

Crescent Magnolia, an affordable, energy efficient senior housing community, is coming to a neighborhood near you.

Why Senior Housing Matters in Orange County:

- **17%** of Orange County's population in 2014 was 60 years old or older and is expected to grow over time.
- To serve the current senior population, the county has **only 1,481 designated senior-specific housing** units across the continuum of care.
- Currently there are **no vacancies** within existing low income senior housing options.
- More than 33% (2,892 households) of Orange County seniors are low-income and **live in unaffordable, cost burdened and/or inadequate housing**.

Pioneering Affordable Senior Housing:

- Habitat is building a 24-home senior community in the heart of Hillsborough, NC. This innovative model of senior homeownership is the **first of its kind** for Habitat affiliates around the country.
- Habitat will sell the homes at an affordable price ensuring **homebuyers pay no more than 30% of their income** on mortgage, property taxes, and HOA dues.
- Habitat will have a resale agreement with the buyers so that upon the passing of the homeowners or their desire to sell the property, **Habitat will buy back the unit** at an agreed-upon price that will keep the unit affordable to the next homebuyer.
- Habitat is collaborating with the Orange County Department on Aging to ensure that all units **meet the needs of every senior** living in Crescent Magnolia now and into the future.

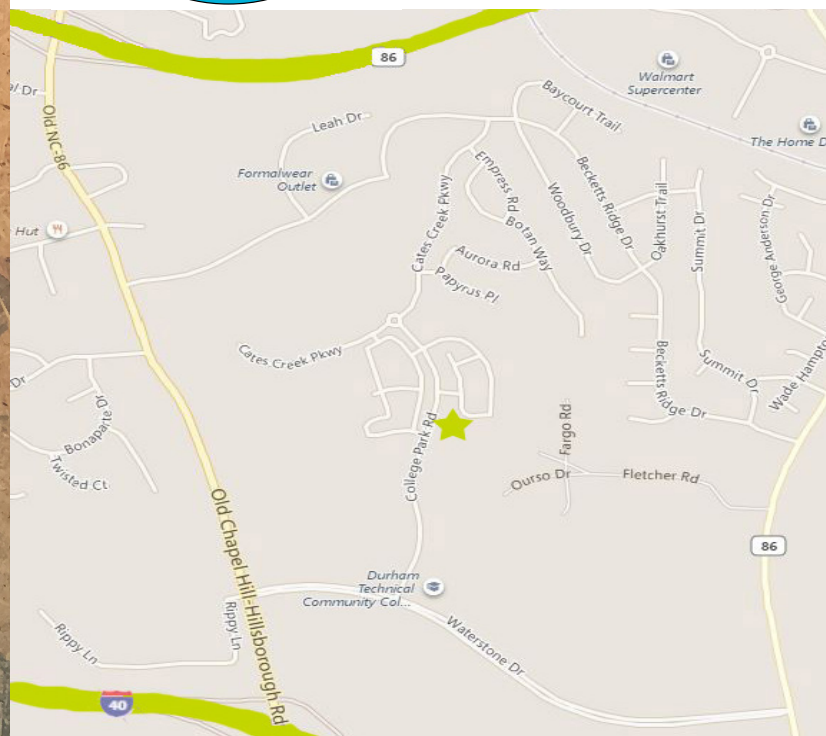
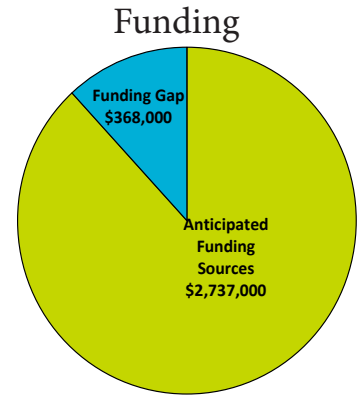
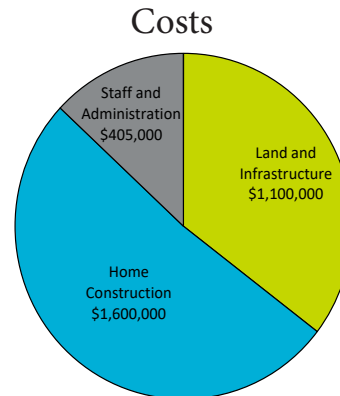




What is special about Crescent Magnolia?

- **24 one-story townhomes** built in historic Hillsborough for seniors ages 55 and older whose incomes range between 30-80% of the area median
- Designed for **aging-in-place** safely & comfortably while living independently
- Vibrant, **diverse community**, with a pavilion, green space, benches, and walking paths
- **Environmentally sustainable** and inter-generational community programs with preschool next door
- **Close to UNC Health Care Hillsborough**, UNC Health Care Geriatric Department and public transportation

Crescent Magnolia Budget:



The future development is located next to The Little School Preschool on College Park Road.

Want to get involved?

Volunteer or donate today!

Visit www.orangehabitat.org/donate
to make a monetary donation to Habitat.

Visit www.orangehabitat.org/volunteer
for more information on how to volunteer with Habitat.

Visit www.orangehabitat.org/seniorhousing
for more information on this development.



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