

GUIDE TO AFFORDABLE HOUSING IN THE GREATER AUSTIN AREA



9th Edition

An Austin Tenants' Council Publication

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ACKNOWLEDGMENTS



The Austin Tenants' Council (ATC), a private nonprofit organization, was founded in 1972 by community and VISTA volunteers. For more than 35 years, ATC has dedicated itself to ensuring safe, decent, and fair housing for all. ATC's programs and services provide essential counseling, mediation, and referral to primarily low-income tenants whose rights have been violated. The Austin Tenants' Council's staff and board of directors hope that the many people in Austin who need affordable housing will find this guide helpful in securing homes for their families.

This ninth edition of the *Guide to Affordable Housing in the Greater Austin Area* (GAHGAA) is an updated version of the guide originally released in October 1995. Just as ATC was begun with the assistance of VISTA volunteers, so was the first edition of the GAHGAA. The support of these volunteers was instrumental in the creation of this resource.

Thank you to the people who provided information, spent time looking over the various drafts, and assisted in getting each edition of the guide completed and printed.

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Katherine Stark
Executive Director

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Quickstart Guide

Using the Guide to Affordable Housing

- 1. Calculate Your Gross Yearly Income***
- 2. Determine Your Income Level: A, B, C, or D***
(Pages 11-12)
- 3. Find Apartments That Rent to Your Income Level***
(Pages 14-40)
- 4. Contact the Apartments and Apply to Live There***

INTRODUCTION

(Details on how to use this booklet)

The *Guide to Affordable Housing in the Greater Austin Area* (GAHGAA) is a tool for people seeking affordable rental housing in Austin and the surrounding communities. GAHGAA contains general information on housing programs funded on the local, county, state, and federal levels, as well as specific information about complexes participating in these programs. It contains lists and explanations of rental housing with rent restrictions, income-based rents, and tenant income limits. GAHGAA only lists programs which have project based assistance; it does not provide information on voucher and certificate programs, temporary housing, or emergency rent payment assistance. It also excludes most duplex and single-family rental dwellings.

Housing is arranged by geographical area, with the funding program and qualifying income level indicated in the right-hand column. If you are looking for housing, first determine which income level you fall under using the Income and Rent Guidelines (pages 11-13). Then, look through the Apartment Lists for housing which has that income level in the right-hand column. Once you find a place which may be suitable, call the management or go to the site for a look. The management can tell you whether there are any vacancies, how to apply for an apartment, and whether they keep a waiting list. Management companies and phone numbers may change. If the phone number listed is incorrect, go to the complex and inquire at the on-site office (if there is one). To get more information on a particular complex or its funding program, look up the program in the Program Descriptions (pages 7-10), and call or write the organization listed.

The Program Descriptions (pages 7-10) explain how the programs work and what restrictions are on the apartments. From the Income and Rent Guidelines (pages 11-13), you can look up the actual dollar amount of income or rent limits, as well as check which income level you fall under. These income guidelines will change from year to year, so if you are using this guide a year or more after printing, the income and rent limits may be higher than what the charts say. Also, be prepared to show proof of your income when applying for any of the housing listed in this guide.

The column describing the number and type of rental units includes information about the number of units accessible to persons with mobility impairments, where this information is known. However, this is by no means a complete listing. Other complexes may have accessible units so check with the management at the desired property. A person with a disability also has the right to request permission to make reasonable modifications to a rental property so that it will be accessible, but the person often has to pay for changes. Consult the Austin Tenants' Council for more information.

Not all of the listings in the guide could be verified, so possibly, some of the properties are no longer under the programs cited. If you find a discrepancy in the information provided here, please contact the Austin Tenants' Council and inquire about updated information.

PROGRAM DESCRIPTIONS

1. Rental Housing Development Assistance (RHDA)

Previous editions of the Guide to Affordable Housing listed two separate programs that are now implemented under the Rental Housing Development Assistance (RHDA) Program.

Under the RHDA Program, the City of Austin through the Austin Housing Finance Corporation (AHFC) provides CDBG, HOME, City of Austin Housing Trust Fund, University Neighborhood Overlay (UNO) District Housing Trust Fund, Housing Assistance Fund, and General Obligation Bond Funds as loans to create and retain affordable rental housing units for households with yearly incomes of no more than 80% of the Austin area's median family income (MFI) and low-income persons with special needs. The RHDA program provides below-market rate financing to developers including non-profit and Community Housing Development Organizations (CHDOs) for the acquisition, development, and rehabilitation of affordable rental projects. RHDA financing leverages City and Federal funds including federal Low-Income Housing Tax Credits, reducing the cost of capital for the development of multifamily rental housing units that would otherwise be economically infeasible. Using bond financing, as well as S.M.A.R.T. Housing™ fee waivers to reduce development costs, the City through the AHFC also acts as a joint venture partner with non-profit and for-profit developers to convert available surplus land into affordable rental housing. For more information contact:

City of Austin, Neighborhood Housing and Community Development Department
1000 East 11th Street, Suite 200
Austin, TX 78702
(512) 974-3100

2. Austin Housing Finance Corporation Multifamily Housing Bond Program (AHFC)

The Austin Housing Finance Corporation issues Multifamily Bonds for the financing and development of apartment complexes within the Austin city limits where the developer agrees to designate a portion of the units for low-income tenants. In order to receive this financing, the development must rent at least 90% of the units to qualifying tenants with incomes below 80% of area Median Family Income (MFI) for all the period the bonds are outstanding or at least 20 years, whichever is longer. Additionally, depending on the year the bonds were issued, and whether the complex received Low Income Housing Tax Credits, there will be an additional requirement which could involve reserving all the units for tenants under 60% of area MFI (see chart Page 12), or a certain percentage reserved for tenants with incomes under 50% of area MFI, or a certain percent for tenants with incomes below 40% of area MFI, for a period of twenty years or the time the bonds are outstanding. Some apartment complexes are reserved for seniors over 55 years of age. To determine if a complex has available units reserved for the different levels of income, one should contact the individual apartment listed in this directory. For financial information on Multifamily Bonds, please contact:

Austin Housing Finance Corporation
1000 East 11th Street, Suite 200
Austin, TX 78702
Or call the Administrator of Bond Programs at (512) 974-3103

3. Travis County Housing Finance Corporation (TCHFC) Multifamily Housing Bond Program

The Travis County Housing Finance Corporation subsidizes the development of housing in exchange for an agreement on the part of the developers to designate a percentage of their units for low or moderate income tenants. The standard agreement calls for 90% of the units to be set aside for tenants with incomes not exceeding 120% of the area median income and 20% of the units to be set aside for tenants with incomes not exceeding 80% of the area median income (see chart Page 12). The 20% set aside is considered a portion of the 90% set aside, so 90% is the total amount of units set aside.

The set-aside obligation is in effect until the finance bond is paid off. The payment schedule is generally for thirty years, but the developer may pay off the bond early. If the bond is paid off sooner than ten years after issuance, the period of obligation extends ten years and six months after the date when 50% of the rental units were occupied.

For more information contact
Travis County Housing Finance Corp.
Travis County Administration Building
P.O. Box 1748
Austin, TX 78767
(512) 854-4743

4. Foundation Communities

Foundation Communities is a private nonprofit organization which owns and operates a number of apartment and duplex complexes for low and very low income tenants. The income guidelines vary for each complex and may be obtained by calling the management offices. For more information contact:

Foundation Communities
3036 South First St., Suite 200
Austin, TX 78704
(512) 447-2026

5. HOME Investment Partnership Program (HOME)

HOME is a federal grant program which allocates funds to state and local governments for the development of low-income, affordable housing. The state and local governments then set up individual housing development programs for distribution of the money. Housing is achieved through acquisition, rehabilitation, or construction. HOME requires that developers invest at least 90% of the funds in units occupied by families whose incomes do not exceed 60% of the median family income for the area (see chart Page 12) and must invest the remaining funds (up to 10%) in units occupied by families whose income do not exceed 80% of the median income (see chart Page 12). In addition, each rental project must meet the following affordability requirement: have rents at or below the lesser of either the existing Fair Market Rent (see chart Page 13) or 30% of the adjusted income of a family whose income equals 65% of the median income for the area. The rehabilitation projects must remain affordable for 5 to 10 years, depending on the amount of funding received, and new construction projects must remain affordable for 20 years. Projects of 3 or more units must have at least 20% of the units occupied by very low-income families, paying not more than 30% of monthly adjusted gross income for rent, or bearing rents not greater than 30% of the gross income of a family whose income equals 50% of the median income for the area. For more information contact:

City of Austin
NHCD
505 Barton Springs Road, Suite 600
Austin, TX 78704
(512) 974-3100

or Texas Department of Housing & Community Affairs
HOME Investment Partnership Program
P.O. Box 13941, Capitol Station
Austin, TX 78711-3941
(512) 475-3800

9. Farmers Home Administration Rural Rental Housing Program (FmHA)

The Farmers Home Administration (FmHA) is an agency of the U.S. Department of Agriculture (USDA). FmHA finances the development of multifamily housing in rural areas in exchange for an agreement by the developer to provide housing for very-low, low, and moderate income families or for elderly and disabled people. Loans are primarily made to build, purchase, or repair apartment-style housing.

FmHA-financed apartment complexes give rental priority to very-low income tenants and then to low-income tenants. Some of these apartment complexes are designated specifically for elderly and disabled tenants. Very low income is defined as 50% of the area median income and low-income is 80% of the area median income (see chart Page 12). Each county's median income is determined annually, and FmHA uses these figures to determine the income caps for tenants.

In addition, many of the complexes have rental assistance tied to some or all of their units. This rental assistance is a subsidy paid to the complex owner by FmHA, guaranteeing that tenants will not have to pay more than 30% of their adjusted income for rent. Prospective tenants should inquire at the individual FmHA complexes to find out whether that complex has rental assistance available.

For more information contact one of the FmHA district offices:

Bastrop, Burnet, Travis &

Williamson counties:

USDA-FmHA

P.O. Box 58

Georgetown, TX 78627

(512) 863-6502

or

Caldwell & Hays counties:

USDA-FmHA

101 East Nolte, Suite 209

Seguin, TX 78155

(830) 372-1043

or

Blanco county:

USDA-FmHA

1906 North Llano, #102

Fredericksburg, TX 78624

(830) 997-8902

10. Public Housing & Other Federally Funded Housing

Public housing is funded by the Department of Housing and Urban Development (HUD), but owned and/or managed by local housing authorities. Prospective tenants should inquire about the application procedure at the local housing authority. Section 8 housing is federally subsidized, but privately owned housing. Project based Section 8 and its counterparts for the elderly and disabled tenants are programs whereby a complex receives federal funding in exchange for providing housing to lower income tenants at affordable rents. Unfortunately, these apartments typically have waiting lists that are 12-18 months long so tenants should apply as soon as possible. Rents at these complexes may not exceed Fair Market Rents set by HUD (see chart Page 13) and the tenant must pay only 30% of their adjusted income towards that rent (except elderly and some disabled units, for which HUD pays 100% of the rent to the landlord). The tenant receives a deduction for each child under 18 or enrolled in school full time (currently \$480), one deduction for elderly or disabled members of a household (currently \$400), and deductions for some medical expenses. The difference between the tenant's share of the rent and the Fair Market Rent is paid to the landlord by HUD. For public housing and Section 8, the tenants' household incomes may not exceed 50% of the area median income (see chart Page 12).

Several other HUD programs provide financing and subsidies for low income housing: Section 202 is a direct loan and rent subsidy program for elderly housing, Section 236 is a mortgage payment subsidy program for low income housing, and Section 221(d)(3) is a mortgage insurance program for low income housing. Section 811 provides supportive housing for persons with disabilities. Most of these programs also follow the same income and rent guidelines as Section 8, though there are some variations. For example, some housing projects have income guidelines of both 80% and 50% of the area median income. There are often waiting lists of several years to get housing under any of these programs, and it is likely that future funding cuts will both further reduce the available units and change the income and rent guidelines. For more information contact:

Housing Authority of the
City of Austin (HACA)

P.O. Box 6159

Austin, TX 78762

or

Travis County Housing Authority

2200 E. Martin Luther King Dr.

Austin, TX 78702

(512) 480-8245

or

US Dept. of HUD

San Antonio Office

800 Dolorosa

San Antonio, TX 78207

INCOME AND RENT GUIDELINES

INCOME LEVEL EXPLANATION

Each of the rental property listings in this guide has an income level and program type noted in the “program” column. The income level indicates the maximum income a tenant can have to qualify for housing under the program at that property. Keep in mind that not all of these programs offer a reduced rent. Some apartments merely have to maintain a certain percentage of tenants at a given income level. In other words, your income may qualify you for acceptance as a tenant in some complexes without guaranteeing you a lower than market rent. It all depends on the type of program the apartment complex participates in, so you also need to pay close attention to the program type. To check the details of a particular program, read the Program Descriptions on pages 7-11.

WHICH PROPERTIES DO I QUALIFY FOR?

To determine your income level, there are two options. The first and usually the simplest is to compare your annual income with the figures in the chart of HUD Maximum Household Incomes on page 12. You should figure out in which category your total household income falls, 50 percent, 60 percent, 80 percent, and 120 percent. Once you see where your income falls on the chart, compare that percentage of the area median to the levels listed on this page. Make sure that you are looking at the correct figures for the number of people in your household and the area in which you are looking for housing.

The other way to determine your income level is to use the formula on page 12. The only reason to use the formula is if the median income in your area have changed since the printing of this book. If you are using this guide many months after publication (January 2009), these median income amounts may be outdated. Updated area median incomes are available from the Austin Tenants’ Council or from your local housing authority.

Level A

Total household income is **50%** or less of the area median income.

Level B

Total household income is more than **50%** but less than **60%** of the area median income.

Level C

Total household income is more than **60%** but less than **80%** of the area median income.

Level D

Total household income is more than **80%** but less than **120%** of the area median income.

Once you see what level your income is in (A, B, C, or D), you can look through the housing list for places which have that level noted in the right-hand column. These are properties for which you meet income limit qualifications, but this does not mean that you are guaranteed an apartment in the complex. You must check with the management of the apartments to determine if you meet other requirements they may have.

2008 AREA MEDIAN FAMILY INCOMES

Austin/San Marcos MSA (Includes Bastrop, Caldwell, Hays, Travis & Williamson Counties)

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50%	\$24,900	\$28,450	\$32,000	\$35,550	\$38,400	\$41,250	\$44,100	\$46,950
60%	\$29,880	\$34,140	\$38,400	\$42,660	\$46,080	\$49,500	\$52,920	\$56,340
80%	\$39,840	\$45,520	\$51,200	\$56,880	\$61,440	\$66,000	\$70,560	\$75,120
MEDIAN	\$49,800	\$56,900	\$64,000	\$71,100	\$76,800	\$82,500	\$88,200	\$93,900

Blanco County

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50%	\$19,300	\$22,050	\$24,800	\$27,550	\$29,750	\$31,950	\$34,150	\$36,350
60%	\$23,160	\$26,460	\$29,760	\$33,060	\$35,700	\$38,340	\$40,980	\$43,620
80%	\$30,880	\$35,280	\$39,680	\$44,080	\$47,600	\$51,120	\$54,640	\$58,160
MEDIAN	\$38,600	\$44,100	\$49,600	\$55,100	\$59,500	\$63,900	\$68,300	\$72,700

Burnet County

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50%	\$18,550	\$21,200	\$23,850	\$26,500	\$28,600	\$30,750	\$32,850	\$35,000
60%	\$22,260	\$25,440	\$28,620	\$31,800	\$34,320	\$36,900	\$39,420	\$42,000
80%	\$29,680	\$33,920	\$38,160	\$42,400	\$45,760	\$49,200	\$52,560	\$56,000
MEDIAN	\$37,100	\$42,400	\$47,700	\$53,000	\$57,200	\$61,500	\$65,700	\$70,000

CALCULATING THE PERCENTAGE OF AN AREA MEDIAN INCOME:

You can also determine your income level by using the following formula. As stated previously, the only reason to use this formula is if the median incomes in your area have changed since the printing of this book. You should use updated area median incomes which are available from the Austin Tenants' Council or from your local housing authority.

Step 1: Determine the area where you want to live, the number of people that will be living in the the household, and the gross annual income for all household members.

$$\frac{\text{_____}}{\text{(Area)}} \quad \frac{\text{_____}}{\text{(Number in Household)}} \quad \$ \frac{\text{_____}}{\text{(Gross Annual Income)}}$$

Step 2: Using the household size and the area where you want to live, determine the Area Median Income from the chart on the next page. Put the gross annual income from Step 1 and the Area Median Income into the formula below to determine your Percentage of Area Median.

$$\frac{\$ \text{_____}}{\text{(Gross Annual Income)}} \div \frac{\$ \text{_____}}{\text{(Area Median Income)}} \times 100\% = \frac{\text{_____}}{\text{(Percentage of Area Median)}}$$

Step 3: You can now determine the Income Level by comparing your Percentage of Area Median with the Income Levels listed above. Remember, you not only qualify for your income level, but also all higher income levels. For example, a person that qualifies for Income Level B (Income less than 60 percent but above 50 percent of the area median income) also qualifies for Income Level C and Income Level D.

2008 HUD FAIR MARKET RENTS (FMRs)

Austin/San Marcos MSA (Includes Bastrop, Caldwell, Hays, Travis & Williamson Counties)

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
672	766	935	1272	1471

Blanco County

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
437	470	594	780	893

Burnet County

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
447	523	687	864	889

Note: Calculate the FMRs for units larger than 4 bedrooms by adding 15 percent to the 4-bedroom FMR for each extra bedroom. For example, the FMR for a 5-bedroom unit is 1.15 times the 4-bedroom FMR and the FMR for a 6-bedroom unit is 1.30 times the 4-bedroom FMR.

2008 MAXIMUM RENTS:

LOW INCOME HOUSING TAX CREDIT PROGRAM AND RTC LOW INCOME HOUSING DISPOSITION PROGRAM

Austin/San Marcos MSA (Includes Bastrop, Caldwell, Hays, Travis & Williamson Counties)

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Tax Credit						
50%	622	666	800	924	1,031	1,138
60%	747	800	960	1,109	1,237	1,365
RTC						
vli	602	691	778	921	1,063	1,122
li	789	904	1,018	1,209	1,394	1,474

Blanco County

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Tax Credit						
50%	482	516	620	716	798	881
60%	579	620	744	859	958	1,057
RTC						
vli	463	531	598	705	815	858
li	606	696	784	929	1,071	1,132

Burnet County

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom
Tax Credit						
50%	463	496	596	688	768	848
60%	555	594	714	825	921	1,015
RTC						
vli	442	508	573	674	781	821
li	581	667	751	888	1,027	1,083

Name, Address, Phone	Units	Program
<u>Central Austin</u>		
Benjamin Todd Apartments 1507 West 39 1/2 Street Austin, TX 78756 745-7152	20 Units Total (3 accessible units)	Section 811 Income Levels A & B
Community Partnership for the Homeless 1503 South IH 35 Austin, TX 78741 469-9130	9 Units Total 32 Beds	AHFC-RHDA (City of Austin) Income Level C
Guadalupe I & II 7102 Gudalupe Street Austin, TX 78752 745-7152	15 Units Total	Section 811; Disabled Income Levels A & B
Lakeside Apartments 85 Trinity Street Austin, TX 78701 476-5406	164 Units Total (10 accessible units)	Public Housing; Elderly & disabled only; HACA (477-4488) Income Level A
Lantana Apartments 1802 West Avenue Austin, TX 78701 476-0111	50 Units Total 8 Low-Income Units 10 Very Low-Income Units	RTC Income Levels A, B, C
Melroy Apartments 3408 Speedway Austin, TX 78705 499-8013	12 Units Total 2 Low-Income Units 3 Very Low-Income Units	RTC Income Levels A, B, C
North Loop Apartments 2300 West North Loop Austin, TX 78756 452-5098	130 Units Total (4 accessible units)	Public Housing; Elderly & disabled only; HACA (477-4488) Income Level A
Roosevelt Gardens (Project Transitions) 454-8646	for Families with HIV/AIDS	City of Austin RHDA; Transitional housing Income Levels A, B, C, &D
St. Louise House - VinCare Services 2026 Guadalupe Austin, TX 78705 302-0027	11 Units Total	AHFC-RHDA (City of Austin); Transitional housing Income Level C
Stonewood Village Apartments 4558 Avenue A Austin, TX 78751 451-0988	59 Units Total 9 Low-Income Units 12 Very Low-Income Units Efficiencies	RTC Income Levels A, B, C

Name, Address, Phone	Units	Program
United Cerebral Palsy Texas 1016 La Posada Drive #145 Austin, TX 78752 472-8698	6 Units Total	AHFC-RHDA (City of Austin); Special Needs Income Level C

East Austin

Blackland CDC 2005 Salina Street Austin, TX 78702 972-5796	35 Units Total	AHFC-RHDA (City of Austin) Income Level C
Booker T. Washington Terrace 905 Bedford Austin, TX 78702 476-4152	216 Units Total	Public Housing; HACA (477 -4488) Income Level A
Chalmers Courts 1801 East 4th Street Austin, TX 78702 477-7475	158 Units Total (10 accessible units)	Public Housing; HACA (477 -4488) Income Level A
East Twelfth Street Apartments 3005 East 12th Street Austin, TX 78702 447-4141	11 Units Total	Section 811; Disabled only; MHMR clients by referral only Income Levels A & B
Ebenezer Village Apartments 1015 East 10th Street Austin, TX 78702 472-1472	12 Units Total Duplexes	HOME (Texas Department of Housing & Community Affairs); Elderly Income Level A
Elm Ridge Apartments 1161 Harvey Austin, TX 78702 473-8955	130 Units Total 1, 2, & 3 bedrooms (49 accessible units)	Tax Credit Program; Section 8; Section 221(d)(3) Income Levels A & B
Fort Branch Landing Apartments 5800 Techni Center Drive Austin, TX 78721 926-8002	250 Tax Credit Units	RHDA; TCHFC Bond Program; Tax Credit Program Income Levels A & B
Greentree Apartments 6103 Manor Road Austin, TX 78723 928-1333	124 Tax Credit Units (12 accessible units)	Tax Credit Program Income Levels A & B
Heritage Heights (SCIP I) 1600 East 9th-1627 East 11th St. Austin, TX 78702 477-4488	26 Units Total Single family rental homes	Public Housing; HACA (477 -4488) Income Levels A & B

Name, Address, Phone	Units	Program
Heritage Point 1950 Webberville Road Austin, TX 78721 926-7100	240 Units Total 192 Tax Credit Units	Tax Credit Program; Elderly only Income Levels A & B
La Vista de Guadalupe 813 East 8th Street Austin, TX 78702 479-6275	22 Units Total	AHFC Bond Program; RHDA (City of Austin); Section 8 Income Levels A, B, C
Lindy's Star 1903 East 20th Street Austin, TX 78722 297-2181	12 Units Total 2 Low-Income Units 3 Very Low-Income Units	RTC Income Levels A, B, C
Lyons Gardens-Family Eldercare 2720 Lyons Road Austin, TX 78702 483-3551	53 Units Total	AHFC-RHDA (City of Austin); Elderly only Income Level C
Manor House-Volunteers of America 5907 Manor Road Austin, TX 78723 928-2015	11 Units Total	AHFC-RHDA; Section 811; Disabled only Income Levels A & B
Marshall Apartments 1157 Salina Street Austin, TX 78702 472-6935	100 Units Total 1, 2, 3, & 4 bedrooms (2 accessible units)	Section 8; Section 221(d)(3) Income Level A
Mason Manor Apartments 1137 Gunter Street Austin, TX 78721 929-7288	130 Units Total	Section 8 Income Level A
Mount Carmel Village 2504 New York Drive Austin, TX 78702 478-9912	100 Units Total 1, 2, 3, & 4 bedrooms (8 accessible units)	Section 8; Section 236 Income Level A
Oak Springs Villas-Volunteers of America 3001 Oak Springs Drive Austin, TX 78702 928-2015	56 Units Total	AHFC-RHDA (City of Austin); Elderly Income Level C
The Princeton Apartments 4411 Airport Boulevard Austin, TX 78722 467-9272	92 Units Total 37 Low-Income Units 1 & 2 bedrooms	AHFC Bond Program Income Level B
Rebekah Baines Johnson (RBJ Towers) 21 Waller Street Austin, TX 78702 476-6051	250 Units Total Efficiencies & 1 bedrooms (5 accessible units)	Section 8; Section 236; Elderly & disabled only Income Level A

Name, Address, Phone	Units	Program
Rio Lado Apartments 2989 East 51st Street Austin, TX 78723 926-7888	90 Units Total (2 accessible units)	Public Housing; HACA (477-4488) Income Level A
Riverside Meadows Apartments 1601 Montopolis Drive Austin, TX 78741 385-9400	248 Tax Credit Units 1, 2, & 3 bedrooms (25 accessible units)	AHFC Bond Program; Tax Credit Program Income Levels A & B
Rollins Martin Apartments 1172 Webberville Road Austin, TX 78721 926-9311	15 Units Total 15 Tax Credit Units (3 accessible units)	Tax Credit Program Income Levels A & B
Rosewood Courts 2001 Rosewood Avenue #2101 Austin, TX 78702 479-6241	126 Units Total (12 accessible units)	Public Housing; HACA (477-4488) Income Level A
Sagebrush Apartments 2604 Manor Road Austin, TX 78722 320-9955	60 Units Total 9 Low-Income Units 12 Very Low-Income Units 1 & 2 bedrooms	RTC Income Levels A, B, C
Salinas Apartments 1143 Salina Street Austin, TX 78702 479-6241	32 Units Total (5 accessible units)	Public Housing; Elderly & disabled only; HACA (477-4488) Income Level A
Santa Rita Courts 2341 Corta Street Austin, TX 78702 477-1420	96 Units Total (9 accessible units)	Public Housing; HACA (477-4488) Income Level A
Springdale Gardens 3701 Oak Springs Austin, TX 78721 928-3451	100 Units Total 1, 2, & 3 bedrooms	Section 8 Income Level A
The Timbers 1034 Clayton Lane Austin, TX 78723 459-1038	104 Units Total 78 Tax Credit Units (17 accessible units)	Tax Credit Program Income Levels A & B
Travis Station 6600 Ed Bluestein Austin, TX 78723 928-9650	304 Units Total Efficiencies, 1 & 2 bedrooms	TCHFC Bond Program Income Level C
Villas on Sixth Street 2011 East 6th Street Austin, TX 78702 314-5483	160 Units Total 136 Tax Credit Units (12 accessible units)	AHFC-RHDA; Tax Credit Program Income Levels A, B, C

Name, Address, Phone	Units	Program
Walnut Creek Apartments 6409 Springdale Road Austin, TX 78723 926-3697	98 Units Total 98 Tax Credit Units 20 Very Low-Income Units 1, 2, & 3 bedrooms (2 accessible units)	AHFC Bond Program; Section 8/236; Tax Credit Program Income Levels A & B

Northeast Austin

Arrowhead Park Apartments 605 Masterson Pass Austin, TX 78753 437-5500	290 Tax Credit Units 1, 2, & 3 bedrooms (14 accessible units)	Tax Credit Program Income Levels A & B
Coronado Hills Apartments 1438 Coronado Hills Drive Austin, TX 78752 371-3919	48 Units Total (1 accessible unit)	Public Housing; HACA (477-4488) Income Level A
Eagles Landing 8000 Decker Lane Austin, TX 78724 278-9300	240 Tax Credit Units 240 Low-Income Units 1, 2, & 3 bedrooms (30 accessible units)	TCHFC Bond Program; Tax Credit Program Income Levels A & B
Forest Park 1088 Park Plaza Drive Austin, TX 78753 833-7883	228 Tax Credit Units 1, 2, 3, & 4 bedrooms (12 accessible units)	Tax Credit Program Income Levels A & B
Gaston Place Apartments 1941 Gaston Place Austin, TX 78723 926-9575	100 Units Total (10 accessible units)	Public Housing; Elderly & disabled only; HACA (477-4488) Income Level A
Gateway Apartments 505 Swanee Drive Austin, TX 78752 331-5171	12 Tax Credit Units 1 bedrooms (1 accessible unit)	Tax Credit Program Income Levels A & B
Georgian Manor 110 Bolles Circle Austin, TX 78753 837-2550	94 Units Total (4 accessible units)	Public Housing; HACA (477-4488) Income Level A
Harris Branch Apartments 12435 Dessau Road Austin, TX 78754 834-1110	248 Units Total 248 Tax Credit Units 1, 2, & 3 bedrooms	Tax Credit Program Income Levels A & B
Huntington Meadows 7000 Decker Lane Austin, TX 78724 929-5555	200 Units Total 150 Tax Credit Units (24 accessible units)	Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Meadowood Apartments 9601 Middle Fiskville Road Austin, TX 78753 834-0780	200 Units Total 30 Low-Income Units 40 Very Low-Income Units 1 & 2 bedrooms (2 accessible units)	RTC Income Levels A, B, C
North Plaza Apartments 9125 North Plaza Austin, TX 78753 836-2303	62 Units Total 1, 2, & 3 bedrooms (1 accessible unit)	Section 8 Income Level A
Park Place at Loyola Lane 6200 Loyola Lane Austin, TX 78724 674-4100	252 Units Total (26 accessible units)	Tax Credit Program Income Levels A & B
Primrose of Shadow Creek Apts. 1026 Clayton Lane Austin, TX 78723 419-1525	176 Units Total 176 Low-Income Units 1 & 2 bedrooms	AHFC Bond Program; Tax Credit Program; Elderly only Income Levels A & B
Rosemont at Hidden Creek 9345 U.S. Highway 290 East Austin, TX 78724 928-2339	250 Units Total 250 Very Low-Income Units (18 accessible units)	TCHFC Bond Program; Tax Credit Program Income Level A
Rutland Place Apartments 1647-1711 Rutland Drive Austin, TX 78758 837-0840	294 Units Total 118 Low-Income Units 1, 2, & 3 bedrooms	AHFC Bond Program Income Level B
Santa Maria Village 8071 North Lamar Austin, TX 78753 836-2296	176 Very Low-Income Units 1, 2, & 3 bedrooms (5 accessible units)	Section 8; AHFC Bond Program; Tax Credit Program Income Level A
Silver Springs Apartments 12151 North IH 35 Austin, TX 78753 719-3134	160 Tax Credit Units 1, 2, 3, & 4 bedrooms (18 accessible units)	Tax Credit Program Income Levels A & B
Snooty Fox 721 Lamar Place Austin, TX 78752 835-6250	20 Units Total 3 Low-Income Units 4 Very Low-Income Units	RTC Income Levels A, B, C
Spring Hollow Apartments 4803 Loyola Lane Austin, TX 78723 929-3704	99 Tax Credit Units 1 bedrooms (3 accessible units)	Tax Credit Program Income Levels A & B
Spring Terrace Apartments 7101 North IH 35 Austin, TX 78752 492-8980	140 Units Total 140 Very Low-Income Units Efficiencies	Foundation Communities; AHFC-RHDA (City of Austin) Income Level A

Name, Address, Phone	Units	Program
Springdale Estates 1050 Springdale Road Austin, TX 78721 929-5141	43 Units Total 25 Tax Credit Units (4 accessible units)	Tax Credit Program Income Levels A & B
St. George's Court 1443 Coronado Hills Drive Austin, TX 78752 459-8285	60 Units Total 1 & 2 bedrooms (5 accessible units)	Section 202; Elderly & disabled only Income Level A
St. John's Village 7607 Blessing Avenue Austin, TX 78752 454-4242	156 Units Total 117 Tax Credit Units (25 accessible units)	Tax Credit Program Income Levels A & B
Sterling Village Apartments 10401 North Lamar Austin, TX 78753 834-8968	207 Units Total 31 Low-Income Units 42 Very Low-Income Units 1 & 2 bedrooms (3 accessible units)	RTC Income Levels A, B, C
Trails at Vintage Creek 7224 Northeast Drive Austin, TX 78723 929-9161	200 Units Total 80 Low-Income Units 1, 2, & 3 bedrooms	AHFC Bond Program; Foundation Communities Income Level B
The Village at Collinwood 1001 Collinwood West Drive Austin, TX 78753 836-8810	174 Low-Income Units	TCHFC Bond Program; Elderly & disabled only Income Levels A & B
Woodland Heights Apartments 8312 North IH 35 Austin, TX 78753 835-1448	288 Units Total 86 Low-Income Units 192 Very Low-Income Units 1 & 2 bedrooms (12 accessible units)	AHFC Bond Program; RTC Income Levels A & B

Northwest Austin

Arboretum Oaks 9617 Great Hills Trail Austin, TX 78759 346-4697	252 Units Total	TCHFC Bond Program Income Levels C & D
Bent Oaks Apartments 3600 North Hills Drive Austin, TX 78731 346-0982	146 Units Total 29 Income Restricted Units 1 & 2 bedrooms	TCHFC Bond Program Income Levels A & B
The Broadmoor 12001 Metric Boulevard Austin, TX 78758 835-6561	200 Units Total 40 Income Restricted Units 1 & 2 bedrooms	TCHFC Bond Program Income Levels A & B

Name, Address, Phone	Units	Program
Crossroads Apartments 8801 McCann Drive Austin, TX 78757 452-5987	92 Units Total Efficiencies, 1, 2, & 3 bedrooms (3 accessible units)	Foundation Communities Income Level C
Harris Branch 12317 Dessau Road Austin, TX 78754 834-1110	248 Units Total	Tax Credit Program Income Levels A & B
Hunt Club Apartments 3101 Shoreline Drive Austin, TX 78728 388-2281 (hearing impaired: 800-326-9193)	384 Units Total 77 Income Restricted Units 1 & 2 bedrooms	TCHFC Bond Program Income Levels C & D
Lodge at Merriltown 14745 Merriltown Drive Austin, TX 78728 651-3555	204 Tax Credit Units (33 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Mosaic Housing Corporation IV 13122 Humphrey Drive Austin, TX 78729 877-366-7242	4 Units Total	Section 811; Disabled Income Level A
Northgate 9120 Northgate Boulevard Austin, TX 78758 834-9705	50 Units Total (2 accessible units)	Public Housing; HACA (477 -4488) Income Level A
Park at Summers Grove 2900 Century Park Boulevard Austin, TX 78727 218-0672	240 Tax Credit Units	Tax Credit Program Income Levels A & B
The Park at Wells Branch Apts. 1915 Wells Branch Parkway Austin, TX 78728 251-0043	304 Units Total 48 Income-Restricted Units	TCHFC Bond Program Income Levels A, B, & D
Pecan Hill Apartments 13000 Hymeadow Drive Austin, TX 78729 249-6899	24 Units Total	Section 811; Disabled only Income Levels A & B
Quail Park Village 9920 Quail Boulevard Austin, TX 78757 837-2630	142 Tax Credit Units 1, 2, & 3 bedrooms (1 accessible unit)	Tax Credit Program; Section 8 Income Levels A & B
Raintree Apartments 8806 & 8807 Redfield Lane Austin, TX 78758 288-2804	34 Units Total 27 Low-Income Units 7 Very Low-Income Units 1 bedrooms	RTC Income Levels A, B, C

Name, Address, Phone	Units	Program
Summit Oaks 11607 Sierra Nevada Austin, TX 78759 480-8245	24 Units Total (3 accessible units)	Public Housing; Travis County Housing Authority (480-8245) Income Level A
Sweetwater at Wells Branch 2323 Wells Branch Parkway Austin, TX 78728 251-9243	152 Units Total 23 Low-Income Units 31 Very Low-Income Units Efficiencies, 1 & 2 bedrooms	RTC Income Levels A, B, C
Thurmond Heights 8426 Goldfinch Court Austin, TX 78758 835-1816	144 Units Total (8 accessible units)	Public Housing; HACA (477 -4488) Income Level A
Village Christian Apartments 7925 Rockwood Lane Austin, TX 78757 459-9550	105 Units Total Efficiencies, 1 & 2 bedrooms (5 accessible units)	Section 202; Elderly & disabled only; 62+ years Income Level A
Woodmark Apartments 1735 Rutland Drive Austin, TX 78758 834-8861	160 Units Total 32 Very Low-Income Units Efficiencies, 1 & 2 bedrooms (3 accessible units)	AHFC Bond Program Income Level A

Southeast Austin

Austin Oaks 4821 East Riverside Drive Austin, TX 78741 385-4500	68 Tax Credit Units 54 Low-Income Units 14 Very Low-Income Units 1 & 2 bedrooms (5 accessible units)	RTC; Tax Credit Program Income Levels A & B
Canyon Oaks 1601 Royal Crest Drive Austin, TX 78741 444-7797	562 Units Total 105 Low-Income Units 283 Very Low-Income Units Efficiencies, 1, 2, 3, & 4 bdrms.	RTC Income Levels A, B, C
CityView at the Park 2000 Woodward Street Austin, TX 78741 804-5296	1 & 2 bedrooms	Tax Credit Program; Elderly Income Levels A & B
Country Club Creek 4501 East Riverside Drive Austin, TX 78741 462-3300	212 Tax Credit Units 1, 2, 3, & 4 bedrooms (11 accessible units)	Tax Credit Program Income Levels A & B
Daffodil Apartments 6009 Daffodil Drive Austin, TX 78744 385-5606	40 Units Total 14 Low-Income Units 8 Very Low-Income Units 2 bedrooms	RTC; Foundation Communities Income Levels A, B, C

Name, Address, Phone	Units	Program
Douglas Landing 2347 Douglas Street Austin, TX 78741 442-0816	96 Units Total (16 accessible units)	Tax Credit Program Income Levels A & B
Eastern Oaks 4922 Nuckols Crossing Road Austin, TX 78744 480-8245	30 Units Total (2 accessible units)	Public Housing; Travis County Housing Authority (480-8245) Income Level A
Fairway Village 6118 Fairway Drive Austin, TX 78741 385-2405	128 Units Total 128 Very Low-Income Units 1, 2, 3, & 4 bedrooms (7 accessible units)	AHFC Bond Program; Section 8; Section 236; Tax Credit Program Income Level A
Grove Place Apartments 1881 Grove Boulevard Austin, TX 78741 389-0917	184 Units Total 146 Tax Credit Units (18 accessible units)	Tax Credit Program Income Levels A & B
King Fisher Creek 4601 Street Elmo Road Austin, TX 78744 442-9500	35 Tax Credit Units (4 accessible units)	Tax Credit Program Income Levels A & B
Metropolis Apartments 2200 Pleasant Valley Road Austin, TX 78741 493-7125	308 Units Total 169 Low-Income Units 62 Very Low-Income Units	TCHFC Bond Program Income Levels A, B, C, D
Mountain Ranch Apartments 2425 East Riverside Drive Austin, TX 78741 462-1044	196 Tax Credit Units (30 accessible units)	TCHFC Bond Program; Tax Credit Program Income Levels A & B
Paradise Oaks Apartments 1500 Faro Drive Austin, TX 78741 464-5700	248 Tax Credit Units 1, 2, 3, & 4 bedrooms (3 accessible units)	Tax Credit Program Income Levels A & B
Pleasant Hill Apartments 2501 Anken Austin, TX 78741 447-7244	100 Units Total 1, 2, & 3 bedrooms (4 accessible units)	Section 8; Tax Credit Program Income Level A
Riverchase Apartments 2239 Cromwell Circle Austin, TX 78741 389-1335	284 Units Total 57 Very Low-Income Units 1 & 2 bedrooms	AHFC Bond Program Income Level A
Rosemont at Oak Valley 2800 Collins Creek Drive Austin, TX 78741 326-5155	280 Tax Credit Units 280 Low-Income Units 2, 3, & 4 bedrooms	AHFC Bond Program; Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Rosemont at Williamson Creek 4509 East St. Elmo Austin, TX 78744 916-9275	163 Units Total 130 Tax Credit Units (12 accessible units)	Tax Credit Program Income Levels A & B
Silverado Condominiums 1840 Burton Drive Austin, TX 78741 443-3666	92 Units Total 32 Low-Income Units	RTC Income Levels B & C
Spring Valley Apartments 2302 East William Cannon Drive Austin, TX 78744 448-3600	230 Units Total 173 Tax Credit Units (23 accessible units)	Tax Credit Program Income Levels A & B
Stassney Woods Apartments 1800 East Stassney Lane Austin, TX 78744 440-7999	288 Units Total 58 Income-Restricted Units 1 & 2 bedrooms	AHFC Bond Program Income Level C
Towne Vista Apartments 2201 Montopolis Drive Austin, TX 78741 220-0600	280 Units Total 280 Low-Income Units 1, 2, & 3 Bedrooms (27 mobility & 1 vision/hearing impaired accessible units)	TCHFC Bond Program; Tax Credit Program Income Levels A & B
Villas of Cordoba 5901 East Stassney Lane Austin, TX 78744 444-7430	156 Units Total 93 Tax Credit Units (16 accessible units)	Tax Credit Program Income Levels A & B
Woodmeade Apartments 2501 Wickersham Lane Austin, TX 78741 462-1811	297 Units Total 59 Very Low-Income Units Efficiencies, 1 & 2 bedrooms	AHFC Bond Program Income Level A
Woodway Square Apartments 1700 Teri Road Austin, TX 78744 693-9808	240 Tax Credit Units	Tax Credit Program; TCHFC Bond Program Income Levels A & B
Woodway Village Apartments 4600 Nuckols Crossing Road Austin, TX 78744 442-1300	160 Tax Credit Units 1, 2, & 3 bedrooms (16 accessible units)	Tax Credit Program Income Levels A & B

Southwest Austin

Alexander Oaks 6119 Valiant Circle Austin, TX 78749 480-8245	51 Units Total (3 accessible units)	Public Housing; Travis County Housing Authority (480-8245) Income Level A
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Name, Address, Phone	Units	Program
Autumn Ridge Apartments 1422 & 1424 Collier Street Austin, TX 78704 443-6996	30 Tax Credit Units 1 bedrooms	Tax Credit Program Income Levels A, B, C
Barton Cove Apartments 1125 Hollow Creek Austin, TX 78704 293-6398	27 Units Total 4 Low-Income Units 6 Very Low-Income Units	RTC Income Levels A, B, C
Blunn Creek Apartments 701 Woodward Street Austin, TX 78704 326-8588	280 Units Total 280 Very Low-Income Units 1, 2, & 3 bedrooms (26 accessible units)	Tax Credit Program; AHFC Bond Program Income Levels A & B
Bouldin Oaks 1203 Cumberland Road Austin, TX 78704 447-1228	144 Units Total (7 accessible units)	Public Housing; HACA (477 -4488) Income Level A
Buckingham Place Duplexes 743 Yarsa Boulevard #B Austin, TX 78748 280-5127	164 Units Total 114 Low-Income Units 50 Very Low-Income Units 2 & 3 bedrooms	RTC; Foundation Communities Income Levels A, B, C
The Cascades 1221 Algarita Avenue Austin, TX 78704 444-4485	198 Units Total 38 Very Low-Income Units Efficiencies, 1, 2, 3, & 4 bedrooms (3 accessible units)	AHFC Bond Program Income Level A
Charles Place Apartments 1345 Lamar Square Drive Austin, TX 78704 443-5777	16 Units Total	Section 811; Mary Lee Foundation Income Levels A & B
Cherry Creek Duplexes 5510-B Fernview Austin, TX 78745 441-6646	122 Units Total 2 & 3 bedrooms	Foundation Communities Income Levels A, B, C
Circle S Apartments 7201 South Congress Avenue Austin, TX 78745 445-5000	200 Low-Income Units	TCHFC Bond Program; Tax Credit Program Income Level B
Cobblestone Court 2101 Davis Lane Austin, TX 78745 292-1652	69 Units Total	AHFC Bond Program; Section 811; Disabled only Income Levels A & B
The Cornerstone 1322 Lamar Square Austin, TX 78704 443-5777	22 Units Total	Tax Credit Program; Mary Lee Foundation Income Levels A & B

Name, Address, Phone	Units	Program
Eberhart Place 808 Eberhart Lane Austin, TX 78745 441-5551	38 Units Total Efficiencies & 1 bedrooms	Section 202; Elderly & disabled only Income Level A
Fourth Street Apartments 2402 South 4th Street Austin, TX 78704 804-3414	11 Units Total 1 bedrooms	Section 811; Disabled only; MHMR clients by referral only Income Levels A & B
Garden Terrace SRO Apartments 1015 West William Cannon Drive Austin, TX 78745 416-8300	85 Units Total	AHFC-RHDA (City of Austin); Foundation Communities Income Level C
Goodrich Place 2126 Goodrich Avenue Austin, TX 78704 477-0967	41 Units Total (3 accessible units)	Public Housing; HACA (477 -4488) Income Level A
The Heights on Congress Apts. 2703 South Congress Avenue Austin, TX 78704 441-1437	172 Units Total 170 Tax Credit Units 34 Section 8 Units 1, 2, & 3 bedrooms	AHFC Bond Program; Section 8; Section 236; Tax Credit Program Income Levels A & B
Kinney Avenue Apartments 1703 Kinney Avenue Austin, TX 78704 835-6250	9 Units Total 1 bedrooms	Section 811; Disabled only; MHMR clients by referral only Income Levels A & B
Lindy's Landing 121 Woodward Street Austin, TX 78704 444-9994	52 Tax Credit Units 8 Low-Income Units (RTC) 10 Very Low-Income Units (RTC) (1 accessible unit)	RTC; Tax Credit Program Income Levels A & B
Manchaca II 6113 Buffalo Pass Austin, TX 78745 416-7464	33 Units Total	Public Housing; HACA (477 -4488) Income Level A
Manchaca Road Apartments 3810 Manchaca Road Austin, TX 78704 804-3414	11 Units Total 1 bedrooms	Section 811; Disabled only; MHMR clients by referral only Income Levels A & B
Manchaca Village 3628 Manchaca Road Austin, TX 78745 447-0967	33 Units Total (1 accessible unit)	Public Housing; HACA (477 -4488) Income Level A
Mary Lee Flagship 1312 Lamar Square Drive Austin, TX 78704 443-5777	120 Units Total	AHFC-RHDA (City of Austin); Mary Lee Foundation Income Level C

Name, Address, Phone	Units	Program
Meadowbrook Apartments 1201 West Live Oak Street Austin, TX 78704 440-0448	160 Units Total (2 accessible units)	Public Housing; HACA (477-4488) Income Level A
Oak Creek Village Apartments 2324 Wilson Austin, TX 78704 444-3581	173 Units Total	Section 8 Income Level A
Shadowbend Ridge 6328 Shadow Bend Austin, TX 78745 416-7494	50 Units Total (4 accessible units)	Public Housing; HACA (477-4488) Income Level A
Sierra Ridge Apartments 201 West Street Elmo Road Austin, TX 78745 462-0888	148 Units Total 1, 2, & 3 bedrooms (1 accessible unit)	Foundation Communities Income Level A
Skyline Terrace 1212 West Ben White Boulevard Austin, TX, TX 78704 440-0300	100 Units Total 100 Very Low-Income Units Efficiencies	Foundation Communities Income Level A
Southpark Ranch Apartments 9401 South 1st Street Austin, TX 78748 292-6400	192 Units Total 1, 2, & 3 bedrooms (20 accessible units)	Tax Credit Program Income Levels A & B
Southwest Trails 8405 Old Bee Caves Road Austin, TX 78735 301-2442	160 Tax Credit Units 160 Low-Income Units 1, 2, & 3 bedrooms (12 accessible units)	COA RHDA; Tax Credit Program; AHFC Bond Program; Foundation Communities Income Levels A & B
Stassney Apartments 5600 Nancy Drive Austin, TX 78745 804-3414	9 Units Total	Section 811; Disabled only; MHMR clients by referral only Income Levels A & B
Stoney Creek 4911 Manchaca Road Austin, TX 78745 444-5700	132 Units Total 89 Low-Income Units 1 & 2 bedrooms	AHFC Bond Program Income Level B
Summer Valley 744 West William Cannon Drive Austin, TX 78745 443-4046	260 Units Total 58 Low-Income Units (4 accessible units)	RTC Income Levels A, B, C
Trails at the Park 815 West Slaughter Lane Austin, TX 78748 280-5200	200 Units Total 148 Tax Credit Units (12 accessible units)	Foundation Communities; Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Travis Park Apartments 1100 East Oltorf Austin, TX 78704 444-6773	199 Units Total 1, 2, & 3 bedrooms (4 accessible units)	Section 221(d)(3) Income Level A
Villa Elaina 1318 Lamar Square Drive Austin, TX 78704 443-5777		Tax Credit Program; Mary Lee Foundation Income Levels A & B
Western Trail Apartments 2422 Western Trails Boulevard Austin, TX 78745 447-8759	99 Units Total Efficiencies, 1 & 2 bedrooms (6 accessible units)	Section 8; 62+ years Income Level A

Travis County (outside Austin)

Cambridge Villas 15711 Dessau Road Pflugerville, TX 78660 512-990-2345	208 Units Total 200 Tax Credit Units (15 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Heatherwilde Park Apartments 16500 Yellow Sage Boulevard Pflugerville, TX 78660 512-670-7900	168 Units Total 128 Tax Credit Units (17 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Manor Town Apartments 200 West Carrie Manor Manor, TX 78653 512-480-8245	33 Units Total (6 accessible units)	Tax Credit Program; Elderly Only Income Levels A & B
Pflugerville Meadows Apts. 201 Meadow Lane Pflugerville, TX 78660 512-251-3729	20 Tax Credit Units (1 accessible unit)	FmHA; Tax Credit Program Income Levels A & B
Picadilly Estates 500 Grand Ave Parkway Pflugerville, TX 78660 512-990-5400	168 Units Total (12 accessible units)	Tax Credit Program Income Levels A & B
Rosemont at Heather Bend 16701 Heatherwilde Boulevard Pflugerville, TX 78660 512-989-9600	256 Tax Credit Units (20 accessible units)	Tax Credit Program; TCHFC Bond Program Income Levels A & B
Westchester Woods Apartments 19600 Heatherwilde Boulevard Pflugerville, TX 78660 512-989-1900	250 Units Total 250 Low-Income Units (13 accessible units)	TCHFC Bond Program; Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
<u>Williamson County</u>		
Apple Creek 1501 Lawnmont Drive Round Rock, TX 78664 512-244-3715	176 Units Total 36 Very Low-Income 26 Low-Income Units 1 & 2 bedrooms	RTC Income Levels A, B, C
Avery Apartments 309 Avery Drive Taylor, TX 76574 512-352-6217	70 Units Total	Public Housing; Taylor Housing Authority (512-352-3231) Income Level A
Burnett Place Apartments 405 Sloan Taylor, TX 76574 512-365-2500	72 Units Total 54 Tax Credit Units (12 accessible units)	Tax Credit Program Income Levels A & B
Capital Area Rural Development 401 East Pietzsch Street Bartlett, TX 76511 254-527-3850	6 Units Total	FmHA Income Levels A, B, C
Cedar Park Townhomes 400 East Cypress Creek Road Cedar Park, TX 78613 512-401-2881	220 Units Total 132 Tax Credit Units 2, 3, & 4 bedrooms (22 accessible units)	Tax Credit Program Income Levels A & B
Cedar Ridge Apartments 2702 South Bagdad Road Leander, TX 78641 512-259-7648	80 Units Total	HOME (Texas Department of Housing & Community Affairs) Income Levels A, B, C
Cedar Ridge Apartments 1500 Northwest Boulevard Georgetown, TX 78626 512-863-8027	60 Units Total 10 Units (FmHA)	FmHA Income Levels A, B, C
Chisolm Trail 1525 Chisolm Trail Round Rock, TX 78681 512-255-7122	50 Units Total	Section 8; Section 221(d)(4) Income Level A
Crystal Falls Village 202 Crystal Falls Parkway Leander, TX 78641 512-259-5097	36 Tax Credit Units 29 Units Units (FmHA) 1 & 2 bedrooms (2 accessible units)	FmHA; Tax Credit Program; Elderly Income Levels A & B
Cushing Center 1007 Cushing Drive Round Rock, TX 78664 512-255-1336	30 Units Total 30 Low-Income Units	Public Housing; Elderly & disabled; Round Rock Housing Authority (512-255-3702) Income Level A

Name, Address, Phone	Units	Program
Cypress Creek at Lakeline 2101 South Lakeline Boulevard Cedar Park, TX 78613 512-219-9494	236 Units Total 236 Tax Credit Units (17 accessible units)	Tax Credit Program Income Levels A & B
Cypress Creek at River Bend 120 River Bend Drive Cedar Park, TX 78628 512-930-7676	180 Units Total (13 accessible units)	Tax Credit Program Income Levels A & B
Florence Hearthstone 400 Brewster Lane (P.O. Box 243) Florence, TX 76527 512-863-5992	10 Units Total 7 Units (FmHA) 2 bedrooms	FmHA Income Levels A, B, C
The Gardens of Taylor 319 Sloan Street #101 Taylor, TX 76574 512-352-7620	36 Units Total 36 Tax Credit Units (2 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Georgetown Housing Authority P.O. Box 60 Georgetown, TX 78627-0060 512-863-5565		Public Housing Income Level A
Georgetown Place Apartments 805 Quail Valley Drive Georgetown, TX 78626 512-930-0021	176 Units Total 105 Tax Credit Units (18 accessible units)	Tax Credit Program Income Levels A & B
Georgetown Square Apartments 206 Royal Drive Georgetown, TX 78626 512-863-3782	55 Units Total 1, 2, 3, & 4 bedrooms	Section 8; Section 236 Income Level A
Grace Place Apartments 301 Grace Lane Taylor, TX 76574 512-352-9711	40 Subsidized Units 20 Units (FmHA)	FmHA Income Levels A, B, C
Henna Townhomes 2500 Louis Henna Boulevard Round Rock, TX 78664 512-255-4577	160 Tax Credit Units (26 accessible units)	Tax Credit Program Income Levels A & B
Housing Authority of Bartlett P.O. Box 371 Bartlett, TX 76511-0371 254-527-4295		Public Housing Income Level A
Lance Haven 1505 Lance Lane Round Rock, TX 78664 512-255-1336	30 Units Total	Public Housing; Elderly; Round Rock Housing Authority (512 -255-3702) Income Level A

Name, Address, Phone	Units	Program
Main Street Square Apartments 1201 East Main Street Round Rock, TX 78664 512-388-3577	100 Units Total 15 Low-Income Units 20 Very Low-Income Units	RTC Income Levels A, B, C
Mallard Run Apartments 1000 Mallard Lane Taylor, TX 76574 512-352-8660	40 Units Total 6 Low-Income Units 8 Very Low-Income Units	RTC Income Levels A, B, C
Mariposa Apt. Homes at River Bend 121 River Bend Drive Georgetown, TX 78628 512-930-4242	201 Units Total 201 Tax Credit Units (14 accessible units)	Tax Credit Program Income Levels A & B
Mary Olson Apartments 311 East 7th Street #C Taylor, TX 76574 512-352-3231	50 Units Total 1, 2, 3, 4, & 5 bedrooms (38 accessible units)	Housing Trust Fund; Taylor Housing Authority (512-352- -3231) Income Levels A, B, C
Montelena Apartments 2501 Louis Henna Boulevard Round Rock, TX 78664 512-671-8975	232 Units Total 95 Tax Credit Units	Tax Credit Program Income Levels A & B
Northwest Apartments 1623 Northwest Boulevard Georgetown, TX 78628 512-863-9873	24 Tax Credit Units 10 Units (FmHA) (2 accessible units)	Tax Credit Program; FmHA Income Levels A & B
Oak Grove Apartments 900 Westwood Drive Round Rock, TX 78681 512-255-0816	24 Tax Credit Units 18 Units (FmHA) (1 accessible unit)	FmHA; Tax Credit Program Income Levels A & B
The Oaks at Georgetown 550 West 22nd Street Georgetown, TX 78626 512-863-8548 or 512-930-0380	192 Tax Credit Units 1, 2, & 3 bedrooms (31 accessible units)	Tax Credit Program Income Levels A & B
Parkview Place 2111 North Austin Georgetown, TX 78626 512-819-0033	12 Units Total	HOME Program Income Levels A, B, C
The Ranch at Cedar Park 1301 West Whitestone Boulevard Cedar Park, TX 78613 512-996-0700	180 Units Total 180 Tax Credit Units	Tax Credit Program; Elderly Income Levels A & B
Red Hills Villas 1401 South A.W. Grimes Blvd. Round Rock, TX 78664 512-828-4175	168 Tax Credit Units	Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Rock Terrace Apartments 1311 IH 35 Jarrell, TX 76537 254-939-8126	12 Units Total 3 Units (FmHA)	FmHA Income Levels A & B
Round Rock Housing Authority P.O. Box 781 Round Rock, TX 78680-0781 512-255-3702		Public Housing; Section 8 Income Level A
Round Rock Housing Authority 1100 Westwood Drive Round Rock, TX 78681 512-255-9159	8 Units Total	Public Housing; Round Rock Housing Authority (512-255 -3702) Income Level A
San Gabriel & Hearthstone Apts. 1100 Leander Road Georgetown, TX 78628 512-863-5992	136 Subsidized Units 65 Units (FmHA)	FmHA Income Levels A, B, C
San Gabriel Senior Village 2101 Railroad Georgetown, TX 78626 512-864-9475	100 Units Total 100 Tax Credit Units (7 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Shady Oaks Apartments 501 Janis Drive East Georgetown, TX 78628 512-863-6723	60 Units Total	Section 8; Georgetown Housing Authority (512-863-5565) Income Level A
Stepping Stone Apartments 2501 Davis Street Taylor, TX 76574 512-352-1332	44 Units Total 44 Tax Credit Units 31 Units (FmHA) (6 accessible units)	FmHA & Tax Credit Program; Elderly Income Levels A & B
Stonehaven Apartments 1704 Hart Street Georgetown, TX 78626 512-863-5141	158 Units Total	Public Housing; Elderly; Georgetown Housing Authority (512-863-5565) Income Level A
Sunset Apartments 213 Debus Drive Taylor, TX 76574 512-352-7920	64 Units Total	Public Housing; Section 8; Taylor Housing Authority (512 -352-3231) Income Level A
Tamaric Apartments 1507 Cedar Park Road Cedar Park, TX 78613 512-918-0665	24 Units Total 24 Tax Credit Units 10 Units (FmHA) (2 accessible units)	FmHA; Tax Credit Program Income Levels A & B
Taylor Housing Authority 311 East 7th Street #C Taylor, TX 76574-3221 512-352-3231		Public Housing Income Level A

Name, Address, Phone	Units	Program
Taylor Square Apartments 1005 Cottonbowl Street Taylor, TX 76574 512-352-8753	52 Units Total	FmHA Income Levels A, B, C
Trinity Place 1203 Cushing Drive Round Rock, TX 78664 512-244-0366	68 Units Total Efficiencies & 1 bedrooms	Section 8; Section 202; Elderly & disabled only Income Level A
Wesleyan Retirement Home 135 Australia Crossing Georgetown, TX 78628 512-863-2528	51 Units Total 50 Tax Credit Units (8 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Whitestone Apartments 601 Doris Lane Cedar Park, TX 78613 512-259-2515	40 Tax Credit Units	Tax Credit Program; FmHA Income Levels A & B

Bastrop County

Autumn Springs Senior Apts. 219 Northeast 1st Street Smithville, TX 78957 512-557-0795	12 Units Total	HOME Program Income Levels A, B, C
Bastrop Housing Authority P.O. Box 707 Bastrop, TX 78602 512-321-3398		Public Housing Income Level A
Crescent Village Apartments 13817 County Line Road Elgin, TX 78621 512-281-1000	76 Tax Credit Units (4 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Elgin Housing Authority Box 206 Elgin, TX 78621 512-281-2772		Public Housing Income Level A
Hill Street Project 207 Hill Street Smithville, TX 78957 979-540-2980	4 Units Total	HOME Program Income Levels A, B, C
Meadowpark Apartments 401 North Highway 95 Elgin, TX 78621 512-285-3755	27 Tax Credit Units 12 Units Units (FmHA) 1 & 2 bedrooms	FmHA; Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Oak Grove Apartments I & II 1910 Wilson Street Bastrop, TX 78602 512-321-7933	48 Tax Credit Units (4 accessible units)	Section 8; Tax Credit Program; FmHA Income Levels A & B
Piney Creek North 2110 North Main Bastrop, TX 78602 512-321-3398	30 Units Total	Section 8; Bastrop Housing Authority (512-321-3398) Income Level A
Senior Citizen Aide Inc. 401 East Alamo Street Elgin, TX 78621 512-285-2475 or 512-281-2772	28 Units Total 15 Units Units (FmHA)	FmHA; Elderly & disabled only Income Levels A, B, C
Settlement Estates Senior Apts. 149 Settlement Drive Bastrop, TX 78602 512-321-7447	70 Tax Credit Units (5 accessible units)	Tax Credit Program; Section 8; Elderly Income Levels A & B
Smithville Garden Apartments 1002 SE Martin Luther King Smithville, TX 78957 512-237-5912	42 Units Total	Section 8; Section 221(d)(3) Income Level A
Smithville Housing Authority 100 Ken Blaschke Drive Smithville, TX 78957 512-360-3286		Public Housing Income Level A
Supportive Housing Program- Family Crisis Center 431 Old Austin Highway Bastrop, TX 78602 512-321-7760	20 Tax Credit Units Victims of Sexual or Domestic Violence Only	Tax Credit Program Income Levels A & B
Webb Street-Revitalization 309-333 Webb Street Smithville, TX 78957 979-540-2980	14 Units Total	HOME Program Income Levels A, B, C
The Willows Apartments 324 Webb Street Smithville, TX 78957 512-237-2900	32 Tax Credit Units 25 Units Units (FmHA) (2 accessible units)	FmHA; Tax Credit Program; Section 8 Income Levels A & B

Blanco County

Blanco Seniors Apartments 380 Blanco Avenue Blanco, TX 78606 830-833-2635	20 Tax Credit Units (2 accessible units)	Tax Credit Program; Elderly & disabled only; FmHA Income Levels A & B
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Name, Address, Phone	Units	Program
City Oaks Apartments 301 North Winters Furr Johnson City, TX 78636 830-868-7365	24 Tax Credit Units 17 Units Units (FmHA) 1 & 2 bedrooms	Tax Credit Program; FmHA Income Levels A, B, C
Johnson City Housing Authority/Johnson City CDC P.O. Box 177 Johnson City, TX 78636 830-868-7322	50 Units Total	Public Housing; Section 8 Income Levels A & B
Leaning Oaks 502 South Avenue F Johnson City, TX 78636 830-868-7322	10 Units Total	HOME Program; Elderly Income Levels A & B

Burnet County

Alta Vista Apartments I & II 1001 Pecan Valley Drive Marble Falls, TX 78654 830-693-5632	64 Units 60 Units (FmHA)	Tax Credit Program; FmHA Income Levels A, B, C
Creekside Townhomes 103 North Hill Street Burnet, TX 78611 512-756-9100	60 Units Total 54 Tax Credit Units (3 accessible units)	Tax Credit Program Income Levels A & B
Garden Gate Apartments 300 East Third Street Burnet, TX 78611 512-715-9324	30 Tax Credit Units (2 accessible units)	Tax Credit Program Income Levels A & B
Hamilton Creek Highway 281 South Burnet, TX 78611 512-756-4745	40 Units Total	Public Housing; Burnet Housing Authority (512-756-4745) Income Level A
Highland Oaks Apartments 1600 Mustang Drive Marble Falls, TX 78654 830-693-0406	76 Tax Credit Units (8 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Highview Retirement Village 200 Highway 1431 East Marble Falls, TX 78654 830-693-5818	51 Units Total 1 & 2 bedrooms	Section 8; Section 202; Elderly & disabled only Income Levels A, B, C
Housing Authority - City of Burnet P.O. Box 56 Burnet, TX 78611 512-756-4745		Public Housing Income Level A

Name, Address, Phone	Units	Program
League Street Manor 1008 East League Street Burnet, TX 78611 512-756-4745	36 Units Total 30 Units (FmHA)	Burnet Housing Authority (512-756-4745); Elderly Income Levels A, B, C
Marble Falls Housing Authority P.O. Box 668 Marble Falls, TX 78654-0668 830-693-4521	100 Public Housing Units	Public Housing; Section 8 Income Level A
Northgate Apartments 105 Northgate Circle Burnet, TX 78611 512-756-7311	40 Units Total 1 & 2 bedrooms (2 accessible units)	USDA Income Levels A, B, C
Rhomberg Apartments I & II 806 North Rhomberg Burnet, TX 78611 512-756-8148	56 USDA Units 20 Very Low-Income Units 1 & 2 bedrooms	USDA; Section 8 Income Levels A, B, C
Rivercrest Apartments 1102 Avenue K Marble Falls, TX 78654 830-693-4711	40 Units Total 1, 2, & 3 bedrooms	Section 236 Income Level A
Southwest Village Apartments 1508 5th Street Marble Falls, TX 78654 830-798-8259	24 Units Total 1 & 2 bedrooms	HOME Program Income Levels A, B, C
Texas Housing Foundation 1110 Broadway Marble Falls, TX 78654 830-693-1278		Income Levels A, B, C, D
Turtle Creek Townhomes 1106 Brazos Street Marble Falls, TX 78654 830-798-8259	54 Units Total 28 Units (HOME) 1 & 2 Bedrooms	HOME Program Income Levels A, B, C
The Vista Apartments 1700 Mustang Drive Marble Falls, TX 78654 830-798-8171	124 Tax Credit Units (9 accessible units)	Housing Tax Credit Program Income Levels A & B

Caldwell County

Burleson Heights Apartments 300 Highway 36 South Caldwell, TX 77836 979-567-7124	24 Low-Income Units	FmHA; Tax Credit Program Income Levels A & B
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Name, Address, Phone	Units	Program
Elderly Duplexes - Lockhart Housing Authority 809 Redwood Lockhart, TX 78644 512-398-2715	4 Units Total	HOME Program; Elderly Income Levels A, B, C
Golden Age Home 1505 South Main Lockhart, TX 78644 512-398-2362	16 Units Total	HOME Program; Elderly Income Levels A, B, C
Housing Authority - City of Caldwell P.O. Box 596 Caldwell, TX 77836-0596 979-567-4244		Public Housing Income Level A
Imperial Gardens Apartments 801 Blackjack Lockhart, TX 78644 512-398-6768	24 Units Total 2 & 3 bedrooms	Section 8 Income Level A
Jennings Retirement Village 100 Carter Circle Luling, TX 78648 830-875-5023	20 Units Total	FmHA; Elderly & disabled only Income Levels A, B, C
The Landing Apartments 400 Spinnaker Street Lockhart, TX 78644 512-376-4847	82 Units Total 12 Low-Income Units 17 Very Low-Income Units	RTC Income Levels A, B, C
Lockhart Apartments 1320 Wilson Street Lockhart, TX 78644 512-398-9834	54 Units Total 5 Very Low-Income Units	FmHA; HAP (federally assisted low-income housing) Income Levels A, B, C
Lockhart Housing Authority P.O. Box 446 Lockhart, TX 78644-0446 512-398-2715		Public Housing; Section 8 Income Level A
Lockhart Senior Apartments 610 West San Antonio Street Lockhart, TX 78644 512-398-6087	16 Units Total	FmHA; Elderly & disabled only Income Levels A, B, C
Luling Housing Authority P.O. Box 229 Luling, TX 78648-0229 830-875-5221		Public Housing Income Level A
Martindale Apartments 12943 Highway 142 Martindale, TX 78655 512-357-1167	24 Tax Credit Units	Tax Credit Program; FmHA Income Levels A & B

Name, Address, Phone	Units	Program
Meadow Park Village 1200 Meadow Park Drive Lockhart, TX 78644 512-398-6592	36 Units Total	Section 8; Section 221(d)(3) Income Levels A, B, C
Medina Court Senior Housing 1313 South Medina Lockhart, TX 78644 512-472-1472	20 Units Total (2 accessible units)	HOME Income Levels A & B
Milam Creek Senior Village 1330 East Milan Luling, TX 78648 830-875-6799	22 Units Total (3 accessible units)	HOME Income Levels A & B
Nolan Terrace 221 Peach Street Luling, TX 78648 830-875-9132	40 Units Total	Section 8; Section 221(d)(3) Income Levels A, B, C
Sandia Crossing 115 N. Magnolia (Hwy. 183 N.) Luling, TX 78648 830-875-2349	40 Units Total 30 Tax Credit Units (3 accessible units)	Tax Credit Program Income Levels A & B
Southpark Village Apartments I & II 1817 & 1825 S. Colorado Street Lockhart, TX 78644 512-398-2500	72 Tax Credit Units	Tax Credit Program Income Levels A & B
Springfield Villas 1300 Pancho Street Lockhart, TX 78644 512-398-3100	32 Tax Credit Units	Tax Credit Program Income Levels A & B
Stone Street Retirement 401 Molly Drive Caldwell, TX 77836 979-567-7712	32 Tax Credit Units	FmHA; Tax Credit Program; Elderly & disabled only Income Levels A & B
Tradition Square Apartments 710 North Hall Street #1 Caldwell, TX 77836 979-567-7133	52 Units Total 9 Low-Income Units 21 Very Low-Income Units	RTC Income Levels A, B, C
Vintage Apartments 717 West San Antonio Lockhart, TX 78644 512-398-6485	16 Units Total	FmHA; Elderly & disabled only Income Levels A, B, C
Westwood Apartments 449 West San Antonio Lockhart, TX 78644 512-398-4814	20 Tax Credit Units	Tax Credit Program; FmHA Income Levels A & B

Name, Address, Phone	Units	Program
<u>Hays County</u>		
Asbury Place Apartments 1350 Wonder World Drive San Marcos, TX 78666 512-805-7045	64 Tax Credit Units (11 accessible units)	Tax Credit Program Income Levels A & B
Champions Crossing Apartments 345 Champions Boulevard San Marcos, TX 78666 512-878-2110	156 Tax Credit Units	Tax Credit Program Income Levels A & B
Country Oaks Apartments 1951 Aquarena Springs Road San Marcos, TX 78666 512-754-8911	160 Tax Credit Units (8 accessible units)	Tax Credit Program Income Levels A & B
Hill Country Cottages Inc. 1300 Highway 290 West Dripping Springs, TX 78620 512-858-5131	14 Units Total 1 & 2 bedrooms	FmHA; Elderly Income Levels A, B, C
Kyle Housing Authority 417 West 2nd Kyle, TX 7840 512-265-7801	21 Units Total	Public Housing Income Level A
La Vista 1615 Redwood Road San Marcos, TX 78666 512-396-2333	201 Units Total 150 Tax Credit Units (200 accessible units)	Tax Credit Program; Elderly Income Levels A & B
Langtry Apartments 205 Craddock Avenue San Marcos, TX 78666 512-396-2673	56 Units Total 8 Low-Income Units 12 Very Low-Income Units	RTC Income Levels A, B, C
Mariposa Apt. Homes at Hunter Road 2600 Hunter Road San Marcos, TX 78666 512-392-9588	180 Units Total 180 Tax Credit Units (13 accessible units)	Tax Credit Program Income Levels A & B
Onion Creek Village 300 Bluff Street Buda, TX 78610 512-295-2687	32 Tax Credit Units	Tax Credit Program; FmHA Income Levels A & B
Pete Dressen Housing Complex 101 Post Road Circle Kyle, TX 78640 512-268-7801	30 Units Total	Section 8; FmHA; Kyle Housing Authority (512-268-7801) Income Levels A & B

Name, Address, Phone	Units	Program
River Oaks Villas 1900 Aquarena Springs Road San Marcos, TX 78666 512-392-6955	200 Tax Credit Units (9 accessible units)	Tax Credit Program Income Levels A & B
Riverview Apartments 601 River Road San Marcos, TX 78666 512-353-1593	54 Units Total	Section 8; Section 236 Income Level A
Saddle Creek Apartments 21393 IH 35 North Kyle, TX 78640 512-268-8180	104 Units Total 80 Tax Credit Units	Tax Credit Program Income Levels A & B
San Marcos Housing Authority 1201 Thorpe Lane San Marcos, TX 78666 512-353-5058		Public Housing; Section 8 Income Level A
The Springs Apartments 289 Spring Lane Dripping Springs, TX 78620 512-858-2440	76 Tax Credit Units (8 accessible units)	Tax Credit Program Income Levels A & B
Springtown Villa 503 Springtown Way San Marcos, TX 78666 512-396-3363	60 Units Total	Section 8; Section 221(d)(3); San Marcos Housing Authority (512-353-5058) Income Levels A & B
Stone Brook Seniors Community 300 South Stagecoach Trail San Marcos, TX 78666 512-392-9330	206 Tax Credit Units (12 accessible units)	Tax Credit Program; Elderly & disabled only Income Levels A & B
Summit in San Marcos 1348 Thorpe Lane San Marcos, TX 78666 512-392-1234	112 Units Total 56 Low-Income Units 56 Very Low-Income Units	RTC Income Levels A, B, C
Sunrise Village I & II 500 Parker Drive San Marcos, TX 78666 512-754-7230	60 Tax Credit Units (4 accessible units)	Tax Credit Program; Elderly & disabled only; HOME Program Income Levels A & B
Timbers Apartments 900 Peques Street San Marcos, TX 78666 512-396-8495	155 Units Total 23 Low-Income Units 31 Very Low-Income Units	Affordable Housing Income Levels A, B, C
Twin Mountain Manor I & II 200 Twin Mountain Road Wimberly, TX 78676 512-847-5011	44 Units Total (44 accessible units)	FmHA Income Levels A, B, C

Name, Address, Phone	Units	Program
Villas at Willow Springs 1506 South IH 35 San Marcos, TX 78666 512-392-8452	220 Units Total 135 Low-Income Units (22 accessible units)	Tax Credit Program Income Levels A & B
Windmill Townhomes 109 Windmill Drive San Marcos, TX 78666 512-396-4181	32 Units Total 5 Low-Income Units 7 Very Low-Income Units	RTC Income Levels A, B, C

Bell County

Pecos Street Apartments 100 Pecos Street Granger, TX 76530 (mail: P.O. Box 448; Belton, TX 76513) 254-947-0342	14 Units Total 14 units Units (FmHA)	FmHA Income Levels A, B, C
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APPENDIX A

Questions About Tenant-Landlord Rights and Responsibilities ?

Call ATC's telephone counseling line!

The Austin Tenants' Council operates a telephone counseling line and provides Internet services open to tenants and landlords. Trained counselors explain the rights and responsibilities you have under tenant-landlord laws, explain what options you may have for resolving particular problems, and offer referrals for ATC's other services and to other agencies.

Call 474-1961

Monday through Friday, 9 a.m.-12 p.m. & 1 p.m.-4 p.m.

or

visit ATC's website at

www.housing-rights.org

The City of Austin funds the ATC counseling line.

Does Your Landlord Refuse to Make Repairs?

Call ATC's Rental Repair Assistance Program for help!

The Austin Tenants' Council operates the Rental Repair Assistance Program to help low-income tenants who have repair problems that threaten their health or safety. Counselors conduct onsite inspections, assist in making written repair requests, and mediate with landlords to resolve these problems.

For further information or to set an appointment with a counselor:

Call 474-7007.

The City of Austin funds the ATC Renters Rights Assistance Program through the CDBG program.

Until the color of a man's skin is of no more
significance than the color of his eyes...

Fight Housing Discrimination

Until basic human rights are equally guaranteed
to all without regard to race...

color, religion,
national origin,
sex, disability,
or family status.

(512) 474-7007



The Fair Housing Program

at the Austin Tenants' Council

Intake, Investigation and Referral of Housing Discrimination Complaints

TOP TEN TIPS for TENANTS

Ten easy ways to protect your rights as a tenant

1. GET IT IN WRITING

◆Put any promises that the landlord makes in writing, including apartment number and necessary repairs.

2. KEEP COPIES OF ALL AGREEMENTS & PAPERWORK

◆Ask for copies of the application, lease, pet agreement, inventory, and any lease addenda immediately after signing them.

3. BE SURE YOU WANT TO LIVE THERE

◆Most application fees and deposits are nonrefundable if you change your mind once you've applied. If the landlord does not approve your application, the deposit should be fully refunded.

4. LOOK AT THE HOUSE OR APARTMENT BEFORE YOU RENT

◆Do not assume your unit will look exactly like the model. Make sure you view the actual unit before submitting your application or signing a lease. Landlords usually have the right to show an occupied unit even if they say otherwise.

5. TALK TO NEIGHBORS & VISIT THE COMPLEX/NEIGHBORHOOD AT NIGHT

◆The current residents can tell you about the landlord: Does he make repairs? Does he enter the unit without permission?

◆Drive by at night to see if the neighborhood is noisy or if there is a lot of unwanted activity.

6. MAKE A LIST OF ALL DAMAGES RIGHT AFTER YOU MOVE IN

◆If the landlord doesn't give you an inventory sheet, write your own.

◆Take pictures, if necessary.

7. REQUEST REPAIRS IN WRITING

◆You can enforce your rights quicker and you'll have proof you notified the landlord of the repairs you're requesting.

◆Send the letter by certified or registered mail.

8. GET RENT RECEIPTS FROM THE LANDLORD

◆If you pay with a Money Order, the stub does not prove the landlord received the rent, only that you bought it.

◆Whenever possible, hand-deliver the rent.

◆NEVER pay incash without getting a receipt from the landlord.

9. GIVE 30 DAYS NOTICE BEFORE YOU MOVE OUT

◆Most leases require written advance notice before moving.

◆Some leases require notice to be given at a certain time of the month.

10. CALL ATC IF YOU HAVE QUESTIONS

◆We also provide in-house counseling. Appointments are recommended and a small fee may apply.

for more info, call

474-1961

TOP TEN TIPS for TENANTS

Ten easy ways to reduce your monthly utility bill

1. WATCH THAT THERMOSTAT

◆ Turn off the air conditioner or the heater when you are away from home for more than four hours.

Winter: Lower the setting to around 68 degrees.

Summer: Raise the setting to around 78 degrees.

2. TURN OFF LIGHTS, STEREOS AND TV SETS WHEN NOT IN USE

◆ Consider a timer for lights if you dislike returning home to a dark apartment.

◆ Try a waterbed timer; set it to come on a couple of hours before going to bed.

3. GO FLOURESCENT

◆ For your kitchen, bathroom and living room there are new fluorescent bulbs that provide good quality light, last ten times longer and use 60 to 70% less electricity than standard incandescent bulbs. Fluorescent bulbs are available that screw into existing sockets.

4. DON'T BLOCK THE VENTS

◆ Keep furniture and drapes away from floor or wall-mounted supply and return air vents.

5. USE THE SUN

Winter: Open the shades of windows that get direct sunlight to help warm your apartment.

Summer: Close those same shades on hot summer days.

6. LOAD IT UP BEFORE YOU TURN IT ON

◆ Running fully loaded clothes and dishwashers saves money.

◆ Use warm and cold water. Hot water is rarely needed and your clothes will last longer, too.

◆ Let clean dishes air dry at the end of the rinse cycle.

7. CONTROL YOUR WATER HEATER

◆ Most water heaters are set higher than necessary. Do you know what the temperature setting is on your water heater?

◆ Wrap it if you can. Check with your manager or the City of Austin Environmental and Conservation Services Department about a free water heater wrap.

8. TAKE SHOWERS

◆ A five minute shower uses half the water as a bath.

◆ Get a low-flow shower head from your apartment manager.

9. COVER UP

◆ Rather than crank up the thermostat in the winter, put on a sweater or sweatshirt for warmth.

10. TAKE IT OFF

◆ During the summer, remove fashionable coats and jackets when you're inside so you can raise your thermostat higher.

for more info, call

494-9400

City of Austin Energy Conservation Services Department

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