



**Presbyterian Church Expands Partnership to Bring
Affordable Housing for Seniors to Raleigh**
At Milner Memorial Presbyterian Church site

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RALEIGH, NC – The Presbytery of New Hope, The Presbyterian Homes, Inc. (PHI), and DHIC, Inc. announced today a project that will bring 150 affordable new apartments for low income seniors to East Raleigh.

The project will be located on the 4.6-acre site of the now-closed Milner Memorial Presbyterian Church, which is located at the corner of New Bern Avenue and King Charles Road. The Presbytery is providing a 75-year ground lease to a joint venture formed by DHIC and PHI for a minimal sum.

“DHIC is very pleased to have been approached by the Presbytery to work on this project, which will help fill a growing gap in the housing market for low-income seniors,” said Gregg Warren, DHIC’s President and CEO. “With land costs as prohibitive as they now are in Raleigh, the Presbytery’s commitment of the property for affordable housing is a gift to the community that will endure for decades to come.”

As the first step in the development process, Warren said there will be a neighborhood meeting held in the Washington Terrace community building, 1951 Booker Drive, on Wednesday, December 18th at 7:00 PM to present the plan for comments. DHIC and PHI also will present to the East Raleigh Citizens Advisory Council in the coming months. The property will need to be rezoned to allow for multifamily housing.

The project location is convenient to health care, amenities and services, and is served by GoRaleigh bus service and, in the future, by its planned BRT line. DHIC and PHI will work together to identify supportive service partners to provide on-site assistance to seniors, helping them maintain stable housing and to age in place.

“This is equitable development in the truest sense of the word,” said Mayor Mary-Ann Baldwin. “The City Council and City of Raleigh are proud to partner with DHIC and PHI to meet their goals to increase the amount of affordable housing in East Raleigh while respecting and adding value to the surrounding neighborhood.”

Capital Towers Apartments was first PHI-DHIC project together

The Milner site is the second partnership effort between PHI and DHIC, coming on the heels of the major rehabilitation and preservation of Capital Towers Apartments, a landmark 297-unit affordable housing community for seniors located on Six Forks Road that was developed by Presbyterians over 40 years ago. As Raleigh’s largest affordable community for low income seniors, Capital Towers Apartments, which is currently under renovation, will soon feature fully refreshed apartments, new fitness and business centers, game and media rooms, expanded laundry facilities, and a catering kitchen. An effort is underway to raise funds to support a partnership with Resources for Seniors to provide a full-time coordinator on site to help residents secure services to allow them to remain in their apartments as they age. The \$47 million project will be completed by the end of 2020.

“Both the repurposing and the rehabilitation of these communities clearly align with the mission of the Presbyterian Church,” said Art Ross, Pastor Emeritus of White Memorial Presbyterian Church. “We welcome the renewal of Capital Towers and the rebirth of the closed Milner Memorial Presbyterian Church property in the form of affordable housing for seniors.”

DHIC anticipates that construction for the Milner site project will begin in 2021, with a total cost of more than \$20 million.

About DHIC:

Established in 1974 and based in Raleigh, DHIC has built or rehabilitated 2,721 affordable rental apartments and 400 homes for sale in the greater Research Triangle area. In addition, DHIC's Homeownership Center provides homebuyer education and advisory services to close to 400+ first-time homebuyers annually. For more information, go to www.dhic.org.

About PHI:

The Presbyterian Homes, Inc. has more than 65 years' experience as a leader in the senior living field. The mission of The Presbyterian Homes, Inc. (PHI) is to honor God by enriching the lives and touching the hearts of those we serve. PHI is a non-profit corporation serving approximately 2,000 seniors in North Carolina through three owned and one managed (Friends Homes) continuing care retirement community and an affordable rental apartment community (Capital Towers Apartments). PHI is affiliated with the Presbyterian Church (USA) through a covenant agreement.