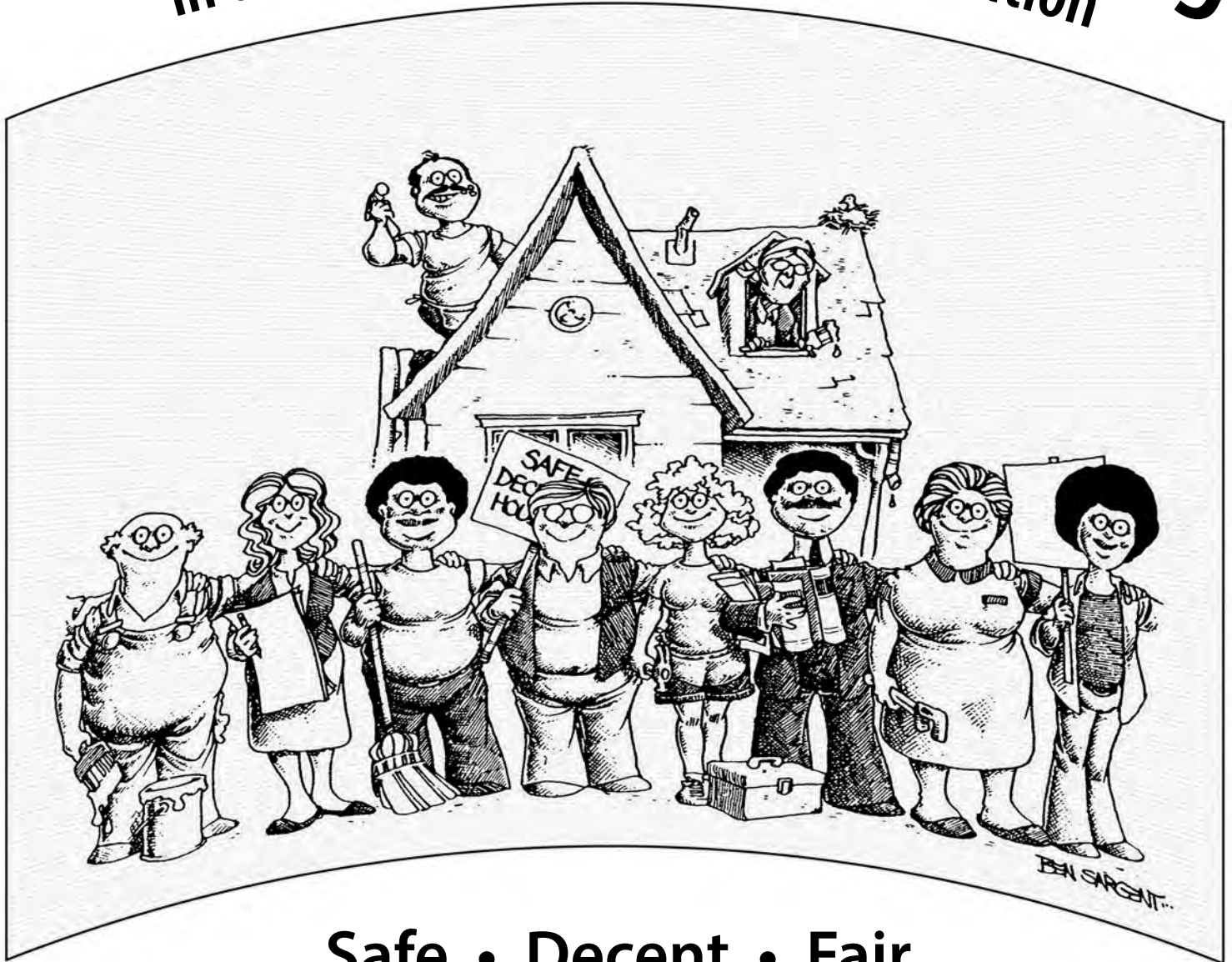


Guide to Affordable Housing in the Greater Austin Area • 12th Edition



**Safe • Decent • Fair
Housing for All**

The Austin Tenants' Council

1640-B E. 2nd St., Suite 150, Austin, TX 78702

ACKNOWLEDGMENTS



The Austin Tenants' Council (ATC), a private nonprofit organization, was founded in 1972 by community and VISTA volunteers. For more than 40 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 twelfth edition of the *Guide to Affordable Housing in the Greater Austin Area* is an updated version of the guide originally released in October 1995.

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.

On behalf of the Board and staff, I want to thank and acknowledge the **Donald D. Hammill Foundation** for generously printing this guidebook so that it may be offered free to the community.

For more information on how to use the guidebook, see the Quickstart Guide on page 3, or, for further information, please contact us (see page 2).

We hope that you will find it useful in your home search!

Katherine Stark
Executive Director
Austin Tenants' Council
1640-B E. 2nd Street, Suite 150
Austin, Texas 78702

(512) 474-7006-Appointments
(512) 474-1961-Counseling
www.housing-rights.org

THE FAIR HOUSING ACT PROHIBITS DISCRIMINATION AGAINST THOSE WHO ARE DEAF OR HARD OF HEARING

The federal Fair Housing Act prohibits discrimination in housing on the basis of disability. Landlords and other housing providers may not discriminate against persons who are deaf or who have other hearing or speech disabilities. They may not refuse to communicate with you because you contact them through TTY, video relay, or other relay systems. Landlords must make reasonable accommodations or allow reasonable modifications for persons with disabilities, such as allowing a hearing dog in a no-pets building or approving the installation of strobes in an apartment.

For more information or to file a housing discrimination complaint, contact HUD at

1-800-669-9777; 1-800-927-9275 (TTY)

or visit www.hud.gov/fairhousing
and www.housing-rights.org



NFHA
National Fair Housing Alliance

Fair Housing Is Your Right. Use It.

A public service message from the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability.



CONTENTS

Programs at the Austin Tenants' Council	2
Quickstart Guide	3
Introduction (How to Use This Booklet)	4
Income and Rent Guidelines	5
Apartment Listings by Area	
Austin	
Central Austin	8
East Austin	9
Northeast Austin	12
Northwest Austin	15
Southeast Austin	16
Southwest Austin	19
Surrounding Areas	
Travis County (Outside of Austin)	22
Williamson County	23
Bastrop County	27
Bell County	28
Blanco County	31
Burnet County.....	32
Caldwell County	34
Hays County	36
Accessible Housing.....	39
Saving Money on Utilities	40
10 Ways to Protect Your Rights	42
Dealing with Bed Bugs	43
Housing Program Descriptions	44
Index	48

The Austin Tenants' Council

Safe • Decent • Fair • Housing for All

Operating under the philosophy that everyone has a right to safe, decent, affordable, and fair housing, the Austin Tenants' Council protects tenants' rights and educates the community on fair housing. Our vision is to make Texas communities open to all without discrimination and free of landlord-tenant disputes.

■ Telephone Counseling - 512-474-1961

Counseling and information regarding residential tenant-landlord rights.

Phones are answered by trained housing counselors who offer options, refer callers to other agencies, or suggest legal assistance through Legal Aid, lawyer referral services, etc. ATC counselors cannot offer legal advice. Anyone needing legal advice should contact an attorney.

Eligibility: Open to Travis County and Round Rock residents weekdays from 9am to 12pm, and Monday through Thursday from 1pm to 4pm.



The Austin Tenants' Council's offices
1640-B E. 2nd St., Suite 150, Austin TX 78702

■ In-House Counseling - 512-474-7006

The Renters' Rights Assistance Program provides 30-minute in-house counseling sessions to tenants and landlords who have questions regarding their rights or responsibilities. Counseling, brochures, and other materials are provided to clients in need of more in-depth information than can be provided through telephone counseling.

Eligibility: Free to income-eligible Austin and Round Rock residents. For all others, a \$15 fee applies; call for more details. Available Monday through Thursday from 1pm to 4pm.

■ Mediation Services - 512-474-1961

Crisis Intervention: Must be income-eligible Travis County residents. Counselors mediate on behalf of tenants to resolve emergencies such as illegal eviction, lockout, utility shut-off, or improper seizure of personal property that threatens their housing.

Rental Repair Assistance Program: Available only to City of Austin residents who do not exceed income guidelines. Helps low-income renters enforce their right for repairs of conditions that threaten health or safety.

Eligibility: Call 512-474-1961 for an initial phone interview and assessment.

■ Fair Housing Program - 512-474-7007

Helps any person who has been discriminated in the rental, sale, financing, or appraisal of housing. The state and federal Fair Housing Act prohibits discrimination because of a person's race, color, national origin, religion, sex, disability (mental or physical), or familial status. For Austin residents, additional protections include age, marital status, sexual orientation, gender identity, or status as a student.

The Fair Housing Program documents and investigates complaints; provides advice about remedies under fair housing laws; and coordinates legal services to assist victims of housing discrimination. The Fair Housing Program provides fair housing seminars and presentations to interested groups.

Eligibility: Fair Housing services are open to any victim of housing discrimination. Call for an initial phone interview or to schedule an appointment.

■ Website - www.housing-rights.org

Information about tenant-landlord rights and responsibilities. Download form letters and view materials including this Guide to Affordable Housing in the Greater Austin Area, ATC newsletters and brochures, and pertinent sections of the Texas Property Code.

Quickstart Guide

Using the Guide to Affordable Housing

- 1. Calculate your gross yearly income.**
- 2. Determine your income level: A, B, C, or D.**
- 3. Find apartments that rent to your income level.**
- 4. Contact the apartments or the housing authority and apply to live there.**

Note: only some of the apartments listed in this guide base the rent on a tenant's income. These are generally the ones listed as being A-level income properties.

INTRODUCTION

(Details on how to use this booklet and to find a home)

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. Then, look through the Apartment Lists for housing (the income level is in the right-hand column). Once you find a place that 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, and call or write the organization listed.

The Program Descriptions in the back of the booklet explain how the programs work and what restrictions are on the apartments. From the Income and Rent Guidelines, 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.

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.

Please understand that there is a significant difference between apartments where the rents are based on the tenants' income and properties that may be called "affordable housing." For many of the listed properties, the developer received a tax credit in exchange for keeping the apartment below market rate but the rent is not based on the tenants' income. While waiting lists are generally long for apartments that base rent on income, we suggest getting on as many waiting lists as possible to increase your chances.

Good luck home hunting!

Austin Tenants' Council

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 44-47.

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 2014 Area Median Family Incomes on page 6. You should figure out in which category your total household area income falls: 50 percent, 60 percent, 80 percent, and 100 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 6. The only reason to use the formula is if the median income in your area has changed since the printing of this book. If you are using this guide many months after publication (January 2014), 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 **100%** 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.

2014 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%	\$26,400	\$30,200	\$33,950	\$37,700	\$40,750	\$43,750	\$46,750	\$49,800
60%	\$31,680	\$36,240	\$40,740	\$45,240	\$48,900	\$52,500	\$56,100	\$59,760
80%	\$42,240	\$48,320	\$54,320	\$60,320	\$65,200	\$70,000	\$74,800	\$79,680
MEDIAN	\$52,800	\$60,400	\$67,900	\$75,400	\$81,500	\$87,500	\$93,500	\$99,600

Blanco County

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50%	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
60%	\$28,140	\$32,160	\$36,180	\$40,200	\$43,440	\$46,680	\$49,860	\$53,100
80%	\$37,520	\$42,880	\$48,240	\$53,600	\$57,920	\$62,240	\$66,480	\$70,800
MEDIAN	\$46,900	\$53,600	\$60,300	\$67,000	\$72,400	\$77,800	\$83,100	\$88,500

Burnet County

	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250
60%	\$24,960	\$28,560	\$32,100	\$35,640	\$38,520	\$41,400	\$44,220	\$47,100
80%	\$33,280	\$38,080	\$42,800	\$47,520	\$51,360	\$55,200	\$58,960	\$62,800
MEDIAN	\$41,600	\$47,600	\$53,500	\$59,400	\$64,200	\$69,000	\$73,700	\$78,500

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.

(Area)

 (Number in Household)
 \$
 (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 above. Put your gross annual income from Step 1 and the Area Median Income into the formula below to determine your Percentage of Area Median.

\$ ÷ \$ x 100% =
 (Gross Annual Income) (Area Median Income) (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.

2014 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
696	853	1,074	1,454	1,762

Blanco County

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
570	595	805	1,003	1,076

Burnet County

Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
483	504	682	1,005	1,208

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.

2014 MAXIMUM RENTS: LOW INCOME HOUSING TAX CREDIT PROGRAM

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

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
50%	660	707	848	980	1,093
60%	792	849	1,018	1,176	1,312

Blanco County

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
50%	586	628	753	871	972
60%	703	753	904	1,045	1,167

Burnet County

	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
50%	520	557	668	772	862
60%	624	669	802	927	1,035

Affordable housing programs subsidized by HUD and/or public housing authorities base the rent on the tenant's income. For example in a senior housing HUD 202 apartment community, the maximum rent charged is 30% of income including the utilities. A Section 8 voucher works the same way but provides the tenant with a choice of apartment communities. The voucher assures the landlord that the government will pay the difference between the Fair Market Rent charged and what the tenant is determined to pay based on 30% of their income (rent/utilities).

While most publicly subsidized housing is designed to assist the elderly, disabled, minimum wage workers or the unemployed, the housing tax credit program does not provide tenants with governmental rent subsidies. It provides equity to build the development which allows the developer to charge lower rents to the tenants. The program's rent and income levels vary from county to county. The charts above are the maximum amount of rent that a tax credit apartment can charge for its designated units.

Name, Address, Phone	Units	Program
<u>Central Austin</u>		
Arbor Terrace 2501 South IH 35 Austin, TX 78741 512-610-7370	120 Units Total 120 Low-Income Units Efficiencies	AHFC (GO Bonds); Foundation Communities (a nonprofit organization) Income Levels A, B, & C
Benjamin Todd Apartments 1507 West 39 1/2 Street Austin, TX 78756 512-745-7152	20 Units Total 1 Bedrooms	Section 811 (Mental Disability Only); New Milestones Foundation (512-745-7152) Income Levels A & B
Easter Seals of Central Texas 1611 Headway Circle, Bldg 2 Austin, TX 78754 512-478-2581 or 512-615-3372	34 Units Total 34 Very Low-Income Units 1-2 Bedrooms	AHFC; RHDA; Disabled; Section 811 Income Levels A & B
Housing Authority City of Austin 1124 South IH-35 Austin, TX 78704 512-477-4488	1,838 Units Total at 18 sites	Public Housing (Housing Authority City of Austin) Income Levels A, B, & C
Lakeside Apartments 85 Trinity Street Austin, TX 78701 512-477-4488	164 Units Total 164 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin); Elderly & Disabled only Income Level A
Lantana Apartments 1802 West Avenue Austin, TX 78701 512-476-0111	50 Units Total 8 Low-Income Units 10 Very Low-Income Units 1-3 Bedrooms	HUD Section 8 Income Levels A, B, & C
North Loop Apartments 2300 West North Loop Austin, TX 78756 512-477-4488	130 Units Total 130 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin); Elderly & Disabled Only Income Level A
Retreat at North Bluff 6212 Crow Lane Austin, TX 78745 512-445-0404	240 Units Total 50 Low-Income Units 1-2 Bedrooms	AHFC (GO Bonds); HUD Section 8 Income Level A
Roosevelt Gardens (Project Transitions) 5606 Roosevelt Avenue Austin, TX 78756 512-454-8646	22 Units for families with HIV/AIDS 1-2 Bedrooms	RHDA; Transitional housing Income Level C
Saint Louise House 2026 Guadalupe Austin, TX 78705 512-302-0027	46 Units Total 46 Very Low-Income Units	Supportive housing serving very low-income women w/children; AHFC (GO Bonds); RHDA Income Level A

Name, Address, Phone	Units	Program
Stonewood Village Apartments 4558 Avenue A Austin, TX 78751 512-451-0988	59 Units Total 9 Low-Income Units 12 Very Low-Income Units Efficiencies	HUD Section 8 Income Levels A & C
Villa Elaina 1318 Lamar Square Drive Austin, TX 78704 512-443-5777	22 Units Total 22 Low-Income Units 1-2 Bedrooms	Housing Trust Fund Income Levels A, B, C, & D

East Austin

Accessible Housing Austin! 1640-A East 2nd Street Austin, TX 78702 512-442-6680	7 scattered houses serving people with disabilities	HOME Program; AHFC (GO Bonds); HUD Section 8 Income Level A
Blackland CDC 2005 Salina Street Austin, TX 78722 512-972-5180	48 Units Total serving families, seniors & the homeless	AHFC; RHDA; HUD Section 8 Income Levels A & B
Booker T. Washington Terrace 905 Bedford Austin, TX 78702 512-477-4488	216 Units Total 216 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
The Boulevard 1201 Grove Boulevard Austin, TX 78741 512-615-3377	6 Units Total 6 Low-Income Units 1-2 Bedrooms	RHDA; HUD Section 811 Income Level A
Chalmers Courts 1801 East 4th Street Austin, TX 78702 512-477-4488	158 Units Total 158 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
East Twelfth Street Apartments 3005 East 12th Street Austin, TX 78702 512-745-7152	11 Units Total 11 Very Low-Income Units Efficiencies, 1 Bedrooms	HUD Section 811 (mental disability only); New Milestones Foundation (512-745-7152) Income Levels A & B
Ebenezer Village Apartments 1015 East 10th Street Austin, TX 78702 512-472-1472	12 Units Total 12 Low-Income Units 1 Bedrooms	HUD Section 202, Elderly Only; HOME Program; Tax Credit Program Income Level A
Elm Ridge Apartments 1161 Harvey Lane Austin, TX 78702 512-473-8955	130 Units Total 130 Low-Income Units 1-3 Bedrooms	AHFC (GO Bonds); HUD Section 8 and Section 221(d)(3); Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Fort Branch Landing Apartments 5800 Techni Center Drive Austin, TX 78721 512-926-8002	250 Units Total 250 Low-Income Units 2 & 3 Bedrooms	RHDA; TCHFC Bond Program; Tax Credit Program Income Levels A & B
Franklin Garden Apartments 3522 East MLK Jr. Boulevard Austin, TX 78721 512-745-7152	21 Units Total 21 Low-Income Units 1 Bedrooms	AHFC (GO Bonds); HUD Section 202; Elderly (62+) Income Levels A, B, & C
Guadalupe Neighborhood Development Corporation 813 East 8th Street Austin, TX 78702 512-479-6275	79 total (apts, homes, duplexes) All Units below 80% MFI Some below 60% MFI Some below 30% MFI Varies, up to 4 bedrooms	Tax Credit Program; HOME Program; AHFC (GO Bonds); 3-5 year waiting list Income Levels A, B, & C
Heritage Heights (SCIP I) 1600 East 9th Street - 1627 East 11th Street Austin, TX 78702 512-808-7999	26 Units Total 26 Low-Income Units Single family rental homes	Tax Credit Program Income Levels A & B
Heritage Point 1950 Webberville Road Austin, TX 78721 512-926-7100	240 Units Total 192 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly only (55+) Income Levels A, B, & C
La Vista de Guadalupe 813 East 8th Street Austin, TX 78702 512-479-6275	22 Units Total 22 Low-Income Units 1-3 Bedrooms	RHDA (City of Austin); AHFC Bond Program; HUD Section 8; Tax Credit Program Income Levels A, B, & C
Leisure Time Village 1920 Gaston Place Drive Austin, TX 78723 512-767-7791	22 Units 22 Low-Income Units 1 Bedrooms	AHFC (Austin Affordable Housing Corp); Elderly only Income Levels A, B
Lyons Gardens Senior Housing Community (Family Eldercare) 2720 Lyons Road Austin, TX 78702 512-236-1781	53 Units Total 53 Low-Income Units 1 Bedrooms	HUD 202 (Elderly only); AHFC; RHDA Income Levels A, B, & C
M Station 2906 East MLK Jr. Boulevard Austin, TX 78702 512-474-6767	150 Units Total 1-3 Bedrooms	AHFC (Go Bonds); Tax Credit Program; Foundation Communities (nonprofit org) Income Level A
Manor House-Volunteers of America 5905 Manor Road Austin, TX 78723 512-928-2015	11 Units Total 11 Low-Income Units 1 Bedrooms	Public Housing (Section 811, Disabled only); AHFC; RHDA Income Levels A & B
Manor Palms Apartments 6103 Manor Road Austin, TX 78723 512-928-9333	124 Units Total 1-2 Bedrooms	Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Marshall Apartments 1157 Salina Street Austin, TX 78702 512-472-6935	100 Units Total 100 Low-Income Units 1-4 Bedrooms	AHFC (GO Bonds); HUD Section 8 and Section 221(d)(3); Tax Credit Program Income Level A
Mason Manor Apartments 1137 Gunter Street Austin, TX 78721 512-929-7288	140 Units Total 130 Low-Income Units 1-3 Bedrooms	HUD Section 8 Income Level A
Mount Carmel Village 2504 New York Drive Austin, TX 78702 512-478-9912	100 Units Total 98 Low-Income Units 1-4 Bedrooms	HUD Section 8, Section 236 Income Level A
Oak Springs Villas-Volunteers of America 3001 Oak Springs Drive Austin, TX 78702 512-928-2015	55 Units Total 55 Low-Income Units 1 Bedrooms	HUD 202 (Elderly only); AHFC; RHDA Income Levels A, B, & C
Rebekah Baines Johnson (RBJ Towers) 21 Waller Street Austin, TX 78702 512-476-6051	245 Units Total 245 Low-Income Units Efficiencies & 1 Bedrooms	HUD Sections 202, 236 and 811 (Elderly & Disabled only) Income Level A
Riverside Meadows Apartments 1601 Montopolis Drive Austin, TX 78741 512-385-9400	240 Units Total 240 Low-Income Units 1-3 Bedrooms	AHFC Bond Program; Tax Credit Program Income Levels A & B
Rollins Martin Apartments 1172 Webberville Road Austin, TX 78721 512-926-9311	15 Units Total 15 Low-Income Units 3 Bedrooms	Tax Credit Program Income Levels A & B
Rosewood Courts 1143 Salina Street Austin, TX 78702 512-477-4488	124 Units Total 124 Low-Income Units 1-4 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Salina Apartments 1143 Salina Street Austin, TX 78702 512-477-4488	32 Units Total 32 Low-Income Units 1-4 Bedrooms	Public Housing (Housing Authority City of Austin); Elderly & Disabled Only Income Level A
Santa Rita Courts 2341 Corta Street Austin, TX 78702 512-477-4488	97 Units Total 97 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Santora Villas 1705 Frontier Valley Drive Austin, TX 78741 512-247-3330	192 Units Total 192 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Springdale Gardens Apartments 1054 Springdale Road Austin, TX 78721 512-928-3451	98 Units Total 98 Low-Income Units 1-3 Bedrooms	HUD Section 8 Income Levels A & B
Timbers (Austin) 1034 Clayton Lane Austin, TX 78723 512-459-1038	104 Units Total 78 Low-Income Units 2-4 Bedrooms	HUD Section 8; Tax Credit Program Income Levels A & B
Travis Station 6600 Ed Bluestein Austin, TX 78723 512-928-9650	304 Units Total 304 Income Restricted Units Efficiencies, 1-2 Bedrooms	TCHFC Bond Program (approval based on credit history and proof of income) Income Level C
Villas on Sixth Street 2011 East 6th Street Austin, TX 78702 512-314-5483	160 Units Total 136 Low-Income Units 2 & 3 Bedrooms	Tax Credit Program Income Levels A, B, & C
Volume 2 2604 Manor Road Austin, TX 78722 512-320-9955	60 Units Total 9 Low-Income Units 12 Very Low-Income Units 1-2 Bedrooms	Affordable Housing Disposition Program (AHDP/AHP) Income Levels A, B, & C
The Works at Pleasant Valley (Lifeworks) 2800 Lyons Road Austin, TX 78702-3726 512-735-2400 or 512-284-9369	45 Units Total 11 Low-Income Units 34 Very Low-Income Units Efficiencies, 1-3 Bedrooms	AHFC (GO Bonds); RHDA; Section 8 Income Levels A, B, C, & D

Northeast Austin

Allandale 7685 Northcross Drive Austin, TX 78757 512-615-3377	10 Units Total 10 Low-Income Units 1 Bedrooms	HUD Section 811; RHDA Income Level A
Arrowhead Park Apartments 605 Masterson Pass Austin, TX 78753 512-437-5500	290 Units Total 290 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Coronado Hills Apartments 1438 Coronado Hills Drive Austin, TX 78752 512-477-4488	48 Units Total 48 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Eagles Landing 8000 Decker Lane Austin, TX 78724 512-278-9300	240 Units Total 240 Low-Income Units 1-3 Bedrooms	TCHFC Bond Program; Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Forest Park 1088 Park Plaza Drive Austin, TX 78753 512-833-7883	228 Units Total 228 Low-Income Units 1-4 Bedrooms	Tax Credit Program; Housing Authority of Travis County, Texas Income Levels A & B
Gaston Place Apartments 1941 Gaston Place Austin, TX 78723 512-477-4488	100 Units Total 100 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin); Elderly & Disabled Only Income Level A
Gateway Apartments 505 Swanee Drive Austin, TX 78752 512-331-5172	10 Units Total 10 Low-Income Units 1 Bedrooms	Tax Credit Program Income Levels A & B
Georgian Manor 110 Bolles Circle Austin, TX 78753 512-477-4488	94 Units Total 94 Low-Income Units 1-3 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Guadalupe I & II 7102 Guadalupe Street Austin, TX 78752 512-745-7152	15 Units Total 15 Low-Income Units 1 Bedrooms	Section 811 (Mental Disability only); New Milestones Foundation (512-745-7152) Income Levels A & B
Harris Branch Apartments 12435 Dessau Road Austin, TX 78754 512-834-1110	248 Units Total 248 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Housing Authority of Travis County, TX 502 Highland Mall, Suite 106-B Austin, TX 78752 512-480-8245	1,196 Units total at 9 sites	Housing Authority of Travis County, TX Income Levels A, B, & C
Huntington Meadows 7000 Decker Lane Austin, TX 78724 512-929-5555	200 Units Total 150 Low-Income Units 1-4 Bedrooms	Tax Credit Program; HUD Section 8; Tax Credit program Income Levels A & B
North Plaza Apartments 9125 North Plaza Austin, TX 78753 512-836-2303	62 Units Total 1, 2, & 3 Bedrooms	HUD Section 8 Income Level A
Park Place at Loyola Lane 6200 Loyola Lane Austin, TX 78724 512-674-4100	252 Units Total 252 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Primrose of Shadow Creek 1026 Clayton Lane Austin, TX 78723 512-419-1525	176 Units Total 174 Low-Income Units 1-2 Bedrooms	AHFC Multi-family Bond Program; Tax Credit Program; Elderly only Income Levels B & C

Name, Address, Phone	Units	Program
Rosemont at Hidden Creek 9345 U.S. Highway 290 East Austin, TX 78736 512-928-2339	250 Units Total 250 Low-Income Units 1-3 Bedrooms	TCHFC Bond Program; Tax Credit Program Income Levels A, B, C, & D
Runnymede Apartments 1101 Rutland Drive Austin, TX 78758 512-836-9711	252 Units Total 252 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Santa Maria Village 8071 North Lamar Austin, TX 78753 512-821-6102	176 Units Total 176 Income Restricted Units 1-3 Bedrooms	HUD Section 8; Tax Credit Program Income Level A
Silver Springs Apartments 12151 North IH 35 Austin, TX 78753 512-719-3134	360 Units Total 360 Low-Income Units 1-4 Bedrooms	Public Housing (Housing Authority of Travis County, TX); Tax Credit program Income Levels A & B
Spring Hollow Apartments 4803 Loyola Lane Austin, TX 78723 512-929-3704	99 Units Total 99 Low-Income Units 1 Bedrooms	Tax Credit Program; HUD Section 8 Income Levels A & B
Spring Terrace Apartments 7101 North IH 35 Austin, TX 78752 512-492-8980	140 Units Total 140 Very Low-Income Units Efficiencies	Foundation Communities and Caritas (nonprofit orgs); AHFC; RHDA; Tax Credit Program Income Level A
Springdale Estates 1050 Springdale Road Austin, TX 78721 512-929-5141	43 Units Total 25 Low-Income Units 2-3 Bedrooms	Tax Credit Program Income Levels A & B
St. George's Court 1443 Coronado Hills Drive Austin, TX 78752 512-459-8285	60 Units Total 1-2 Bedrooms	HUD Section 202 (Elderly & Disabled only) Income Level A
Sterling Village Apartments 10401 North Lamar Boulevard Austin, TX 78753 512-834-8968	207 Units Total 31 Low-Income Units 42 Very Low-Income Units 1-2 Bedrooms	AHFC (Austin Affordable Housing Corporation); Section 8 Income Levels A, B, & C
Trails at Vintage Creek 7224 Northeast Drive Austin, TX 78723 512-929-9161	200 Units Total 80 Low-Income Units 1-3 Bedrooms	AHFC Bond Program; Foundation Communities (nonprofit org) Income Levels A, B, & C
Village at Collinwood 1001 Collinwood West Drive Austin, TX 78753 512-836-8810	174 Units Total 174 Low-Income Units 1-2 Bedrooms	TCHFC Bond program; HUD Section 8; Elderly & Disabled Only; Tax Credit program Income Levels A & B

Name, Address, Phone	Units	Program
Villas Del Sol 1711 Rutland Drive Austin, TX 78758 512-837-0840	294 Units Total Efficiencies, 1-2 Bedrooms	HUD Section 8 Income Levels B & C
Wildflower Terrace 3801 Berkman Drive Austin, TX 78723 512-843-3801	201 Units Total 170 Low-Income Units 1-2 Bedrooms	Tax Credit Program; AHFC (GO Bonds) Income Levels A & B

Northwest Austin

Arboretum Oaks 9617 Great Hills Trail Austin, TX 78759 512-346-4697	252 Units Total 252 Income Restricted Units 1-2 Bedrooms	TCHFC Bond Program (approval based on income) Income Levels C & D
Argosy at Crestview 1003 Justin Lane Austin, TX 78757 512-459-4878	288 Units Total 288 Income Restricted Units 1-2 Bedrooms	TCHFC Bond Program (approval based on income, and income restrictions) Income Levels A, B, C, & D
Bent Tree Apartments 8405 Bent Tree Road Austin, TX 78759 512-345-7057	126 Units Total 126 Low-Income Units 1-2 Bedrooms	AHFC (Austin Affordable Housing Corporation); Section 8 Income Levels A & B
Crossroads Apartments 8801 McCann Drive Austin, TX 78757 512-452-5987	92 Units Total 92 Low-Income Units Efficiencies; 1-3 Bedrooms	AHFC (GO Bonds); Foundation Communities (a nonprofit org); RHDA Income Levels A, B, & C
Lodge at Merriltown 14745 Merriltown Drive Austin, TX 78728 512-651-3555	204 Units Total 204 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Income Levels A & B
Northgate (Austin) 9120 Northgate Boulevard Austin, TX 78758 512-477-4488	50 Units Total 50 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Palms on Lamar 8600 North Lamar Boulevard Austin, TX 78753 512-837-5556	476 Units Total 428 Low-Income Units 1-2 Bedrooms	AHFC (GO Bonds); Tax Credit Program Income Levels A & B
Park at Summers Grove 2900 Century Park Boulevard Austin, TX 78727 512-218-0672	240 Units Total 240 Low-Income Units 1-3 Bedrooms	AHFC (Austin Affordable Housing Corporation); HUD Section 8; Tax Credit Program Income Levels A & B

Name, Address, Phone	Units	Program
Park at Wells Branch Apartments 1915 Wells Branch Parkway Austin, TX 78728 512-251-0043	304 Units Total 304 Income Restricted Units 1-2 Bedrooms	TCHFC Bond Program (approval based on income requirements & restrictions) Income Levels A, B, & D
Pecan Hill Apartments 13000 Hymeadow Drive Austin, TX 78729 512-249-6899	24 Units Total 1-2 Bedrooms	HUD Section 811; Disabled only Income Levels A & B
Quail Park Village 9920 Quail Boulevard Austin, TX 78758 512-837-2630	142 Units Total 142 Low-Income Units 1-3 Bedrooms	Tax Credit Program; HUD Section 8 Income Levels A & B
Raintree Apartments 8806 & 8807 Redfield Lane Austin, TX 78758 512-215-8519	34 Units Total 27 Low-Income Units 7 Very Low-Income Units 1 Bedrooms	HUD Section 8 Income Levels A, B, & C
Residences at the Domain 11400 Domain Drive Austin, TX 78758 512-719-3400	390 Units Total 39 Low-Income Units Efficiencies, 1-2 Bedrooms	SMART Housing Income Levels A, B, C, & D
Summit Oaks 11607 Sierra Nevada Austin, TX 78759 512-480-8245	24 Units Total 24 Low-Income Units 1-2 Bedrooms	Public Housing (Housing Authority of Travis County, TX, 512-480-8245) Income Level A
Sweetwater at Wells Branch 2323 Wells Branch Parkway Austin, TX 78728 512-251-9243	152 Units Total 23 Low-Income Units 31 Very Low-Income Units Efficiencies, 1 & 2 Bedrooms	AHFC (Austin Affordable Housing Corporation); Section 8 Income Levels A, B, & C
Thurmond Heights 8426 Goldfinch Court Austin, TX 78758 512-477-4488	144 Units Total 144 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Village Christian Apartments 7925 Rockwood Lane Austin, TX 78757 512-459-9550	105 Units Total Efficiencies, 1-2 Bedrooms	HUD Section 202 (Elderly & Elderly Disabled only, 62+ years Income Level A

Southeast Austin

CityView at the Park Seniors Apartments 2000 Woodward Street Austin, TX 78741 512-804-5296 or 512-707-8439	70 Units Total 68 Income-Restricted Units 70 Low-Income Units 1-2 Bedrooms	Elderly Only; Housing Authority of Travis County, TX; Tax Credit Program; RHDA Income Levels A & B
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Name, Address, Phone	Units	Program
Country Club Creek 4501 East Riverside Drive Austin, TX 78741 512-462-3300	212 Units Total 212 Low-Income Units 1-4 Bedrooms	Tax Credit Program Income Level B
Daffodil Apartments 6009 Daffodil Drive Austin, TX 78744 512-385-5606	40 Units Total 14 Low-Income Units 8 Very Low-Income Units 2 Bedrooms	Foundation Communities (a nonprofit organization) Income Levels A, B, & C
Douglas Landing 2347 Douglas Street Austin, TX 78741 512-442-0816	96 Units Total 96 Low-Income Units 2-4 Bedrooms	Tax Credit Program Income Levels A & B
Eastern Oaks 4922 Nuckols Crossing Road Austin, TX 78744 512-480-8245	30 Units Total 30 Low-Income Units 1-3 Bedrooms	Public Housing (Housing Authority of Travis County, TX, 512-480-8245) Income Level A
Fairway Village 6118 Fairway Drive Austin, TX 78741 512-386-8888	128 Units Total 127 Very Low-Income Units 1-4 Bedrooms	HUD Sections 8 and 236; Tax Credit Program Income Level A
Green Doors 1503 South IH 35 Austin, TX 78741 512 469-9130	Operates multiple housing programs for veterans, people with disabilities, the homeless and those at risk.	HUD Section 8; AHFC (GO Bonds); homeless, veterans, and people with disabilities Income Level A
Grove Place Apartments 1881 Grove Boulevard Austin, TX 78741 512-389-0917	184 Units Total 146 Low-Income Units 1-3 Bedrooms	RHDA; Tax Credit Program Income Levels A & B
King Fisher Creek Apartments 4601 East Saint Elmo Road Austin, TX 78744 512-442-9500	35 Units Total 35 Low-Income Units 2-4 Bedrooms	Tax Credit Program Income Levels A & B
Lexington Hills Apartments 2430 Cromwell Circle Austin, TX 78741 512-218-0672	238 Units Total 238 Low-Income Units 1-2 Bedrooms	AHFC (Austin Affordable Housing Corporation); Section 8 Income Levels A, B
Metropolis Apartments 2200 Pleasant Valley Road Austin, TX 78741 512-416-7586	308 Units Total 308 Income-Restricted Units 1-5 Bedrooms	TCHFC Bond Program (income requirements and restrictions) Income Levels A, B, C, & D
Mountain Ranch Apartments 2425 East Riverside Drive Austin, TX 78741 512-462-1044	196 Units Total 196 Low-Income Units 1-3 Bedrooms	TCHFC Bond Program (income requirement); Tax Credit Program Income Level B

Name, Address, Phone	Units	Program
Paradise Oaks Apartments 1500 Faro Drive Austin, TX 78741 512-464-5700	248 Units Total 248 Low-Income Units 1-4 Bedrooms	Tax Credit Program Income Level B
Pleasant Hill Apartments 2501 Anken Drive Austin, TX 78741 512-447-7244	100 Units Total 100 Low-Income Units 1-3 Bedrooms	HUD Section 8 (assistance is project-based, tied to unit); Tax Credit Program Income Level A
Residences at Onion Creek 810 E. Slaughter Lane Austin, TX 78744 512-505-8040	224 Units Total 224 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Rosemont at Oak Valley 2800 Collins Creek Drive Austin, TX 78741 512-326-5155	280 Units Total 280 Low-Income Units 2-4 Bedrooms	AHFC Bond Program; Tax Credit Program Income Levels A & B
Rosemont at Williamson Creek 4509 East St. Elmo Road Austin, TX 78744 512-916-9275	163 Units Total 130 Low-Income Units 2-4 Bedrooms	Tax Credit Program Income Levels A & B
Solaris Apartments 1601 Royal Crest Drive Austin, TX 78741 512-444-7797	562 Units Total 105 Low-Income Units 283 Very Low-Income Units Efficiencies, 1-4 Bedrooms	Affordable Housing Disposition Program (AHDP/AHP) Income Levels A, B, & C
Spring Valley Apartments 2302 East William Cannon Drive Austin, TX 78744 512-448-3600	230 Units Total 173 Low-Income Units 2-4 Bedrooms	Tax Credit Program Income Levels A & B
Stassney Woods Apartments 1800 East Stassney Lane Austin, TX 78744 512-440-7999	288 Units Total 58 Income-Restricted Units 1-2 Bedrooms	AHFC Bond Program Income Levels C & D
Towne Vista Apartments 2201 Montopolis Drive Austin, TX 78741 512-220-0600	280 Units Total 280 Low-Income Units 1-3 Bedrooms	TCHFC Bond Program; Tax Credit Program Income Levels A & B
Villas of Cordoba 5901 East Stassney Lane Austin, TX 78744 512-444-7430	156 Units Total 93 Low-Income Units 2-3 Bedrooms	Tax Credit Program Income Levels A & B
Woodway Square Apartments 1700 Teri Road Austin, TX 78744 512-693-9808	240 Units Total 240 Low-Income Units 1-3 Bedrooms	Tax Credit Program; TCHFC Bond Program Income Level B

Name, Address, Phone	Units	Program
Woodway Village Apartments 4600 Nuckols Crossing Road Austin, TX 78744 512-442-1300	160 Units Total 160 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Level B

Southwest Austin

Alexander Oaks 6119 Valiant Circle Austin, TX 78749 512-480-8245	51 Units Total 51 Low-Income Units 1-4 Bedrooms	Public Housing (Housing Authority of Travis County, TX, 512-480-8245) Income Level A
Blunn Creek Apartments 701 Woodward Street Austin, TX 78704 512-326-8588	280 Units Total 280 Very Low-Income Units 1-3 Bedrooms	AHFC Bond Program; Tax Credit Program Income Levels A & B
Bouldin Oaks 1203 Cumberland Road Austin, TX 78704 512-477-4488	144 Units Total 144 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Buckingham Place Duplexes 743 Yarsa Boulevard #B Austin, TX 78748 512-280-5127	166 Units Total 114 Low-Income Units 50 Very Low-Income Units 2-3 bedrooms	HUD Section 8; Foundation Communities (nonprofit; income requirements, restrictions) Income Levels A, B, & C
Cherry Creek Duplexes 5510-B Fernview Austin, TX 78745 512-441-6646	122 Units Total 2-3 Bedrooms	HUD Section 8; Foundation Communities (a nonprofit org) Income Levels A, B, & C
Circle S Apartments 7201 South Congress Avenue Austin, TX 78745 512-445-5000	200 Units Total 200 Low-Income Units 1-3 Bedrooms	TCHFC Bond Program (income requirements); Tax Credit Program Income Level B
Cobblestone Court 2101 Davis Lane Austin, TX 78745 512-292-1652	69 Units Total 65 Very Low-Income Units 1 Bedrooms	AHFC Bond Program; Section 811 (Disabled only) Income Levels A & B
Cornerstone 1322/1324 Lamar Square Austin, TX 78704 512-448-9628	30 Units Total 30 Low-Income Units Efficiencies, 1-2 Bedrooms	HOME program; RHDA; Tax Credit Program; Mary Lee Foundation/Cmnty (nonprofit) Income Levels A, B, & C
Eberhart Place 808 Eberhart Lane Austin, TX 78745 512-441-5551	38 Units Total 36 Very Low-Income Units Efficiencies & 1 Bedrooms	HUD Section 202; Elderly (62+) & Disabled only Income Level A

Name, Address, Phone	Units	Program
The Flagship 1312 Lamar Square Austin, TX 78704 512-448-9628	22 Units Total 22 Very Low-Income Units 1 Bedrooms	HUD 202 (Elderly Only); Flagship and Mary Lee Foundation are nonprofit orgs Income Level A
Fourth Street Apartments 2402 South 4th Street Austin, TX 78704 512-745-7152	11 Units Total 1 Bedrooms	HUD Section 811 (mental disability only); New Milestones Foundation (512-745-7152) Income Levels A & B
Garden Terrace SRO Apartments 1015 West William Cannon Drive Austin, TX 78745 512-416-8300	103 Units Total 103 Low-Income Units 50 Very Low-Income Units Efficiencies	AHFC; RHDA; Foundation Communities (nonprofit org) Income Level A
Goodrich Place 2126 Goodrich Avenue Austin, TX 78704 512-477-4488	41 Units Total 41 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
The Heights on Congress Apartments 2703 South Congress Avenue Austin, TX 78704 512-441-1437	172 Units Total 170 Low-Income Units 34 Section 8 Units 1-3 Bedrooms	AHFC Bond Program; HUD Section 8; HUD Section 236; Tax Credit Program Income Levels A & B
Ivy Condos 3204 Manchaca Road Austin, TX 78704 512-615-3377	18 Units Total 18 Low-Income Units 1-2 Bedrooms	HUD Section 811, Mentally Disabled Income Level A
Kinney Avenue Apartments 1703 Kinney Avenue Austin, TX 78704 512-745-7152	9 Units Total 1 Bedrooms	HUD Section 811 (mental disability only); New Milestones Foundation (512-745-7152) Income Levels A & B
The Legacy 1342 Lamar Square Drive Austin, TX 78704 512-448-9628	40 Total Units 4 @ 80% MFI 24 Low-Income Units 12 Very Low-Income Units Efficiencies, 1-2 Bedrooms	HOME program; Mary Lee Foundation/Community (nonprofit) Income Levels A, B, & C
Lindy's Landing 121 Woodward Street Austin, TX 78704 512-444-9994	52 Units Total 8 Low-Income Units (RTC) 10 Very Low-Income Units (RTC) 1 Bedrooms	HUD Section 8; Tax Credit Program Income Levels A & B
Manchaca II 6113 Buffalo Pass Austin, TX 78745 512-477-4488	33 Units Total 33 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Manchaca Road Apartments 3810 Manchaca Road Austin, TX 78704 512-745-7152	11 Units Total 1 Bedrooms	HUD Section 811 (mental disability only); New Milestones Foundation (512-745-7152) Income Levels A & B

Name, Address, Phone	Units	Program
Manchaca Village 3628 Manchaca Road Austin, TX 78745 512-477-4488	33 Units Total 33 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Mary Lee Charles Place 1345/1347 Lamar Square Drive Austin, TX 78704 512-448-9628	16 Total Units 16 Very Low-Income Units 1 Bedrooms	Section 811 (Mental, Physical Disability); Mary Lee Foundation (nonprofit) Income Levels A, B, C
Meadowbrook Apartments 1201 West Live Oak Street Austin, TX 78704 512-440-4488	160 Units Total 160 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Oak Creek Village Apartments 2324 Wilson Austin, TX 78704 512-444-3581	173 Units Total 170 Very Low-Income Units 1-4 Bedrooms	HUD Section 8 Income Level A
Shadowbend Ridge 6328 Shadow Bend Austin, TX 78745 512-477-4488	50 Units Total 50 Low-Income Units 1-5 Bedrooms	Public Housing (Housing Authority City of Austin) Income Level A
Sierra Ridge Apartments 201 West Saint Elmo Road Austin, TX 78745 512-462-0888	149 Units Total 149 Low-Income Units 1-3 Bedrooms	HUD Section 8; Foundation Communities (nonprofit; income requirements & restrictions) Income Levels A, B, & C
Sierra Vista 4320 South Congress Austin, TX 78745 512-448-4884	238 Units Total 24 Low-Income Units 214 Very Low-Income Units 1-2 Bedrooms	Tax Credit Program; RHDA; Foundation Communities; GO Bonds Income Levels A & B
Skyline Terrace 1212 West Ben White Boulevard Austin, TX 78704 512-440-0300	100 Units Total (18 houses) 100 Very Low-Income Units Efficiencies	AHFC (GO Bonds); Foundation Communities (nonprofit org); RHDA; Tax Credit Program Income Level A
Southpark Ranch Apartments 9401 South 1st Street Austin, TX 78748 512-292-6400	192 Units Total 192 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Housing Authority of Travis County, TX Income Level B
Southwest Trails 8405 Old Bee Caves Road Austin, TX 78735 512-301-2442	160 Units Total 160 Low-Income Units 1-3 Bedrooms	AHFC Bond Program; RHDA; Tax Credit Program; Foundation Communities (nonprofit org) Income Level A
Stassney Apartments 5600 Nancy Drive Austin, TX 78745 512-745-7152	9 Units Total 1 Bedrooms	HUD Section 811 (mental disability only); New Milestones Foundation (512-745-7152) Income Levels A & B

Name, Address, Phone	Units	Program
Trails at the Park 815 West Slaughter Lane Austin, TX 78748 512-280-5200	200 Units Total 148 Low-Income Units 1-3 Bedrooms	Foundation Communities (nonprofit); Tax Credit Program Income Levels A, B, & C
Travis Park Apartments 1100 East Oltorf Austin, TX 78704 512-444-6773	199 Units Total 199 Low-Income Units 1-3 Bedrooms	HUD Section 221(d)(3) Income Level A
Western Trail Apartments 2422 Western Trails Boulevard Austin, TX 78745 512-447-8759	99 Units Total 99 Low-Income Units Efficiencies, 1-2 Bedrooms	HUD Section 8; HUD 202 (elderly 62+ years) Income Level A
Willows (Austin) 1332 Lamar Square Drive Austin, TX 78704 512-448-9628	64 Units Total 4 @ 80% MFI 32 Low-Income Units 28 Very Low-Income Units Efficiencies, 1-2 Bedrooms	AHFC (GO Bonds); Mary Lee Foundation/Community (nonprofit org) Income Levels A, B, & C

Travis County (outside Austin)

Cambridge Villas 15711 Dessau Road Pflugerville, TX 78660 512-990-2348	208 Units Total 208 Low-Income Units 1-2 Bedrooms	Elderly Only; Housing Authority of Travis County, TX; Tax Credit Program Income Levels A & B
Heatherwilde Park Retirement Apartments 16500 Yellow Sage Boulevard Pflugerville, TX 78660 512-670-7900	168 Units Total 128 Low-Income Units 1 & 2 Bedrooms	Tax Credit Program; Elderly Only Income Levels A & B
HomeTown Estates (Picadilly Estates) 500 Grand Avenue Parkway Pflugerville, TX 78660 512-990-5400	168 Units Total 168 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Only Income Levels A
Manor Town Apartments 200 West Carrie Manor Manor, TX 78653 512-480-8245	33 Units Total 1-2 Bedrooms	Elderly Only; Tax Credit Program; Housing Authority of Travis County, TX Income Levels A & B
Pflugerville Meadows Apartments 201 Meadow Lane Pflugerville, TX 78660 512-251-3729	20 Units Total 20 Low-Income Units 1-2 Bedrooms	RD (Rural Development) Income Levels A & B
Rosemont at Heather Bend 16701 Heatherwilde Boulevard Pflugerville, TX 78660 512-989-9600	256 Units Total 256 Low-Income Units 2-4 Bedrooms	Tax Credit Program; TCHFC Bond Program (approval based on income restrictions) Income Levels A & B

Name, Address, Phone	Units	Program
Westchester Woods Apartments 19600 Heatherwilde Boulevard Pflugerville, TX 78660 512-989-1900	250 Units Total 250 Low-Income Units 1-3 Bedrooms	TCHFC Bond Program; Tax Credit Program Income Level B

Williamson County

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	Affordable Housing Disposition Program (AHDP/AHP) Income Levels A, B, & C
Avery Apartments 309 Avery Drive Taylor, TX 76574 512-352-6217	70 Units Total 70 Low-Income Units 1-4 Bedrooms	Public Housing (Taylor Housing Authority (512-352-3231) Income Level A
Bartlett Housing Authority 200 Cryer Drive Bartlett, TX 76511 254-527-4295	51 Units Total at multiple sites 51 Low-Income Units Duplexes	Public Housing (Bartlett Housing Authority) Income Level A
Bluffs Landing Senior Village 3201 Bluffs Landing Way Round Rock, TX 78665 512-238-1400	144 Units Total 144 Low-Income Units 1-2 Bedrooms	HUD Section 8; Tax Credit Program Income Levels A & B
Burnett Place Apartments 405 Sloan Taylor, TX 76574 512-365-2500	72 Units Total 54 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Capital Area Rural Development 401 East Pietzsch Street Bartlett, TX 76511 254-527-3850	6 Units Total (3 duplexes) 3 Duplexes	RD (Rural Development) Income Levels A, B, & C
Cedar Park Townhomes 400 East Cypress Creek Road Cedar Park, TX 78613 512-401-2881	226 Units Total 136 Low-Income Units 2-4 Bedrooms	HUD Section 8; Tax Credit Program Income Levels A & B
Cedar Ridge Apartments (Georgetown) 1500 Northwest Boulevard Georgetown, TX 78626 512-863-8027	60 Units Total 60 Low-Income Units 1-2 Bedrooms	HUD Section 8; RD (Rural Development) Income Levels A, B, & C
Cedar Ridge Apartments (Leander) 2702 South Bagdad Road Leander, TX 78641 512-259-7648	152 Units Total 152 Total Units 2-3 Bedrooms	HOME Program Income Levels A, B, & C

Name, Address, Phone	Units	Program
Chisholm Trail 1525 Chisolm Trail Round Rock, TX 78681 512-255-7122	50 Units Total 50 Low-Income Units 1-3 Bedrooms	HUD Section 8 New Construction (S8NC) program (assistance tied to property) Income Level A
Crystal Falls Village 202 Crystal Falls Parkway Leander, TX 78641 512-259-5097	36 Units Total 36 Very Low-Income Units 1-2 Bedrooms	RD; Tax Credit Program; Elderly & Diasabled Only Income Levels A & B
Cushing Center 1007 Cushing Drive Round Rock, TX 78664 512-255-9159	30 Units Total 30 Low-Income Units 1-2 Bedrooms	Public Housing; Elderly Only; Round Rock Housing Authority (512-255-3702) Income Level A
Cypress Creek at Lakeline 2101 South Lakeline Boulevard Cedar Park, TX 78613 512-401-6789	236 Units Total 236 Low-Income Units 1-4 Bedrooms	Tax Credit Program (income requirements and restrictions); Section 8 Income Levels A & B
Cypress Creek at River Bend 120 River Bend Drive Georgetown, TX 78628 512-930-7676	180 Units Total 180 Low-Income Units 1-4 Bedrooms	HUD Section 8; 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 Low-Income Units 2 Bedrooms	HUD Section 8; RD; shared phone # with San Gabriel Apts 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 1-2 Bedrooms	Tax Credit Program; Elderly (55+); Disabled Income Levels A & B
Georgetown Housing Authority 210 West 18th Street Georgetown, TX 78626 512-863-5565	158 Units Total 158 Low-Income Units 1-4 Bedrooms	Public Housing Income Level A
Georgetown Place Apartments 805 Quail Valley Drive Georgetown, TX 78626 512-930-0021	176 Units Total 105 Low-Income Units 2-3 Bedrooms	Tax Credit Program Income Levels A & B
Georgetown Square Apartments 206 Royal Drive Georgetown, TX 78626 512-863-3782	55 Units Total 1-4 Bedrooms	Section 8; Section 236 Income Level A
Grace Place Apartments 301 Grace Lane Taylor, TX 76574 512-352-9711	40 Units Total 20 Low-Income Units 1 Bedrooms	RD; Elderly (62+) and Disabled Income Levels A, B, & C

Name, Address, Phone	Units	Program
Lance Haven 1400-1521 Lance Lane Round Rock, TX 78664 512-255-9159	30 Units Total 30 Low-Income Units 1-3 Bedrooms	Public Housing (Round Rock Housing Authority, 512-255-9159); Elderly Income Level A
Leander Station Senior Village 11450 Old 2243 West Leander, TX 78641 512-260-6700	192 Units Total 168 Low-Income Units 1-2 Bedrooms	HUD Section 8; Tax Credit Program; Elderly (55+) Income Levels A & B
Mallard Run Apartments 1000 Mallard Lane Taylor, TX 76574 512-352-8660	40 Units Total 6 Low-Income Units 8 Very Low-Income Units 1-2 Bedrooms	Affordable Housing Disposition Program (AHDP/AHP); HUD Section 8 Income Levels A, B, & C
Mariposa Apartment Homes at River Bend 121 River Bend Drive Georgetown, TX 78628 512-930-4242	201 Units Total 201 Low-Income Units 1-2 Bedrooms	HUD Section 8; Tax Credit Program Income Levels A & B
Mary Olson Apartments 311 East 7th Street #C Taylor, TX 76574 512-352-3231	50 Units Total 1-5 Bedrooms	Public Housing (Taylor Housing Authority, 512-352-3231); Tax Credit program Income Levels A, B, & C
Northwest Apartments 1623 Northwest Boulevard Georgetown, TX 78628 512-863-9873	24 Units Total 24 Low-Income Units 1-2 Bedrooms	Tax Credit Program; RD (Rural Development) Income Levels A & B
Oak Grove Apartments 900 Westwood Drive Round Rock, TX 78681 512-255-0816	24 Units Total 18 Low-Income Units 1-2 Bedrooms	RD (Rural Development); Section 8 Income Levels A & B
The Oaks at Georgetown 550 West 22nd Street Georgetown, TX 78626 512-863-8548 or 512-930-0380	192 Units Total 192 Low-Income Units 1-3 Bedrooms	HUD Section 8; Tax Credit Program Income Levels A & B
Parkview Place 2111 North Austin Street Georgetown, TX 78626 512-819-0033	12 Units Total 1-4 Bedrooms (varies)	HUD Section 8; HOME program; Tax Credit 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 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Only Income Levels A & B
Red Hills Villas 1401 South A.W. Grimes Blvd. Round Rock, TX 78664 512-828-4175	168 Units Total 168 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 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 Very Low-Income Units 1-2 Bedrooms	RD (Rural Development) Income Levels A & B
Round Rock Housing Authority 1505 Lance Lane Round Rock, TX 78664 512-255-3702 or 512-255-1336	Multiple sites and Section 8 program	Public Housing and HUD Section 8 (Round Rock Housing Authority) Income Level A
San Gabriel Apartments 1100 Leander Road Georgetown, TX 78628 512-863-5992	136 Units Total 65 Very Low-Income Units 1-2 Bedrooms	RD (Rural Development); Tax Credit program; (shared phone # with Florence Hearthstone) Income Levels A, B, & C
San Gabriel Crossing 155 Hillcrest Lane Liberty Hill, TX 78642 512-548-6280 or 830-693-4521	76 Units Total 71 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
San Gabriel Senior Village 2101 Railroad Street Georgetown, TX 78626 512-864-9475	100 Units Total 100 Low-Income Units 1 Bedrooms	Tax Credit Program; Elderly Income Levels A & B
Stepping Stone Apartments 2501 Davis Street Taylor, TX 76574 512-352-1332	44 Units Total 44 Low-Income Units 31 Very Low-Income Units 1-2 Bedrooms	RD (Rural Development); Tax Credit Program; Elderly, Disabled Income Levels A & B
Stonehaven Apartments 210 West 18th Street Georgetown, TX 78626 512-863-5565 (Georgetown Housing Authority)	158 Units Total 158 Very Low-Income Units 1-4 Bedrooms	Public Housing (Georgetown Housing Authority, 512-863-5565); Elderly Income Level A
Tamaric Apartments 1507 Cedar Park Drive Cedar Park, TX 78613 512-918-0665 or 512-259-2515 (WhiteStone Apartments)	24 Units Total 24 Tax Credit Units 10 Very Low-Income Units 2 Bedrooms	RD (Rural Development) Tax Credit Program; HUD Section 8 Income Levels A & B
Taylor Housing Authority 311 East 7th Street #C Taylor, TX 76574-3221 512-352-3231	Manages Avery Apartments and Mary Olson apartments	Public Housing Income Level A
Taylor Square Apartments 1005 Cottonbowl Drive Taylor, TX 76574 512-352-8753	52 Units Total 5 Very Low-Income Units 1-2 Bedrooms	RD (Rural Development); Tax Credit Program Income Levels A, B, & C
Townhomes at Double Creek 2500 Louis Henna Boulevard Round Rock, TX 78664 512-255-4577	161 Units Total 160 Low-Income Units 3-4 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B

Name, Address, Phone	Units	Program
Trinity Place Apartments 1203 Cushing Drive Round Rock, TX 78664 512-244-0366	68 Units Total 68 Income-Restricted Units Efficiencies & 1 Bedrooms	Section 8; Section 202; Elderly & Disabled only Income Level A
Westwood 1100 Westwood Drive Round Rock, TX 78681 512-255-9159	28 Total Units 28 Low-Income Units 1-3 Bedrooms	Public Housing (Round Rock Housing Authority, 512-255-3702) Income Level A
Whitestone Apartments 601 Doris Lane Cedar Park, TX 78613 512-259-2515	40 Units Total 40 Low-Income Units 2-3 Bedrooms	HUD Section 8; RD (Rural Development) Income Levels A, B, & C

Bastrop County

Alamo Plaza Apartments 401 East Alamo Street Elgin, TX 78621 512-285-2475	28 Units Total 15 Low-Income Units 1-2 Bedrooms	RD; Tax Credit Program; Elderly & Disabled only Income Levels A, B, & C
Autumn Springs Senior Apartments 219 Northeast 1st Street Smithville, TX 78957 512-557-0795	12 Units Total 12 Income-Restricted Units 1 Bedrooms	HOME Program; Section 8; Tax Credit Program; Elderly Only Income Levels A, B, & C
Bastrop Housing Authority 502 Farm Street Bastrop, TX 78602 512-321-3398	50 Units Total among 8 duplexes 50 Low-Income Units 30 Very Low-Income Units 1-3 Bedrooms	Public Housing (Bastrop Housing Authority); HUD Section 8; Elderly and Disabled Income Levels A, B, & C
Crescent Village Apartments 13817 County Line Road Elgin, TX 78621 512-281-1000	152 Units Total 68 Low-Income Units 8 Very Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8; Elderly Income Levels A & B
Elgin Housing Authority 515 Old McDade Road #100 Elgin, TX 78621 512-281-2772	28 Total Units at one complex 28 Very Low-Income Units 1-3 Bedrooms	Public Housing (Elgin Housing Authority) Income Level A
Hill Street Project 165 West Austin Giddings, TX 78942 979-540-2980	4 Units Total (family of 5 or more) 4 Income-Restricted Units 4 Bedrooms	Be at least a family of 5 or more; HOME Program; Section 8; Tax Credit Program Income Levels A, B, & C
Meadowpark Apartments 401 North Highway 95 Elgin, TX 78621 512-285-3755	27 Units Total 12 Low-Income Units 1-2 Bedrooms	RD; Tax Credit Program; Disabled Income Levels A & B

Name, Address, Phone	Units	Program
Oak Grove Apartments I & II 1910 Wilson Street Bastrop, TX 78602 512-321-7933 or 512-249-9887	48 Units Total 48 Low-Income Units 1-2 Bedrooms	Section 8 (Bastrop Housing Authority); Tax Credit Program; RD Income Levels A & B
Piney Creek North 2110 North Main Bastrop, TX 78602 512-321-3398-Bastrop Housing Authority	30 Units Total 30 Low-Income Units 1-4 Bedrooms	Section 8 (Bastrop Housing Authority, 512-321-3398) Income Level A
Settlement Estates Senior Apartments 149 Settlement Drive Bastrop, TX 78602 512-321-1447	70 Units Total 70 Income-Restricted Units 70 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Income Level B
Smithville Garden Apartments 1002 SE Martin Luther King Smithville, TX 78957 512-237-5912	42 Units Total 42 Low-Income Units 1-3 Bedrooms	HUD Section 8 Income Level A
Smithville Housing Authority 100 Ken Blaschke Drive Smithville, TX 78957 512-360-3286	131 Units Total 131 Total Low-Income Units Efficiencies, 1-4 Bedrooms	Public Housing (Smithville Housing Authority); Section 8 Income Level A
Supportive Housing Program-Family Crisis Center 431 Old Austin Highway Bastrop, TX 78602 512-321-7760	20 Units Total Supportive housing for victims of sexual or domestic violence only	HOME program; Tax Credit Program Income Levels A & B
Webb Street Revilitization 309-333 Webb Street Smithville, TX 78957 979-540-2980	14 Units Total 14 Very Low-Income Units 1-3 Bedrooms	HOME program; Section 8; Tax Credit Program; Priority to Elderly, Disabled, Families of 5+ Income Levels A, B, & C
Willows Apartments (Smithville) 324 Webb Street Smithville, TX 78957 512-237-2900	32 Units Total 26 Low-Income Units 1-2 Bedrooms	HUD Section 8; RD; Tax Credit Program Income Levels A & B

Bell County

Belle Oaks 1100 Shady Lane Belton, TX 76513 254-939-1841	202 Units Total 181 Low-Income Units 1-3 Bedrooms	Section 8 Income Level A
Belton Developments Limited 330 Avenue A Belton, TX 76513 254-947-0342	32 Units Total 32 Low-Income Units 1-2 Bedrooms	RD (Rural Development); Elderly, Disabled Income Levels A, B, & C

Name, Address, Phone	Units	Program
Belton Housing Authority 715 Saunders Street Belton, TX 76513 254-939-5321	196 Units Total 196 Low-Income Units Efficiencies, 1-4 Bedrooms; 40 Rural Development apts	Public Housing (Belton Housing Authority); RD; Section 8 Income Levels A, B, & C
Canyon Creek Townhomes 1476 Canyon Creek Drive Temple, TX 76502 254-773-0101	200 Units Total 183 Low-Income Units 1-3 Bedrooms	Tax Credit Program; HUD Section 8 Income Levels A & B
Chateau Apartments 504 West Calhoun Temple, TX 76501 254-773-2009 (Central TX Housing Consortium)	22 Units Total 22 Low-Income Units 1-2 Bedrooms	HOME program Income Levels A, B, C, & D
Chisholm Trail Senior Village 1003 West 9th Avenue Belton, TX 76513 254-939-7400	60 Units Total 54 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Only Income Levels A & B
City of Rogers Housing Authority 704 Rogers Cemetery Road Rogers, TX 76569 254-642-7785	46 Units Total 6 Low-Income Units 1-2 Bedrooms	Public Housing (City of Rogers Housing Authority); RD Income Levels A, B, & C
Country Lane Seniors-Temple Community 2916 Country Lane Drive Temple, TX 76504 254-771-2900	102 Units Total 98 Low-Income Units 1-2 Bedrooms	Elderly; Tax Credit Program; Section 8 Income Levels A & B
Country Square Apartments 724 East Avenue North Belton, TX 76513 254-939-1479	80 Units Total 29 Low-Income Units 2 Bedrooms	RD (Rural Development) Income Levels A, B, & C
Fairways at Sammons Park 2201 West Adams Avenue Temple, TX 76504 254-773-3110	92 Units Total 92 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Golden Haven Apartments 505 N 2nd St Temple, TX 76501 254-773-2009 (Central TX Housing Consortium)	100 Units Total 100 Low-Income Units 1-2 Bedrooms	Section 8 New Construction Income Level A
Grand Reserve Seniors-Temple Community 2816 Country Lane Temple, TX 76504 254-771-2900	102 Units Total 98 Low-Income Units 1-2 Bedrooms	Elderly; Tax Credit Program; Section 8 Income Levels A & B
Granger Housing Authority 500 North Commerce, #28 Granger, TX 76530 512-859-2797	26 Total Units 26 Low-Income Units 1-3 Bedrooms	Public Housing (Granger Housing Authority) Income Levels A, B, & C

Name, Address, Phone	Units	Program
Holland House Apartments 616 Josephine Street Holland, TX 76534 254-657-2757 or 254-718-7347	68 Units Total 68 Low-Income Units 1-3 Bedrooms	Tax Credit Program; RD (Rural Development); Section 8 Income Levels A & B
Killeen Housing Authority 731 Wolf Street Killeen, TX 76541 254-634-5243	145 Units Total	Public Housing (Killeen Housing Authority); Section 8 Income Levels A, B, & C
The Kyle 111 North Main Street Temple, TX 76503 254-773-2009	60 Units Total 60 Low-Income Units 1-2 Bedrooms	Section 8; Elderly, Disabled Only Income Levels A & B
Montrose Apartments 2200 Montrose Place Belton, TX 76513 254-939-8126	94 Units Total 67 Low-Income Units 1-2 Bedrooms	RD (Rural Development) Income Levels A, B, & C
Pecos Street Apartments 400 Mesquite Granger, TX 76530 (mail: P.O. Box 448, Belton, TX 76513) 254-947-0342	14 Units Total 14 Very Low-Income Units 1-3 Bedrooms	RD (Rural Development); Elderly, Disabled Income Levels A, B, & C
Prairie Village Apartments 611 Paul Street Rogers, TX 76569 817-732-1055 or 254-642-3971	24 Units Total 24 Low-Income Units 1-2 Bedrooms	RD (Rural Development) Income Levels A & B
Raintree Apartments (Temple) 1617 Canyon Creek Temple, TX 76502 254-771-3338, or 254-773-2009 (Central TX Housing Consortium)	184 Units Total 65 Very Low-Income Units 1-2 Bedrooms	Section 8 Income Levels A, B, C, & D
Ridge Pointe Apartments 1900 Bacon Ranch Road Killeen, TX 76542 254-501-7149	172 Units Total 164 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Stone Ranch Apartment Homes 4401 East Rancier Avenue Killeen, TX 76543 254-634-2450	152 Units Total 129 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Tembell Home 210 West Avenue R Temple, TX 76504 254-773-2009 (Central TX Housing Consortium)	48 Units Total 26 Low-Income Units 1-3 Bedrooms	HOME program; Tax Credit program Income Levels A, B, C, & D
Temple College Apartments 265 East Marvin R. Felder Drive Temple, TX 76503 254-773-2009	26 Units Total 26 Low-Income Units 1-2 Bedrooms	Housing Trust Fund; HOME program; Tax Credit program Income Level A

Name, Address, Phone	Units	Program
Temple Housing Authority 700 West Calhoun Temple, TX 76501 254-773-2009	299 Units Total at 6 sites 299 Low-Income Units 1-3 Bedrooms	Public Housing, Section 8 (Temple Housing Authority) Income Level A, B, & C
Tremont Apartment Homes 1700 Bacon Ranch Road Killeen, TX 76542 713-626-9655	112 Units Total 112 Income-Restricted Units 1-2 Bedrooms	Tax Credit program; Section 8; Elderly Income Levels A & B
Turtle Creek Apartments 2200 Montrose Place Belton, TX 76513 214-528-0443	48 Units Total 7 Low-Income Units 1-3 Bedrooms	RD (Rural Development) Income Levels A, B, & C
Twin Oaks Village 1407 West Main Street Little River, TX 76554 254-982-4243	32 Units Total 4 Low-Income Units 1-2 Bedrooms	RD (Rural Development) Section 8 Income Levels A, B, & C
Veranda at Twin Creek 1101 Twin Creek Drive Killeen, TX 76543 254-200-4553	88 Units Total 88 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Only; Section 8 Income Levels A & B
Village at Fox Creek 2900 Illinois Avenue Killeen, TX 76543 254-690-3301	128 Units Total 128 Low-Income Units 2-3 Bedrooms	Tax Credit Program Income Levels A & B
Village at Meadowbend I & II 2787 Martin Luther King Jr. Drive Temple, TX 76504 254-770-3099	237 Units Total 221 Income-Restricted Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Wayman Manor Apartments 1811 East Avenue K Temple, TX 76501 254-778-7568	160 Units Total 160 Low-Income Units 1-3 Bedrooms	Section 8 Income Level A

Blanco County

Blanco Seniors Apartments 380 Blanco Avenue Blanco, TX 78606 830-833-2635	20 Units Total 20 Income-Restricted Units 1Bedrooms	Tax Credit Program; Elderly & disabled only; RD Income Levels A & B
City Oaks Apartments 301 North Winters Furr Johnson City, TX 78636 830-868-7365	24 Units Total 17 Very Low-Income Units 1-2 Bedrooms	Tax Credit Program; RD Income Levels A, B, & C

Name, Address, Phone	Units	Program
Creek View 2 Apartments 316 North Winter Furr 100 Johnson City, TX 78636 830-868-2750	20 Units Total 18 Low-Income Units 1 Very Low-Income Unit 1-3 Bedrooms	HOME program; Section 8 Income Levels A, B, & C
Creek View 3 Apartments 316 North Winter Furr 100 Johnson City, TX 78636 830-868-2750	16 Units Total 15 Low-Income Units 1 Very Low-Income Units 1-3 Bedrooms	HOME program; Section 8 Income Levels A, B, & C
Creek View Apartments 316 North Winter Furr 100 Johnson City, TX 78636 830-868-2750	28 Units Total 4 Low-Income Units 2 Very Low-Income Units 1-3 Bedrooms	HOME program; Section 8 Income Levels A, B, & C
Johnson City Housing Authority 304 South Avenue F Johnson City, TX 78636 830-868-7322	50 Units Total 50 Low-Income Units Efficiencies, 1-2 Bedrooms	Public Housing (Johnson City Housing Authority) Income Levels A & B
Leaning Oaks 502 South Avenue F Johnson City, TX 78636 830-868-7322	10 Units Total 10 Low-Income Units 1-2 Bedrooms	HOME program; Tax Credit Program; Elderly or Disabled Income Levels A & B

Burnet County

Alta Vista Apartments I & II 1001 Pecan Valley Drive Marble Falls, TX 78654 830-693-5632, or 512-756-6809	64 Units Total 60 Low-Income Units 1-2 Bedrooms	Tax Credit Program; RD; Section 8 Income Levels A, B, & C
Burnet Housing Authority 805 South Water Burnet, TX 78611 512-756-4745	Manages League Street Manor & Hamilton Creek apartments 76 Low-Income Units 1-2 Bedrooms	Public Housing, Section 8 (Burnet Housing Authority) Income Level A
Creekside Townhomes 103 North Hill Street Burnet, TX 78611 512-756-9100	60 Units Total 54 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Garden Gate Apartments 300 East Third Street Burnet, TX 78611 512-715-9324	30 Units Total 30 Income-Restricted Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Hamilton Creek Highway 281 South Burnet, TX 78611 512-756-4745	40 Units Total 40 Low-Income Units	Public Housing (Burnet Housing Authority, 512-756-4745) Income Level A

Name, Address, Phone	Units	Program
Highland Oaks Apartments 1600 Mustang Drive Marble Falls, TX 78654 830-693-0460	76 Units Total 76 Income-Restricted Units 76 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly (55 +) only; Section 8 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
League Street Manor 1008 East League Street Burnet, TX 78611 512-756-4745	36 Units Total 30 Low-Income Units 1-2 Bedrooms	Burnet Housing Authority (512-756-4745); Elderly; RD Income Levels A, B, & C
Marble Falls Housing Authority 1110 Broadway Marble Falls, TX 78654-0668 830-693-4521 (Texas Housing Foundation)	100 Public Housing Units	Public Housing; Section 8 (contact staff 830-693-4521 at the Texas Housing Foundation) Income Level A
Northgate Apartments (Burnet) 105 Northgate Circle Burnet, TX 78611 512-756-7311	40 Units Total 40 Income-Restricted Units 1-2 Bedrooms	Section 8 Income Levels A & B
Oak Creek Townhomes 1101 6th Street Marble Falls, TX 78654 830-693-9800	80 Units Total 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Rhomberg Apartments I & II 806 North Rhomberg Burnet, TX 78611 512-756-8148	56 Units Total 20 Very Low-Income Units 1-2 Bedrooms	RD; Section 8; Tax Credit Program Income Levels A, B, & C
Rivercrest Apartments 1102 Avenue K Marble Falls, TX 78654 830-693-4711	40 Units Total 1-3 Bedrooms	Section 8; Section 236 Income Levels A, B, & C
Southwest Village Apartments 1106 Brazos Street Marble Falls, TX 78654 830-798-8259	24 Units Total 24 Very Low-Income Units 3 Bedrooms	HOME Program; Tax Credit Program Income Levels A, B, & C
Texas Housing Foundation 1110 Broadway Marble Falls, TX 78654 830-693-4521	Manages various housing properties for the Marble Falls Housing Authority	Section 8; Tax Credit Income Levels A, B, C, & D
Turtle Creek Townhomes 1106 Brazos Street Marble Falls, TX 78654 830-798-8259	54 Units Total 28 Low-Income Units 1-3 Bedrooms	HOME Program Income Levels A, B, & C

Name, Address, Phone	Units	Program
The Vistas Apartments 1700 Mustang Drive Marble Falls, TX 78654 830-798-8171 or 830-693-4521	124 Units Total 124 Income-Restricted Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B

Caldwell County

Burleson Heights Apartments 490 Highway 36 South Caldwell, TX 77836 979-846-8878	24 Units Total 24 Income-Restricted Units 2-3 Bedrooms	RD (Rural Development); Tax Credit Program Income Levels A & B
Caldwell Housing Authority 509 Hall Caldwell, TX 77836 979-567-4244	Manages 40 units (duplexes) 40 Low-Income Units 2 Bedrooms	Public Housing Income Level A
Golden Age Home 1505 South Main Street Lockhart, TX 78644 512-398-2421	16 Units Total 16 Income-Restricted Units 16 Low-Income Units Studio, efficiencies	HOME Program; Elderly Only Income Levels A, B, & C
Imperial Gardens Apartments 801 Blackjack Street Lockhart, TX 78644 512-398-6768	24 Units Total 24 Low-Income Units 2-3 Bedrooms	HUD Section 8 Income Level A
Jennings Retirement Village 100 Carter Circle Luling, TX 78648 830-875-5023	20 Units Total 20 Low-Income Units 1 Bedrooms	RD; 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 1-2 Bedrooms	Affordable Housing Disposition Program (AHDP/AHP) Income Levels A, B, & C
Lockhart Housing Authority 809 Redwood Street Lockhart, TX 78644-0446 512-398-2715	104 Units Total @ multiple sites 6 Low-Income Units 98 Very Low-Income Units Efficiencies, 1-4 Bedrooms	Public Housing (Lockhart Housing Authority); HOME program; Elderly Income Level A
Lockhart Senior Apartments 610 West San Antonio Street Lockhart, TX 78644 512-398-6087	16 Units Total	RD; Elderly & disabled only Income Levels A, B, & C
Luling Housing Authority 800 East Milam Luling, TX 78648-0229 830-875-5221	128 Units Total 128 Low-Income Units 1-3 Bedrooms	Public Housing (Luling Housing Authority); 128 apartments located on 5 complexes Income Level A

Name, Address, Phone	Units	Program
Martindale Apartments 12943 Highway 142 Martindale, TX 78655 512-357-1167	24 Units Total 24 Income-Restricted Units 16 Low-Income Units 1-2 Bedrooms	Tax Credit Program; RD; Section 8 Income Levels A & B
Meadow Park Village 1200 Meadow Park Drive Lockhart, TX 78644 512-398-6592	36 Units Total 36 Low-Income Units 1-4 Bedrooms	Section 8; Section 221(d)(3) Income Levels A, B, & C
Medina Court Senior Housing 1313 South Medina Street Lockhart, TX 78644 512-472-1472 or 512-376-7500	20 Units Total 20 Income-Restricted Units 1Bedrooms	HOME Program; Section 8 Income Levels A & B
Milam Creek Senior Village 1330 and 1380 East Milam Luling, TX 78648 830-875-5400	51 Units Total 51 Income-Restricted Units 51 Low-Income Units 1-2 Bedrooms	HOME Program Income Levels A & B
Nolan Terrace 221 Peach Street Luling, TX 78648 830-875-9132	40 Units Total 40 Income-Restricted Units 40 Low-Income Units 1-3 Bedrooms	Section 8 Income Levels A, B, & C
Sandia Crossing 1115 N. Magnolia (Hwy. 183 N.) Luling, TX 78648 830-875-2349	40 Units Total 30 Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Southpark Village Apartments I & II 1817 South Colorado Street Lockhart, TX 78644 512-398-2500	72 Units Total 72 Income-Restricted Units 72 Low-Income Units 2-3 Bedrooms	Tax Credit Program; RD (Rural Development) Income Levels A & B
Springfield Villas 1300 Pancho Street Lockhart, TX 78644 512-398-3100	32 Units Total 32 Income-Restricted Units 2-4 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Stone Street Retirement 401 Molly Drive Caldwell, TX 77836 979-846-8878	32 Units Total 32 Income-Restricted Units 1-2 Bedrooms	RD; Tax Credit Program; Elderly & Disabled only Income Level B
Westwood Apartments 449 West San Antonio Street Lockhart, TX 78644 512-398-4814	20 Units Total 20 Income-Restricted Units 1-2 Bedrooms	RD (Rural Development) Income Levels A & B

Name, Address, Phone	Units	Program
<u>Hays County</u>		
Allen Woods Homes 1201 Thorpe Lane San Marcos, TX 78666-6559 512-353-5058	125 Units Total 125 Low-Income Units Efficiencies, 1-4 Bedrooms	Public Housing (San Marcos Housing Authority); Section 8 Income Level A
Asbury Place Apartments 1350 Wonder World Drive San Marcos, TX 78666 512-805-7045	64 Units Total 64 Income-Restricted Units 2-3 Bedrooms	Tax Credit Program; HOME program; Section 8 Income Levels A & B
Champions Crossing Apartments 345 Champions Boulevard San Marcos, TX 78666 512-878-2110	156 Units Total 156 Income-Restricted Units 2-4 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Chapultepec Homes 701 South LBJ Drive San Marcos, TX 78666 512-396-3364 or 512-353-5059	30 Units Total 30 Low-Income Units 2-4 Bedrooms	Public Housing (San Marcos Housing Authority); Section 8 Income Level A
Charles Young Housing 417 West 2nd Kyle, TX 78640 512-268-7801	21 Units Total 21 Low-Income Units 1-3 Bedrooms	Public Housing (Kyle Housing Authority, 512-268-7801) Income Levels A, B, & C
CM Allen Homes 795 River Road San Marcos, TX 78666 512-353-1116	100 Units Total 100 Low-Income Units 1-5 Bedrooms (two 5-Bedrooms)	Public Housing (San Marcos Housing Authority); Section 8 Income Level A
Country Oaks Apartments 1951 Aquarena Springs Drive San Marcos, TX 78666 512-754-8911	160 Units Total 160 Income-Restricted Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Creekside Villas Senior Village 590 FM 967 Buda, TX 78610 512-295-1900	144 Units Total 144 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Encino Point Apartments 1800 Post Road San Marcos, TX 78666 512-392-0628	252 Units Total 252 Income-Restricted Units 1-4 Bedrooms	Tax Credit Program; HOME program; Section 8 Income Levels A, B, & C
Hill Country Cottages Inc. 1300 Highway 290 West Dripping Springs, TX 78620 512-858-5131	14 Units Total 14 Income-Restricted Units 1- 2 Bedrooms	RD; Elderly; Disabled Income Levels A, B, & C

Name, Address, Phone	Units	Program
Huntington Apartments 1255 Firecracker Drive Buda, TX 78610 512-295-4071	120 Units Total 116 Low-Income Units 1-3 Bedrooms	Housing Trust Fund; Elderly Only (55+) Income Levels A, B, C, & D
Kyle Housing Authority 417 West 2nd Street Kyle, TX 78640 512-268-7801	51 Units Total 51 Low-Income Units 1-4 Bedrooms	Public Housing (Kyle Housing Authority, 512-268-7801); HUD Section 8; RD Income Level A
La Vista Apartments 1615 Redwood Road San Marcos, TX 78666 512-396-2333	201 Units Total 150 Income-Restricted Units 150 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Only Income Levels A & B
Langtry Apartments 205 Craddock Avenue San Marcos, TX 78666 512-396-2673 or 512-353-3002, ext 26	56 Units Total 8 Low-Income Units 12 Very-Low-Income Units 1-2 Bedrooms	Section 8 Income Levels A, B, & C
Mariposa Apartment Homes at Hunter Road 2600 Hunter Road San Marcos, TX 78666 512-392-9588	182 Units Total 182 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
New Development 1201 Thorpe Lane San Marcos, TX 78666 512-353-5059	26 Total Units 26 Scattered homes	Public Housing (San Marcos Housing Authority); Section 8 Income Levels A & B
Onion Creek Village 300 Bluff Street Buda, TX 78610 512-295-2678	32 Units Total 32 Income-Restricted Units 1-2 Bedrooms	Tax Credit Program; RD (Rural Development) Income Levels A & B
The Overlook at Plum Creek 4850 Cromwell Drive Kyle, TX 78640 512-428-8558	94 Units Total 94 Income-Restricted Units 82 Low-Income Units 1-2 Bedrooms	Tax Credit Program; Elderly Only Income Levels A & B
Pete Dressen Housing Complex 101 Post Road Circle Kyle, TX 78640 512-268-7801	30 Units Total 30 Low-Income Units 1-4 Bedrooms	Public Housing (Kyle Housing Authority, 512-268-7801); Section 8; RD Income Levels A & B
Porter Homes 1231 & 1235 MLK Drive San Marcos, TX 78666-5300 512-353-5058	8 Total Units 8 Low-Income Units 2-4 Bedrooms	Public Housing (San Marcos Housing Authority); Section 8 Income Level A
River Oaks Villas 1900 Aquarena Springs Road San Marcos, TX 78666 512-392-6955	200 Units Total 200 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B

Name, Address, Phone	Units	Program
Riverview Apartments 601 River Road San Marcos, TX 78666 512-353-1593	54 Units Total 13 Income-Restricted Units 40 Low-Income Units 1-3 Bedrooms	Section 8; Section 236 Income Level A
Saddle Creek Apartments 21393 IH 35 Kyle, TX 78640 512-268-8180	104 Units Total 80 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
San Marcos Housing Authority 1201 Thorpe Lane San Marcos, TX 78666 512-353-5058	291 Total Units 291 Low-Income Units Bedrooms varies (homes & apts)	Public Housing, Section 8 (San Marcos Housing Authority) Income Level A
The Springs Apartments 289 Spring Lane Dripping Springs, TX 78620 512-858-2440	76 Units Total 16 Low-Income Units 60 Very Low-Income Units 1-3 Bedrooms	Tax Credit Program Income Levels A & B
Springtown Villa 503 Springtown Way San Marcos, TX 78666 512-396-3363 or 512-353-5058	60 Units Total 60 Low-Income Units 1-2 Bedrooms	Elderly or Disabled; Section 8 proj based; Section 221(d)(3); San Marcos Housing Authority Income Levels A & B
Stone Brook Seniors Community 300 South Stagecoach Trail San Marcos, TX 78666 512-392-9330	206 Units Total 206 Income-Restricted Units 1-2 Bedrooms	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 1-2 Bedrooms	Tax Credit Program Income Levels A, B, & C
Timbers Apartments (San Marcos) 900 Peques Street San Marcos, TX 78666 512-396-8495 and 512-212-7190	155 Units Total 23 Low-Income Units 31 Very Low-Income Units Efficiencies, 1-3 Bedrooms	Affordable Housing Disposition Program (AHDP/AHP) Income Levels A, B, & C
Tuscany Park at Buda 5500 Overpass Road Buda, TX 78610 512-295-7539	176 Units Total 172 Income-Restricted Units 170 Low-Income Units 1-3 Bedrooms	Tax Credit Program; Section 8 Income Levels A & B
Villas at Willow Springs 1506 South IH 35 San Marcos, TX 78666 512-392-8452	220 Units Total 135 Low-Income Units 2-3 Bedrooms	Tax Credit Program; Section 8 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 2-3 Bedrooms	Affordable Housing Disposition Program (AHDP/AHP) Income Levels A, B, & C



ACCESSIBLE HOUSING



The Fair Housing Act addresses the unique way the built environment can discriminate against people with disabilities. The Act seeks to remedy this with provisions that reduce barriers to persons with disabilities in their efforts to secure, use, and fully enjoy housing.

The Fair Housing Act design and construction requirements apply to covered multifamily dwellings built for first occupancy after March 13, 1991. Covered multifamily dwellings include:

- All dwelling units in buildings containing four or more dwelling units if the buildings have one or more elevators AND
- All ground floor units in other buildings containing four or more units, without an elevator.

To be in compliance with the Fair Housing Act, there are seven basic design and construction requirements that must be met. These requirements are:

Requirement 1. An accessible building entrance on an accessible route. All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.

- An accessible route means a continuous, unobstructed path connecting accessible elements and spaces within a building or site that can be negotiated by a person with a disability who uses a wheelchair, and that is also safe for and usable by people with other disabilities.
- An accessible entrance is a building entrance connected by an accessible route to public transit stops, accessible parking and passenger loading zones, or public streets and sidewalks.

Requirement 2. Accessible public and common use areas. Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include — for example — building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.

Requirement 3. Usable doors (usable by a person in a wheelchair). All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs.

Requirement 4. Accessible route into and through the dwelling unit. There must be an accessible route into and through each covered unit.

Requirement 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

Requirement 6. Reinforced walls in bathrooms for later installation of grab bars. Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.

Requirement 7. Usable kitchens and bathrooms. Kitchens and bathrooms must be usable —that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.

Fair housing laws give both tenants and applicants who have disabilities the right to request permission to make, or request the landlord to provide, reasonable modifications to the structure of the rental unit or the common areas. For more information, contact the ATC Fair Housing Program at 512-474-7007.

\$AVE MONEY ON UTILITIES\$

Since June 1, 2011, all multi-family properties are obligated to complete an energy audit and they must display the results of the energy audit in a common area so current and prospective tenants have the opportunity to review what energy efficiency measures are needed or have already been installed in the apartment buildings.

The disclosure document includes the following energy efficiency measures:

- Average leakage in the air duct system (Austin Energy Recommendation: less than 15% or 10%, depending on the type of duct system);
- Attic or roof insulation (Austin Energy recommendation: R22 to R30 or 10 inches to 16 inches);
- Solar screens or window film (Austin Energy recommendation: on east-, south-, and west-facing windows).

Austin Energy has proposed that at the time a prospective tenant is given a rental application, the landlord must also provide written notice of the property's average energy usage per square foot. The notice must state:

This apartment community has a [lower/higher] than average energy usage per square foot for multi-family properties in the Austin service area. The facility's average energy use is [x] percent [lower/higher] than comparable apartment communities built between [year] and [year] with [gas and electric/all electric] utilities. A full copy of the energy audit is available for your inspection upon request.

The landlord must ask the applicant to sign an acknowledgement indicating that notice of the energy audit results were provided. There are four

forms that a tenant should be aware of at a multi-family property:

1. Multifamily Energy Audit Data;
2. Energy Audit Results;
3. Energy Guide; and
4. Notice of High Energy Use Property.

The Austin Tenants' Council and Texas ROSE worked extensively on this issue.

Texas ROSE is a non-profit membership organization that represents residential and low-income consumers to promote energy efficiency and fair utility programs. It is the only public interest group in Texas dedicated to providing straightforward, plain language information; representation before the Public Utility Commission of Texas; advocacy for low-income consumers; education; and training. Operating since 1992, Texas ROSE has hundreds of members operating throughout the state.

Utility Costs

The cost of utility bills can make the difference between having an affordable apartment or not. Do not overlook this important part of your housing costs. In Austin, the rental office is required by law to provide you with a report on energy use in the apartment complex. Before you write a check to process your rental application, be sure to review the information.

- A "Notice of High Energy Use" means you will likely have high electric bills. It would be wise to look for other options.
- The "Energy Guide for Prospective Renters" shows you how the utility bills for that apartment complex compare to the average for all apartments. Below average is better than above average.

\$AVE MONEY ON UTILITIES\$

- A “Notice of Exemption” means the property is new and meets the energy code or has had major energy efficiency improvements. An exempt property should have lower than average electric bills and should be a good choice from an energy perspective.

Choosing an Apartment

Many conditions affect our utility bills. One important condition is the location of the unit in relation to the sun.

- Ideally, an apartment facing north or south will use less electricity than a unit facing east or west, because it will not be as affected by the intense afternoon sun.
- Ask about the age of the appliances in the unit and if they are Energy Star-rated. Newer appliances use less energy than older appliances, and Energy Star-rated appliances use less than other models being sold.
- A unit that has both gas and electric should have lower utility costs than the same apartment that is all electric.

To Lower Your Utility Costs

- Initially set your thermostat at 78° in summer and 68° in winter and adjust the settings to meet your needs from there. A degree of thermostat setting can increase (or decrease) your bill by 3% to 5%.
- Ask your landlord to replace dirty air filters and clean the refrigerator coils.
- Replace standard light bulbs with compact fluorescent bulbs and turn lights off when they are not in use.
- If you buy an appliance or room air condi-

tioner, check the energy guide label. Take into account the long-term cost of operating it as well as the initial purchase price.

- Use blinds and curtains to let the heat in when it's cold outside and keep the heat out when it's hot.

Choosing an Electric Provider

Some Central Texans live in areas where electricity is deregulated and can choose an electric provider. When shopping for an electric provider find out how long the rate will be in effect. Promotional rates may change on the next meter reading date which could be only one or two days depending on the meter reading schedule.

Check all electricity terms of service agreements for hidden fees.

Think twice before taking a prepaid electric service plan. There is no guarantee that you will have electricity for the whole month. Any time your account runs out of money-even when you are waiting for a check-you will be disconnected with as little notice as one day. There is no limit on the number of times you can be disconnected.

TEN WAYS TO PROTECT YOUR RIGHTS

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 ACTUAL UNIT 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 AND 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 DAMAGES RIGHT AFTER YOU MOVE IN

- If the landlord doesn't give you an inventory sheet, write your own.
- Take pictures, if possible.

7. REQUEST REPAIRS IN WRITING

- Written notice is required to enforce your rights. Keep a copy as proof you notified the landlord of the repairs.
- Send the letter by certified or registered mail.

8. GET RENT RECEIPTS FROM THE LANDLORD

- If you pay by money order, the stub does not prove the landlord received the rent, only that you bought it.
- Whenever possible, hand-deliver rent.
- NEVER pay cash without getting a receipt from the landlord.

9. GIVE WRITTEN NOTICE BEFORE YOU MOVE OUT

- Most leases require *written* notice of 30 or 60 days before moving.
- Some leases require the notice to be given at a certain time of the month.

10. CALL THE AUSTIN TENANTS' COUNCIL IF YOU HAVE QUESTIONS

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

for more info, call

512-474-1961



DEALING WITH BEDBUGS



1. WHAT ARE BEDBUGS?

- Common bedbugs (*Cimex lectularius*), also known by the name “chinch- es” in Texas, are wingless insects that feed on blood. They appear straw- colored and the size of a pin head when newly hatched and grow to approximately 3/16-inches in length with oval, flat, and reddish-brown bodies during adulthood.
- They prefer human blood and are primarily active at night so they tend to live near where people sleep.
- Research shows that bedbugs are not known to carry or transmit diseases.

2. DETECTION OF BEDBUGS

- Look in their common hiding places such as mattresses and box springs, joints in head and footboards, bed frames, and the crevice behind the baseboard.

3. TREATMENT

- Professional, reputable pest control companies with experience treating bedbug infestations should be con- sulted for insecticide treatment. Typi- cally, multiple treatments are neces- sary to eliminate the infestation.
- Along with professional pest control, thorough regular cleaning of infested areas is necessary. Carpets should be vacuumed and baseboards, edg- es of carpeting, mattress and box springs, and furniture crevices should be vacuumed using the brush attach- ment to dislodge bugs and their eggs from hiding places. After vacuum-

ing, the vacuum should be immedi- ately emptied and bags be sealed completely. Bed linens and clothing carrying bedbugs or eggs should be laundered above 120°F.

- Treating mattresses and box springs is sometimes possible. There are cov- ers that encase the mattress and box spring eventually killing the bedbugs inside. A professional pest control company should be consulted to rec- ommend the best option.
- DO NOT attempt to treat with pesti- cides on your own. This may cause the bedbugs to spread and become more difficult to manage.

4. TENANT RIGHTS

- The standard repair process should be followed to request treatment for bedbugs. Please consult Austin Tenants’ Council’s brochure, “Repairs: The Tenant’s Right and the Landlord’s Duty” for more information.
- Always allow a professional pest control company access to your unit for treatment. Without having ac- cess, the problem cannot be solved. Denying entry could be a violation of your lease agreement.

5. HELPFUL WEB SITES

- www.epa.gov/pesticides/bedbugs/
- www.bedbugregistry.com/
- [http://insects.tamu.edu/extension/ bulletins/I-1742.html](http://insects.tamu.edu/extension/bulletins/I-1742.html)
- Spanish language version: [http://insects.tamu.edu/extension/ bulletins/I-1742SP.html](http://insects.tamu.edu/extension/bulletins/I-1742SP.html)

PROGRAM DESCRIPTIONS

1. Rental Housing Development Assistance (RHDA)

The Rental Housing Development Assistance (RHDA) program provides opportunities to create and retain affordable rental units for low-and moderate-income households and low-income persons with disabilities. RHDA provides below-market rate financing to developers, including nonprofit and Community Housing Development Organizations (CHDOs) for the acquisition, new construction, or rehabilitation of affordable rental projects. RHDA serves households at or below 50% of Median Family Income with a target of serving households at or below 30% MFI.

The S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing Policy Initiative is designed to stimulate the production of housing for low and moderate-income residents of Austin. The housing meets the City's Green Building standards and is located in neighborhoods throughout the City of Austin.

S.M.A.R.T. Housing staff work with developers and builders of single-family, multifamily, and mixed-use developments that meet S.M.A.R.T. Housing standards. The City of Austin provides fee waivers and S.M.A.R.T. Housing development review, typically significantly faster than conventional review. This initiative includes not only larger developments but also infill construction.

For more information contact:

City of Austin

Neighborhood Housing and Community Development (NHCD)

1000 East 11th Street, Suite 200

Austin, TX 78702

(512) 974-3100

website: <http://austintexas.gov/departments/housing-developer-assistance>

2. Austin Housing Finance Corporation (AHFC) Multi-family Bond Program

The Austin Housing Finance Corporation (AHFC) administers the Multifamily Bond Program that provides below-market interest rate financing for the acquisition and rehabilitation, or the new construction of apartment communities. Funding is provided through the sale and issuance of tax-exempt multifamily conduit bonds, which provide the equity investment for a potential affordable housing development. Federal law requires, in part, that for the bonds to retain tax-exempt status, at least 20% of the units financed must be leased to households earning at or below 50% of MFI; or 40% of the units must be leased to households earning incomes at or below 60% of MFI.

Private developers have two options when applying for bonds through AHFC. The first option is to apply for Private Activity Bonds, which are combined with 4% Housing Tax Credits issued by the Texas Department of Housing and Community Affairs. The Texas Bond Review Board determines the schedule by which these Private Activity Bonds are allocated. The second option is to apply for bonds without the need for private activity bond authority or the use of Housing Tax Credits. Those bonds are 501(c)(3) bonds and are also awarded throughout the year. AHFC manages the application process to secure these funds.

The Austin Housing Finance Corporation is also responsible for distributing General Obligation (GO) Bonds.

For more information contact:

City of Austin

Austin Housing Finance Corporation (AHFC)

1000 East 11th Street, Suite 200

Austin, TX 78702

(512) 974-3100

website: <http://austintexas.gov/departments/austin-housing-finance-corporation>

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

The Travis County Housing Finance Corporation provides bond financing at advantageous interest rates for the development of housing that serves a public purpose 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 20% of the units to be set aside for tenants with incomes not exceeding 50% of the area median family income and 90% of the units to be set aside for tenants with incomes not exceeding 120% of the area median family income. However, these are minimums required by the IRS, and the TCHFC may require further affordability, which can vary from property to property.

The set-aside obligation is in effect until the finance bond is paid off or until the land use agreement expires. The payment schedule is generally for 30 to 40 years, but the developer may pay off the bond early, and the affordability of the property is held in place by the land use agreement(s).

For more information contact:

Travis County Housing Finance Corporation, Travis County Administration Building
700 Lavaca, Suite 1560
Austin, TX 78701
(512) 854-9116
website: http://www.co.travis.tx.us/housing_finance/

4. HOME Investment Partnership Program (HOME)

The HOME Program is a federal grant program that allocates funds to states and local governments, whom subsequently award the funds to communities, nonprofits, and for-profit developers for a wide range of activities that include building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income people.

When using HOME funds for rental housing, at least 90% of HOME-assisted units must be occupied by families whose incomes do not exceed 60% of the median family income for the area. The remaining HOME-assisted units (up to 10%) must be occupied by families whose incomes do not exceed 80% of the median family income for the area. 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 or 30% of the adjusted income of a family whose income equals 65% of the median income for the area. Rehabilitation projects must remain affordable for 5 to 15 years, and new construction projects must remain affordable for 20 years.

In rental projects with five or more HOME-assisted rental units, 20% of the HOME-assisted units must be occupied by very low-income families, and meet one of the following rent requirements:

1. The rent does not exceed 30% of the annual income of a family whose income equals 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.
2. The rent does not exceed 30% of the family's adjusted income.

For more information contact:

Texas Department of Housing & Community Affairs
HOME Investment Partnership Program
P.O. Box 13941, Capitol Station
Austin, TX 78711-3941
(512) 475-3800
Relay Texas (TDD): (512) 463-3323 or (800) 735-2989
website: <http://www.tdhca.state.tx.us/home-division/>

or

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

5. Low-Income Housing Tax Credit Program

The Texas Department of Housing & Community Affairs (TDHCA) monitors a federal tax credit program for the development and rehabilitation of housing complexes. Developers set aside a portion of their rental units for low-income tenants in exchange for tax credits on those units. The developer must provide either 20% or more of the units for individuals whose income is not more than 50% of the median gross income for the area or provide 40% or more of the units for individuals whose income is not more than 60% of the median gross income for the area. In addition, all of the designated units have a rent restriction. The rent cannot be more than 30% of the income limitation applicable to the unit, including a utilities allowance. See the chart on Page 7 for the maximum rents allowable for these units.

The apartment owners are allotted a certain number of tax credit units, but they may choose to use only a portion of the credits each year. Thus, the number of low-income units at these complexes may fluctuate from year to year. However, the owners must maintain the minimum 20% or 40% of the units with income limitations or receive penalties for noncompliance. The tax credits may be claimed for up to 10 years and the compliance period is for at least 15 years from the first taxable year of the credit period. This program began in 1987. Depending on when a property entered the program, restrictive terms to keep the property in the program upon transfer of ownership may be in effect.

6. Texas Housing Trust Fund

The Texas Department of Housing and Community Affairs runs the Texas Housing Trust Fund to provide loans and grants to finance, acquire, rehabilitate, and develop decent and safe affordable housing for low-income Texans. The Housing Trust Fund administers various single-family programs and also provides funds for programs administered by other TDHCA Divisions, including the Homeless Housing and Rapid Services Program and Bootstrap Self-Help Housing. All Housing Trust Fund Programs are implemented only through eligible non-profits, for-profits, public housing authorities and local governments that have executed a Housing Trust Fund contract or agreement.

For more information on the **Low-Income Housing Tax Credit Program** or the **Texas Housing Trust Fund**, visit <http://www.tdhca.state.tx.us/htf/index.htm> or contact:

Texas Department of Housing & Community Affairs
Attn: Housing Trust Fund
P.O. Box 13941, Capitol Station
Austin, TX 78711-3941
(512) 475-3976

7. Affordable Housing Disposition Program (AHDP)

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA) required that the Resolution Trust Corporation (RTC), and the Federal Deposit Insurance Corporation (FDIC), develop a program for selling residential properties to provide affordable housing opportunities. Under this program properties were sold to eligible purchasers who made an acceptable offer at or above the property's established net realizable market value. In return for purchasing a property at a price below the fair market value, purchasers agreed to set aside a specified number of units in the property for occupancy by low and very-low income households at affordable rents. The rent and income restrictions are designed to assure that for the next 40-50 years, the property serves families in need of affordable housing. This program began in the 1990s.

For more information contact:
Texas Department of Housing & Community Affairs
Affordable Housing Program (AHP)
P.O. Box 13941, Capital Station
Austin, TX 78711-3941
(512) 475-3800

8. USDA Rural Development (RD)

The Rural Development (RD) is an agency of the U.S. Department of Agriculture (USDA). RD 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.

RD-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. Each county's median income is based on the most recent Census, and RD 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 RD, guaranteeing that tenants will not have to pay more than 30% of their adjusted income for rent. Prospective tenants should inquire at the individual RD complexes to find out whether that complex has rental assistance available. For more information, contact the RD office in Georgetown at (512) 863-6502, Ext. 4, or on the internet at www.rurdev.usda.gov/tx. Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis and Williamson Counties are serviced by the Georgetown Office.

9. 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 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 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.

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 the appropriate agency below:

Housing Authority of the City of Austin (HACA)

1124 S IH-35, Austin, TX 78704-2614

(512) 477-4488 (general info); (512) 477-4488, xt.2152 (Housing and Community Development)

email: hcd@hacanet.org (Housing and Community Development)

Housing Authority of Travis County, TX

502 East Highland Mall Boulevard, Suite 106B, Austin, TX 78752-3722

(512) 480-8245; website is <http://www.hatctx.com/contact.html>

US Dept. of Housing & Urban Development (HUD), San Antonio Office

Hipolito Garcia Federal Building, 615 East Houston Street, Suite 347

San Antonio, TX 78205-2001

(210) 475-6806; email address is: TX_Webmanager@hud.gov (general info)

INDEX

A

Accessible Housing Austin!, 9
Alamo Plaza Apartments, 27
Alexander Oaks, 19
Allandale, 12
Allen Woods Homes, 36
Alta Vista Apartments I & II, 32
Apple Creek, 23
Arbor Terrace, 8
Arboretum Oaks, 15
Area Median Family Incomes, 6
Argosy at Crestview, 15
Arrowhead Park Apartments, 12
Asbury Place Apartments, 36
Autumn Springs Senior Apartments, 27
Avery Apartments, 23

B

Bartlett Housing Authority, 23
Bastrop Housing Authority, 27
Belle Oaks, 28
Belton Developments Limited, 28
Belton Housing Authority, 28
Benjamin Todd Apartments, 8
Bent Tree Apartments, 15
Blackland CDC, 9
Blanco Seniors Apartments, 31
Bluffs Landing Senior Village, 23
Blunn Creek Apartments, 19
Booker T. Washington Terrace, 9
Bouldin Oaks, 19
The Boulevard, 9
Buckingham Place Duplexes, 19
Burleson Heights Apartments, 34
Burnet Housing Authority, 32
Burnett Place Apartments, 23

C

Caldwell Housing Authority, 34
Cambridge Villas, 22
Canyon Creek Townhomes, 29
Capital Area Rural Development, 23
Cedar Park Townhomes, 23
Cedar Ridge Apartments (Georgetown), 23
Cedar Ridge Apartments (Leander), 23
Chalmers Courts, 9
Champions Crossing Apartments, 36

Chapultepec Homes, 36
Charles Young Housing, 36
Chateau Apartments, 29
Cherry Creek Duplexes, 19
Chisholm Trail, 23
Chisholm Trail Senior Village, 29
Circle S Apartments, 19
City Oaks Apartments, 31
City of Rogers Housing Authority, 29
CityView at the Park Seniors Apartments, 16
CM Allen Homes, 36
Cobblestone Court, 19
College View, 29
Cornerstone, 19
Coronado Hills Apartments, 12
Country Club Creek, 16
Country Lane Seniors-Temple Community, 29
Country Oaks Apartments, 36
Country Square Apartments, 29
Creek View 2 Apartments, 32
Creek View 3 Apartments, 32
Creek View Apartments, 32
Crescent Village Apartments, 27
Crescent Village Apartments, 27
Crossroads Apartments, 15
Crystal Falls Village, 24
Cushing Center, 24
Cypress Creek at Lakeline, 24
Cypress Creek at River Bend, 24

D

Daffodil Apartments, 17
Douglas Landing, 17

E

Eagles Landing, 12
East Twelfth Street Apartments, 9
Easter Seals of Central Texas, 8
Eastern Oaks, 17
Ebenezer Village Apartments, 9
Eberhart Place, 19
Elgin Housing Authority, 27
Elm Ridge Apartments, 9
Encino Point Apartments, 36

F

Fair Market and Maximum Rents , 7
Fairway Village, 17
Fairways at Sammons Park, 29
The Flagship, 19
Florence Hearthstone, 24
Forest Park, 12
Fort Branch Landing Apartments, 10
Fourth Street Apartments, 20
Franklin Garden Apartments, 10

G

Garden Gate Apartments, 32
Garden Terrace SRO Apartments, 20
The Gardens of Taylor, 24
Gaston Place Apartments, 13
Gateway Apartments, 13
Georgetown Housing Authority, 24
Georgetown Place Apartments, 24
Georgetown Square Apartments, 24
Georgian Manor, 13
Golden Age Home, 34
Golden Haven Apartments, 29
Goodrich Place, 20
Grace Place Apartments, 24
Grand Reserve Seniors-Temple Community, 29
Granger Housing Authority, 29
Green Doors, 17
Grove Place Apartments, 17
Guadalupe I & II, 13
Guadalupe Neighborhood Development Corporation, 10

H

Hamilton Creek, 32
Harris Branch Apartments, 13
Heatherwilde Park Retirement Apartments, 22
The Heights on Congress Apartments, 20
Heritage Heights (SCIP I), 10
Heritage Point, 10
Highland Oaks Apartments, 33
Highview Retirement Village, 33
Hill Country Cottages Inc., 36
Hill Street Project, 27
Holland House Apartments, 30
HomeTown Estates (Picadilly Estates), 22
Housing Authority City of Austin, 8
Housing Authority of Travis County, TX, 13
Huntington Apartments, 37

Huntington Meadows, 13

I

Imperial Gardens Apartments, 34
Income and Rent Guidelines, 5
Introduction, 4
Ivy Condos, 20

J

Jennings Retirement Village, 34
Johnson City Housing Authority, 32

K

Killeen Housing Authority, 30
King Fisher Creek Apartments, 17
Kinney Avenue Apartments, 20
The Kyle, 30
Kyle Housing Authority, 37

L

La Vista Apartments, 37
La Vista de Guadalupe, 10
Lakeside Apartments, 8
Lance Haven, 24
The Landing Apartments, 34
Langtry Apartments, 37
Lantana Apartments, 8
League Street Manor, 33
Leander Station Senior Village, 25
Leaning Oaks, 32
The Legacy, 20
Leisure Time Village, 10
Lexington Hills Apartments, 17
Lindy's Landing, 20
Lockhart Housing Authority, 34
Lockhart Senior Apartments, 34
Lodge at Merrittown , 15
Luling Housing Authority, 34
Lyons Gardens Senior Housing Community (Family ElderCare), 10

M

M Station, 10
Mallard Run Apartments, 25
Manchaca II, 20
Manchaca Road Apartments, 20
Manchaca Village, 20
Manor House-Volunteers of America, 10
Manor Palms Apartments, 10
Manor Town Apartments, 22
Marble Falls Housing Authority, 33

Mariposa Apartment Homes at Hunter Road , 37
 Mariposa Apartment Homes at River Bend, 25
 Marshall Apartments, 11
 Martindale Apartments, 35
 Mary Lee Charles Place, 21
 Mary Olson Apartments, 25
 Mason Manor Apartments, 11
 Meadow Park Village, 35
 Meadowbrook Apartments, 21
 Meadowpark Apartments, 27
 Medina Court Senior Housing, 35
 Metropolis Apartments, 17
 Milam Creek Senior Village, 35
 Montrose Apartments, 30
 Mount Carmel Village, 11
 Mountain Ranch Apartments, 17

N

New Development, 37
 Nolan Terrace, 35
 North Loop Apartments, 8
 North Plaza Apartments, 13
 Northgate (Austin), 15
 Northgate Apartments (Burnet), 33
 Northwest Apartments, 25

O

Oak Creek Townhomes, 33
 Oak Creek Village Apartments, 21
 Oak Grove Apartments, 25
 Oak Grove Apartments I & II, 27
 Oak Springs Villas-Volunteers of America, 11
 The Oaks at Georgetown, 25
 Onion Creek Village, 37
 The Overlook at Plum Creek, 37

P

Palms on Lamar, 15
 Paradise Oaks Apartments, 17
 Park at Summers Grove, 15
 Park at Wells Branch Apartments, 15
 Park Place at Loyola Lane, 13
 Parkview Place, 25
 Pecan Hill Apartments, 16
 Pecos Street Apartments, 30
 Pete Dressen Housing Complex, 37
 Pflugerville Meadows Apartments, 22
 Piney Creek North, 28
 Pleasant Hill Apartments, 18
 Porter Homes, 37

Prairie Village Apartments, 30
 Primrose of Shadow Creek Apartments, 13
 Program Descriptions, 44

Q

Quail Park Village, 16
 Quickstart Guide, 3

R

Raintree Apartments, 16
 Raintree Apartments (Temple), 30
 The Ranch at Cedar Park , 25
 Rebekah Baines Johnson
 (RBJ Towers), 11
 Red Hills Villas, 25
 Residences at Onion Creek, 18
 Residences at the Domain, 16
 Retreat at North Bluff, 8
 Rhomberg Apartments I & II, 33
 Ridge Pointe Apartments, 30
 River Oaks Villas, 37
 Rivercrest Apartments, 33
 Riverside Meadows Apartments, 11
 Riverview Apartments, 38
 Rock Terrace Apartments, 25
 Rollins Martin Apartments, 11
 Roosevelt Gardens (Project Transitions), 8
 Rosemont at Heather Bend, 22
 Rosemont at Hidden Creek, 13
 Rosemont at Oak Valley, 18
 Rosemont at Williamson Creek, 18
 Rosewood Courts, 11
 Round Rock Housing Authority, 26
 Runnymede Apartments, 14
 Westwood, 27

S

Saddle Creek Apartments, 38
 Saint Louise House , 8
 Salina Apartments, 11
 San Gabriel Apartments, 26
 San Gabriel Crossing, 26
 San Gabriel Senior Village, 26
 San Marcos Housing Authority, 38
 Sandia Crossing, 35
 Santa Maria Village, 14
 Santa Rita Courts, 11
 Santora Villas, 11
 Settlement Estates Senior Apartments, 28
 Shadowbend Ridge, 21

Sierra Ridge Apartments, 21
 Sierra Vista , 21
 Silver Springs Apartments, 14
 Skyline Terrace, 21
 Smithville Garden Apartments, 28
 Smithville Housing Authority, 28
 Solaris Apartments, 18
 Southpark Ranch Apartments, 21
 Southpark Village Apartments I & II , 35
 Southwest Trails, 21
 Southwest Village Apartments, 33
 Spring Hollow Apartments, 14
 Spring Terrace Apartments, 14
 Spring Valley Apartments, 18
 Springdale Estates, 14
 Springdale Gardens Apartments, 12
 Springfield Villas, 35
 The Springs Apartments, 38
 Springtown Villa, 38
 St. George's Court, 14
 Stassney Apartments, 21
 Stassney Woods Apartments, 18
 Stepping Stone Apartments, 26
 Sterling Village Apartments, 14
 Stone Brook Seniors Community, 38
 Stone Ranch Apartment Homes, 30
 Stone Street Retirement, 35
 Stonehaven Apartments, 26
 Stonewood Village Apartments, 9
 Summit in San Marcos, 38
 Summit Oaks, 16
 Supportive Housing Program-Family Crisis Center , 28
 Sweetwater at Wells Branch, 16

T

Table of Contents, 1
 Tamaric Apartments, 26
 Taylor Housing Authority, 26
 Taylor Square Apartments, 26
 Tembell Home, 30
 Temple College Apartments, 30
 Temple Housing Authority, 31
 Texas Housing Foundation , 33
 Thurmond Heights, 16
 Timbers (Austin), 12
 Timbers Apartments (San Marcos), 38
 Towne Vista Apartments, 18
 Townhomes at Double Creek, 26
 Trails at the Park, 21

Trails at Vintage Creek, 14
 Travis Park Apartments, 22
 Travis Station, 12
 Tremont Apartment Homes, 31
 Trinity Place Apartments, 26
 Turtle Creek Apartments, 31
 Turtle Creek Townhomes, 33
 Tuscany Park at Buda, 38
 Twin Oaks Village, 31

V

Veranda at Twin Creek, 31
 Villa Elaina, 9
 Village at Collinwood, 14
 Village at Fox Creek, 31
 Village at Meadowbend I & II, 31
 Village Christian Apartments, 16
 Villas at Willow Springs, 38
 Villas Del Sol, 14
 Villas of Cordoba, 18
 Villas on Sixth Street, 12
 The Vistas Apartments, 33
 Volume 2, 12

W

Wayman Manor Apartments, 31
 Webb Street Revilitization, 28
 Westchester Woods Apartments, 22
 Western Trail Apartments, 22
 Westwood Apartments, 35
 Whitestone Apartments, 27
 Wildflower Terrace, 15
 Willows (Austin), 22
 Willows Apartments (Smithville), 28
 Windmill Townhomes , 38
 Woodway Square Apartments, 18
 Woodway Village Apartments, 18
 The Works at Pleasant Valley (Lifeworks), 12