Willard Street Apartments
481 Willard Street, Durham NC

Coming Spring 2021

- 82 affordable rental apartments - available to 60% AMI and below.
- 39 one-bedroom and 43 two-bedroom units.
- Located adjacent to Durham Station for easy bus transit access.
- Amenities include: on-site management, community multi-purpose room and kitchen, landscaped plaza with city views, playground, grilling station and picnic shelter, fitness room, business center, WiFi for all residents, and laundry facilities.
- Durham Housing Authority will have 21 project-based vouchers for Willard Street Apartments.

Please visit www.dhic.org/willardstreet or call (919) 615-3725 to add your name to an interest list to be notified in December 2020 when the application process opens. Please leave your name & email address.

Please note, this is not a waitlist for an apartment.

Financing Partners:
City of Durham | Duke University | AJ Fletcher Foundation | PGIM Real Estate Finance | RBC Capital Markets | NC Housing Finance Agency | First Horizon

For more information:
(919) 615-3725
Willard-Streets@cmc-nc.com
**2020 HUD Income Limits - Durham**

<table>
<thead>
<tr>
<th>% of Area Median Income (AMI)</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>60% AMI</td>
<td>$38,220</td>
<td>$43,680</td>
<td>$49,140</td>
<td>$54,540</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$31,850</td>
<td>$36,400</td>
<td>$40,950</td>
<td>$45,450</td>
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<tr>
<td>40% AMI</td>
<td>$25,480</td>
<td>$29,120</td>
<td>$32,760</td>
<td>$36,360</td>
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<tr>
<td>30% AMI</td>
<td>$19,110</td>
<td>$21,840</td>
<td>$24,570</td>
<td>$27,270</td>
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</table>

*Subject to change, updated annually.

**Rental Rates at Willard Street (not based upon income):**

- Rents for 1 bedroom units up to $745 (674 Sq. Ft.)
- Rents for 2 bedroom units up to $900 (956 - 1047 Sq. Ft.)
  * Accessible units available

**Application Requirements for Submission:** *(Will be required only if asked to complete full application)*

- $20.00 (no cash) application fee will be required for each household individual 18 and older.
- Birth certificates will be required for all household minors under the age of 18.
- Drivers license or identification cards will be required for all household individuals 18 and older.
- Social Security cards or Tax ID number (TIN) will be required for all applicants.

**Additional Information:**

- Total household income shall not exceed 60% area median income for Durham, NC.
- Credit, criminal, and rental history screening will be required.
- For households where all members are full-time students, certain conditions for eligibility must be met.
- Security deposit equal to one month’s rent will be required upon approval.
- Electric and water utilities will be the responsibility of household & account must be set-up in the name of the applicant.
- Rent includes wireless internet.
- No pets & **SMOKE-FREE property**.

*The application process will open in December 2020 and those on the interest list will be notified via email with detailed instructions about submitting an application.*

For information about **Willard Street Apartments** please visit [www.dhic.org/willardstreet](http://www.dhic.org/willardstreet). For additional recorded information, call **(919) 615-3725**. This phone line will be checked once a week.