The Austin Tenants Council is dedicated to ensuring safe, decent, and fair housing for all. We produce the Guide to Affordable Housing to assist those seeking affordable rental housing in Austin and surrounding communities.

www.housing-rights.org

512-474-1961
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Acknowledgements

The Austin Tenants Council (ATC), is a private nonprofit organization that was founded in 1972 by the community and VISTA volunteers. In the decades since, ATC has provided programs and services to primarily low-income tenants and assisted them in accessing housing rights. We have produced the Guide to Affordable Housing in the Greater Austin Area (GAHGAA) since 1995 as part of our mission to ensure our communities are diverse, open to all and free from discrimination. The Guide features listings of affordable housing apartment complexes in Austin and its surrounding areas, as well as advice for low-income housing seekers.

This 15th edition of the Guide was produced through the generous support from the Office of the Mayor Pro Tem Kathie Tovo, as well as assistance from the City of Austin Department of Neighborhood Housing and Community Development. We would also like to thank the Donald D. Hammill Foundation for facilitating and providing financial support toward the printing of the Guide. Thanks to Greg Anderson for offering his photograph of our beautiful city skyline for the cover. Lastly, the GAHGAA could not have been completed without the dedication of the ATC staff who researched listings, provided information, adapted resources, reviewed, printed and prepared the guide for distribution. Special thanks to Lauren Rangel and Scott Shreder, who updated this edition of the Guide from start to finish and added the many new resources you will find inside, as well as Alexandra Begazo, who did the detailed last run of edits. Together we worked to ensure that this Guide helps provide low-income renters with meaningful options for safe, decent and affordable housing.

Thank you all for your generous support.

Juliana Gonzales
Executive Director
Austin Tenants Council
www.housing-rights.org
Jumpstart Your Affordable Housing Search

The graphic below details how you can use this Guide to find affordable housing.

Determine Your Needs
- Determine your household size, number of rooms you require, desired area of town, and budget.

Determine Your Income Level
- Turn to "Income Levels." Look at the chart for your county and determine your income level (A, B, C, or D).

Find Apartments
- Turn to "Listings." Look at the "Communities Served" column to find complexes that rent to your income level.

Contact Apartments
- Contact apartments or Housing Authorities to learn about vacancies, and schedule viewings.
Using the Guide

The Guide includes apartment listings for Bastrop, Bell, Blanco, Burnet, Caldwell, Hays, Travis and Williamson counties. The listings are organized by area in a table like the one below.

<table>
<thead>
<tr>
<th>Apartment Contact Information</th>
<th>Bedrooms/Amenities</th>
<th>Communities Served</th>
<th>Property Details and Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Name Address</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Total Units</td>
</tr>
<tr>
<td>Phone Number</td>
<td>Air conditioning</td>
<td>(A, B, C, D)</td>
<td>Low-income Units</td>
</tr>
<tr>
<td>Website</td>
<td>Washer/Dryer</td>
<td></td>
<td>Income Restricted Units</td>
</tr>
<tr>
<td></td>
<td>Wifi</td>
<td></td>
<td>Funding Information</td>
</tr>
</tbody>
</table>

The “Communities Served” column will tell you what income levels (A, B, C, D) the apartment serves. Income levels are based on your area and the amount of money your household makes. You will find your income level on the next page. Apartments that base rent on income will have “Tenant Based” next to their income level. Apartments that only serve low-income tenants will list “Income Restricted”. This column will also list if the apartment accepts Section 8 Housing Choice Vouchers. Finally, the “Communities Served” column will also state if the complex only serves communities like the elderly or disabled.

Once you find a complex that accepts your income level, call the number listed in the “Apartment Contact Information” column. The apartment management company can tell you if there are any vacancies, how to apply, or how to get on a waitlist. Management companies and phone numbers may change, so if the phone number listed is incorrect, you can look online or go to the complex and inquire at the on-site office (if there is one). You can keep track of complexes you reach out to on the table provided in the Calling the Properties section.

Most apartments in this Guide participate in programs that limit the rent they can charge or require them to save a certain number of units for low-income tenants. The fourth column in the listings, titled “Property Details and Funding,” lists the programs that fund the affordable housing units. The Programs Descriptions section can be found at the end of the Guide.

The Guide also has information about tenants’ rights and additional resources. To view a digital copy of this Guide, please visit our website at www.housing-rights.org/gahgaa.html.
Income Levels

Before contacting apartments, look at the table for your city/county to find your income level (A, B, C, or D). Go to the column that lists the number of people in your household. Go down that column until you find an income that is more than your household income, then follow all the way to the left to find your income level (A, B, C, or D). When looking at the listings see the “Communities Served” column to find apartments that serve your income level and contact them for more information.

| Austin/Round Rock (Includes Bastrop, Caldwell, Hays, Travis Williamson Counties) 2018 |
|-----------------------------------------------|---|---|---|---|---|---|---|---|
| Income Level | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| Level A | $30,100 | $34,400 | $38,700 | $43,000 | $46,450 | $49,900 | $53,350 | $56,800 |
| Level B | $36,120 | $41,280 | $46,440 | $51,600 | $55,740 | $59,880 | $64,020 | $68,160 |
| Level C | $48,200 | $55,050 | $61,950 | $68,800 | $74,350 | $79,850 | $85,350 | $90,850 |
| Level D | $60,200 | $68,800 | $77,400 | $86,000 | $92,900 | $99,800 | $106,700 | $113,600 |

| Blanco County 2018 |
|-----------------------------------------------|---|---|---|---|---|---|---|---|
| Income Level | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| Level A | $25,350 | $29,000 | $32,600 | $36,200 | $39,100 | $42,000 | $44,900 | $47,800 |
| Level B | $30,420 | $34,800 | $39,120 | $43,400 | $46,920 | $50,400 | $53,880 | $57,360 |
| Level C | $40,550 | $46,350 | $52,150 | $57,900 | $62,550 | $67,200 | $71,800 | $76,450 |
| Level D | $50,700 | $58,000 | $65,200 | $72,400 | $78,200 | $84,000 | $89,800 | $95,600 |

| Burnet County 2018 |
|-----------------------------------------------|---|---|---|---|---|---|---|---|
| Income Level | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| Level A | $21,950 | $25,100 | $28,250 | $31,350 | $33,900 | $36,400 | $38,900 | $41,400 |
| Level B | $26,340 | $30,120 | $33,900 | $40,320 | $40,680 | $43,680 | $46,680 | $49,680 |
| Level C | $35,150 | $40,150 | $45,150 | $50,150 | $54,200 | $58,200 | $62,200 | $66,200 |
| Level D | $43,900 | $50,200 | $56,500 | $62,700 | $67,800 | $72,800 | $77,800 | $82,800 |
Listings

The Austin Tenants Council does not inspect apartment listings or make any warranty. Not all the listings in the Guide could be verified so some of the properties may no longer be under the programs listed. Please feel free to email us at guide@housing-rights.org if you find any information in the Guide that needs to be updated or corrected.

<table>
<thead>
<tr>
<th>Central Austin Listings</th>
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</thead>
<tbody>
<tr>
<td><strong>Contact Information</strong></td>
</tr>
<tr>
<td>2401 Longview St Austin, TX 78705 512-992-1206</td>
</tr>
<tr>
<td>900 S First Street Austin, TX 78704 512-210-2700</td>
</tr>
<tr>
<td>21 Pearl 911 W 21st Street Austin, TX 78705 512-473-0808 21pearlwestcampus.com</td>
</tr>
<tr>
<td>21 Rio 2101 Rio Grande Street Austin, TX 78705 512-473-0808</td>
</tr>
<tr>
<td>2400 Nueces 2400 Nueces Street Austin, TX 78705 512-651-1139</td>
</tr>
<tr>
<td>Alexan East 6th Street 2400 E 6th Street Austin, TX 78702 844-818-2443 <a href="http://www.alexane6.com">www.alexane6.com</a></td>
</tr>
<tr>
<td>Name</td>
</tr>
<tr>
<td>-----------------------------</td>
</tr>
<tr>
<td>AMLI 5350</td>
</tr>
<tr>
<td></td>
</tr>
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<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>AMLI on 2nd 421 W 3rd St</td>
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<tr>
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<tr>
<td></td>
</tr>
<tr>
<td>AMLI South Shore</td>
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<tr>
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</tr>
<tr>
<td>Arbor Terrace</td>
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<tr>
<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Bell South Lamar</td>
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<tr>
<td></td>
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<tr>
<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td>Benjamin Todd Apartments</td>
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<tr>
<td></td>
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<tr>
<td>Burnet Flats</td>
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8
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Rooms</th>
<th>Income Level</th>
<th>Total Units</th>
<th>Development Incentives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camden Lamar Heights</td>
<td>5400 N Lamar Boulevard, Austin, TX 78756</td>
<td>1,2</td>
<td>C</td>
<td>314</td>
<td>VMU, RHDA, Go Bond 2006</td>
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<tr>
<td>Capital Studios</td>
<td>309 E 11th Street, Austin, TX 78701</td>
<td>1,2</td>
<td>A, B</td>
<td>135</td>
<td>RHDA, Go Bond 2006</td>
</tr>
<tr>
<td>Corazon</td>
<td>1000 E 5th Street, Austin, TX 78702</td>
<td>Efficiency</td>
<td>B</td>
<td>280</td>
<td>TOD</td>
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<tr>
<td>FLORA Apartments</td>
<td>5406 Middle Fiskville Road, Austin, TX 78751</td>
<td>1,2</td>
<td>C</td>
<td>194</td>
<td>VMU, RHDA</td>
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<tr>
<td>Grove South Lamar</td>
<td>3607 S Lamar Boulevard, Austin, TX 78704</td>
<td>Efficiency, 1, 2</td>
<td>C</td>
<td>308</td>
<td>VMU, RHDA</td>
</tr>
<tr>
<td>Indie Apartments</td>
<td>1630 E 6th Street, Austin, TX 78702</td>
<td>Efficiency, 1, 2</td>
<td>B</td>
<td>139</td>
<td>TOD</td>
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<tr>
<td>Lakeside Apartments</td>
<td>85 Trinity Street, Austin, TX 78701</td>
<td>Efficiency, 1, 2</td>
<td>A</td>
<td>164</td>
<td>Public Housing Elderly, Disabled</td>
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<tr>
<td>Legacy Apartments</td>
<td>1340 Lamar Square Drive, Austin, TX 78704</td>
<td>1,2</td>
<td>A</td>
<td>40</td>
<td>RHDA</td>
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<td>Name</td>
<td>Address</td>
<td>Contact</td>
<td>Details</td>
<td>Units</td>
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<tr>
<td>Manor House</td>
<td>5905 Manor Road, Austin, TX 78723</td>
<td>512-928-2015</td>
<td>Income Level A (Tenant Based) Disabled Public Housing</td>
<td>11</td>
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<tr>
<td>North Loop Apartments</td>
<td>2300 West North Loop, Austin, TX 78756</td>
<td>512-452-5098</td>
<td>Income Level A (Tenant Based) Income Restricted Public Housing Elderly Disabled</td>
<td>130</td>
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<tr>
<td>North Shore Apartments</td>
<td>110 San Antonio Street, Austin, TX 78701</td>
<td>512-559-7559</td>
<td>Income Level C</td>
<td>439</td>
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<tr>
<td>Retreat at North Bluff</td>
<td>6212 Crow Lane, Austin, TX 78745</td>
<td>512-445-0404</td>
<td>Income Level A, B, C Section 8 Voucher</td>
<td>300</td>
<td></td>
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<tr>
<td>Skyloft Austin</td>
<td>507 West 23rd Street, Austin, TX 78705</td>
<td>737-207-9400</td>
<td>Income Level A, B</td>
<td>674</td>
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</tr>
<tr>
<td>Texas Shoal Creek</td>
<td>2502 Leon Street, Austin, TX 78705</td>
<td>512-476-1976</td>
<td>Income Level C</td>
<td>79</td>
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<tr>
<td>The Arnold</td>
<td>1621 E 6th Street, Austin, TX 78702</td>
<td>512-538-1770</td>
<td>Income Level B</td>
<td>346</td>
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<tr>
<td>The Tree</td>
<td>3715 S 1st Street, Austin, TX 78704</td>
<td>512-524-8000</td>
<td>Income Level C</td>
<td>336</td>
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<tr>
<td>Villas on 26th</td>
<td>800 W 26th Street, Austin, TX 78704</td>
<td></td>
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<td>182</td>
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<tr>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Incentives</td>
<td></td>
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<tr>
<td>Austin, TX 78705</td>
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<td>Incentives, SMART, UNO</td>
<td></td>
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<tr>
<td>2414 San Gabriel Street</td>
<td>1,3,4,5,6</td>
<td>Income Level B</td>
<td>92 Units Total Development Incentives, UNO</td>
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<td><a href="http://www.villasatsangabriel.com">www.villasatsangabriel.com</a></td>
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<td>East Austin Listings</td>
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<tr>
<td><strong>Contact Information</strong></td>
<td><strong>Amenities</strong></td>
<td><strong>Communities Served</strong></td>
<td><strong>Property Information and Funding</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 7East  
2025 East 7th Street  
Austin, TX 78702  
877-978-2231 | 1,2 (Rooms)  
Central Air  
Laundry in Unit  
Common Area | Income Level C | 186 Total Units  
SMART |
| AMLI at Mueller  
1900 Simon Avenue  
Austin, TX 78723  
512-879-6744  
www.amli.com/apartments/austin | Efficiency,1,2  
(Rooms)  
Central Air  
Laundry In Unit,  
Laundry On Site, Laundry  
Hook Ups  
Wifi, Common Area | Income Level B | 279 Total Units  
44 Units for Low-Income  
Development Incentives, MDA |
| AMLI Eastside  
1000 San Marcos Street  
Austin, TX 78702  
512-476-8700  
www.amli.com/apartments/austin | 1,2,2.5 (Rooms)  
Central Air, Fans  
Laundry In Unit  
Wifi, Common Area | Income Level C | 290 Total Units  
29 Low-Income Units  
Development Incentives, MDA, Section 8 Voucher |
| Anderson Village  
3101 East 12th Street  
Austin, TX 78702  
512-808-7999 | 1,2 (Rooms) | Income Level A, B C (Tenant Based)  
Income Restricted Section 8 Voucher | 24 Total Units  
24 Low-Income Units  
HOME Program, Section 8 Voucher |
| Austin Affordable Corporation-ThinkEast PUD  
1141 Shady Lane  
Austin, TX 78721  
512-520-2197 | Efficiency (Rooms) | Income Level B | 182 Total Units  
Development Incentives, PUD |
| Austin Oaks  
4821 E Riverside Dr  
Austin, TX 78741  
512-385-4500 | Efficiency,1,2,3, 4 (Rooms) | Income Level A, B (Tenant Based)  
Income Restricted Section 8 Voucher | 48 Total Units  
48 Low-Income Units  
AHFC Multifamily Bond Program, RHDA, Section 8 Voucher, VASH |
<table>
<thead>
<tr>
<th>Address</th>
<th>Rooms</th>
<th>Income Level A, B, C D (Tenant Based) Public Housing Elderly Disabled</th>
<th>Units</th>
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<tbody>
<tr>
<td>Blackland CDC</td>
<td>1,2,3,4,5</td>
<td>Income Restricted Public Housing Elderly Disabled</td>
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<tr>
<td>1902 East 22nd Street</td>
<td>(Rooms)</td>
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<td>Low-Income Units Public Housing</td>
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<tr>
<td>Austin, TX 78722</td>
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<td>216</td>
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<tr>
<td>512-220-8751</td>
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<tr>
<td><a href="http://www.blacklandcdc.org">www.blacklandcdc.org</a></td>
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<tr>
<td>Booker T. Washington Terrace</td>
<td>Efficiency</td>
<td>Income Level A (Tenant Based) Section 8 Voucher Elderly Disabled</td>
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<tr>
<td>Terrace 905 Bedford</td>
<td>(Rooms)</td>
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<td>Low-Income Units</td>
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<td>512-476-4152</td>
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<tr>
<td>Chalmers Courts</td>
<td>1,2,3,4</td>
<td>Income Level A (Tenant Based) Public Housing</td>
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<tr>
<td>1801 East 4th Street</td>
<td>(Rooms)</td>
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<td>Low-Income Units Public Housing</td>
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<tr>
<td>Austin, TX 78702</td>
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<td>158</td>
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<tr>
<td>512-477-7475</td>
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<tr>
<td>East Twelfth Street Apartments</td>
<td>Efficiency,1</td>
<td>Income Level A (Tenant Based) Public Housing</td>
<td>11</td>
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<tr>
<td>Apartments 3005 East 12th Street</td>
<td>(Rooms) Central Air Laundry On Site</td>
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<td>Very Low-Income Units HUD Section 811</td>
</tr>
<tr>
<td>Austin, TX 78702</td>
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<tr>
<td>512-745-7152</td>
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<tr>
<td>Ebenezer Village Apartments</td>
<td>1</td>
<td>Income Level A (Tenant Based) Public Housing Elderly</td>
<td>12</td>
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<tr>
<td>1015 East 10th Street</td>
<td>(Rooms)</td>
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<td>Low-Income Units, HUD Section 202, HOME Program</td>
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<tr>
<td>Austin, TX 78702</td>
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<tr>
<td>512-472-1472</td>
<td></td>
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<tr>
<td>Elm Ridge Apartments</td>
<td>1,2,3</td>
<td>Income Level A (Tenant Based) Public Housing (Max of $36,000/year)</td>
<td>130</td>
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<tr>
<td>1190 Airport Boulevard</td>
<td>(Rooms) Central Air Laundry On Site</td>
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<td>Low-Income Units Go Bond, Low Income Housing Tax Credit Program, Project-Based Section 8</td>
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<td>Austin, TX 78702</td>
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<tr>
<td>512-473-8955</td>
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<tr>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Units Information</td>
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<tr>
<td>Elm Ridge Apartments 1161 Harvey Street</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A</td>
<td>130 Total Units RHDA, Go Bond 2006</td>
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<tr>
<td>Austin, TX 78702 512-473-8955 elmridgeapartments.com</td>
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<tr>
<td>Élysian at Mueller 4646 Mueller Boulevard</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level C</td>
<td>300 Total Units 30 Low-Income Units Development Incentives, MDA</td>
</tr>
<tr>
<td>Austin, TX 78723 512-380-1534 elysianatmueller.com</td>
<td>Central Air</td>
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<tr>
<td>Elysian at Mueller 4646 Mueller Boulevard</td>
<td>Central Air</td>
<td></td>
<td></td>
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<tr>
<td>Harvey Street</td>
<td>Laundry In Unit Wifi</td>
<td></td>
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</tr>
<tr>
<td>1161 Harvey Street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78702 512-473-8955 elmridgeapartments.com</td>
<td></td>
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</tr>
<tr>
<td>Fort Branch at Truman's Landing Apartments</td>
<td>2,3 (Rooms)</td>
<td>Income Level A, B</td>
<td>250 Total Units 250 Low-Income Units TCHFC Bond Program, RHDA, Low Income</td>
</tr>
<tr>
<td>5800 Techni Center Drive Drive</td>
<td>(Tenant Based)</td>
<td>(Tenant Based)</td>
<td>Housing Tax Credit</td>
</tr>
<tr>
<td>Austin, TX 78721 512-926-8002</td>
<td>Income</td>
<td>Restricted</td>
<td></td>
</tr>
<tr>
<td>Franklin Garden Apartments 3522 East MLK Jr.</td>
<td>1 (Rooms)</td>
<td>Income Level A</td>
<td>22 Total Units 22 Low-Income Units HUD Section 202, Go Bond</td>
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<tr>
<td>Boulevard</td>
<td>Central Air</td>
<td>(Tenant Based)</td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78721 512-745-7152</td>
<td>Laundry On Site</td>
<td>Income Restricted</td>
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</tr>
<tr>
<td>Guadalupe Saldana Net Zero Subdivision 1208-</td>
<td>2,3 (Rooms)</td>
<td>Income Level C</td>
<td>43 Total Units 43 Low-Income Units</td>
</tr>
<tr>
<td>1220 Paul Teresa Saldana Street</td>
<td>Income</td>
<td>Restricted</td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78702 512-479-6275</td>
<td>Level C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage Heights (SCIP I) 1600 East 9th Street</td>
<td>3 (Rooms)</td>
<td>Income Level A, B</td>
<td>26 Total Units 26 Low-Income Units Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>1627 East 11th Street</td>
<td>Central Air</td>
<td>(Tenant Based)</td>
<td></td>
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<tr>
<td>Austin, TX 78702 512-808-7999</td>
<td>Laundry Hook Ups</td>
<td>Income Restricted</td>
<td></td>
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<tr>
<td>Heritage Pointe Apartments 1950 Webberville</td>
<td>1,2 (Rooms)</td>
<td>Income Levels A, B</td>
<td>240 Total Units 240 Low-Income Units HUD Section 202, Low Income</td>
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<td>Road</td>
<td>Central Air</td>
<td>(Tenant Based)</td>
<td>Housing Tax Credit Program</td>
</tr>
<tr>
<td>Austin, TX 78721 512-926-7100</td>
<td>Laundry Hook Ups</td>
<td>Income Restricted</td>
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<tr>
<td>1950 Webberville Road</td>
<td>Wifi</td>
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<tr>
<td>Location</td>
<td>Room Type</td>
<td>Income Level</td>
<td>Total Units</td>
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<td>Huntington Meadows</td>
<td>1,2,3</td>
<td>Income Level C</td>
<td>19</td>
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<tr>
<td>7000 Decker Ln</td>
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<tr>
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<tr>
<td>512-929-5555</td>
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<tr>
<td>La Vista de Guadalupe</td>
<td>1,2,3</td>
<td>Income Level A, B</td>
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<tr>
<td>813 East 8th Street</td>
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<td>(Tenant Based) Income Restricted Section 8 Voucher</td>
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</tr>
<tr>
<td>Austin, TX 78702</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>512-479-6275</td>
<td></td>
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<tr>
<td>Leisure Time Village</td>
<td>Efficiency</td>
<td>Income Level A Housing Project Elderly</td>
<td>22</td>
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<tr>
<td>1920 Gaston Place</td>
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<tr>
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<tr>
<td>512-926-7760</td>
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<td>Lupine Terrace Apartments</td>
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<td>1137 Gunter Street</td>
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<tr>
<td>512-929-7288</td>
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<td>Lyons Gardens Senior Housing Community</td>
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<td>53</td>
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<tr>
<td>(Family Eldercare)</td>
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<tr>
<td>2720 Lyons Road</td>
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<tr>
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<tr>
<td>512-236-1781</td>
<td></td>
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<tr>
<td>M Station</td>
<td>1,2,3</td>
<td>Income Level A, B, C, D Tenant Based Section 8 Voucher</td>
<td>150</td>
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<tr>
<td>2906 East MLK Jr. Boulevard</td>
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<tr>
<td>Boulevard</td>
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<tr>
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<td></td>
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</tr>
<tr>
<td>512-474-6767</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Units</td>
<td>Income Level</td>
</tr>
<tr>
<td>-------------------------------</td>
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<tr>
<td>Marshall Apartments</td>
<td>1157 Salina Street Austin, TX 78702</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A (Tenant Based) Income Restricted Housing Project</td>
</tr>
<tr>
<td>Marshall Apartments</td>
<td>1401 E 12th Street Austin, TX 78702</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A</td>
</tr>
<tr>
<td>Mount Carmel Village</td>
<td>2504 New York Drive Austin, TX 78702</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A Section 8 Voucher</td>
</tr>
<tr>
<td>Mueller 52</td>
<td>1300 E 52nd St Austin, TX 78723</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level C</td>
</tr>
<tr>
<td>Oak Springs Villas-</td>
<td>3001 Oak Springs Drive Austin, TX 78702</td>
<td>1 (Rooms)</td>
<td>Income Level A (Tenant Based) Income Restricted Housing Project Elderly</td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>3001 Oak Springs Drive Austin, TX 78702</td>
<td>1 (Rooms)</td>
<td>Income Level B</td>
</tr>
<tr>
<td>Pecan Springs Commons</td>
<td>5800 Sweeney Circle Austin, TX 78723</td>
<td>1,2 (Rooms)</td>
<td>Income Level A</td>
</tr>
<tr>
<td>Address</td>
<td>Units</td>
<td>Income Level</td>
<td>Housing Project</td>
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<tr>
<td>----------------------------------------------</td>
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<td>--------------------------------</td>
</tr>
<tr>
<td>Rebekah Baines Johnson (RBJ Towers)</td>
<td></td>
<td>Efficiency, 1</td>
<td>Income Restricted Housing</td>
</tr>
<tr>
<td>21 Waller Street Austin, TX 78702</td>
<td></td>
<td>(Rooms)</td>
<td>Elderly, Disabled</td>
</tr>
<tr>
<td>512-476-6051</td>
<td></td>
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</tr>
<tr>
<td>The Boulevard</td>
<td></td>
<td>1,2 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
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<tr>
<td>1201 Grove Boulevard Austin, TX 78741</td>
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<td>Central Air</td>
<td>Income Restricted Housing</td>
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<tr>
<td></td>
<td></td>
<td>Laundry On</td>
<td>Project Elderly, Disabled</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Site Wifi</td>
<td></td>
</tr>
<tr>
<td>Reserve at Springdale</td>
<td></td>
<td>1,2,3 (Rooms)</td>
<td>Income Level B</td>
</tr>
<tr>
<td>5605 Springdale Road Austin, TX 78723</td>
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<td></td>
</tr>
<tr>
<td>Riverside Meadows Apartments</td>
<td></td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
</tr>
<tr>
<td>1601 Montopolis Drive Austin, TX 78741</td>
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<td>Income Restricted</td>
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<td></td>
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<td>Section 8 Voucher</td>
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<tr>
<td>Rosewood Courts</td>
<td></td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
</tr>
<tr>
<td>2001 Rosewood Ave Austin, TX 78702</td>
<td></td>
<td></td>
<td>Income Restricted Public</td>
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<tr>
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<td></td>
<td>Housing Elderly, Disabled</td>
</tr>
<tr>
<td>Salina Apartments</td>
<td></td>
<td>1 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
</tr>
<tr>
<td>1143 Salina Street Austin, TX 78702</td>
<td></td>
<td></td>
<td>Income Restricted Public</td>
</tr>
<tr>
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<td>Housing Elderly, Disabled</td>
</tr>
<tr>
<td>Santa Rita Courts</td>
<td></td>
<td>1,2,3,4,5 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
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<tr>
<td>2341 Corta Street Austin, TX 78702</td>
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<td>Income Restricted Public</td>
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<tr>
<td></td>
<td></td>
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<tr>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Notes</td>
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<tr>
<td>Santora Villas</td>
<td>1,2,3 (Rooms)</td>
<td>A, B</td>
<td>Low-Income Housing, Section 8 Voucher</td>
</tr>
<tr>
<td>1705 Frontier Valley Drive</td>
<td>Central Air</td>
<td></td>
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<tr>
<td>Austin, TX 78741</td>
<td>Laundry Hook</td>
<td></td>
<td></td>
</tr>
<tr>
<td>512-247-3330</td>
<td>Ups, Laundry</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>On Site</td>
<td></td>
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<tr>
<td>Springdale Gardens Apartments</td>
<td>1,2,3 (Rooms)</td>
<td>A, B</td>
<td>Low-Income Housing, Section 8 Voucher</td>
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<tr>
<td>1054 Springdale Road Austin, TX</td>
<td>Central Air</td>
<td></td>
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<tr>
<td>78721</td>
<td>Laundry Hook</td>
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<td></td>
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<tr>
<td>512-928-3451</td>
<td>Ups, Laundry</td>
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<tr>
<td></td>
<td>On Site</td>
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<tr>
<td>St. George's Senior Apartments</td>
<td>1,2 (Rooms)</td>
<td>C</td>
<td>Total Units: 60</td>
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<tr>
<td>1443 Coronado Hills Drive Austin, TX 78752</td>
<td>Wifi</td>
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<tr>
<td>512-459-8285</td>
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<tr>
<td>The Paddock at Norwood</td>
<td>1,2,3 (Rooms)</td>
<td>B</td>
<td>Total Units: 228</td>
</tr>
<tr>
<td>1044 Norwood Park Boulevard</td>
<td>Central Air</td>
<td></td>
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</tr>
<tr>
<td>Austin, TX 78753</td>
<td>Laundry Hook</td>
<td></td>
<td></td>
</tr>
<tr>
<td>512-535-5748</td>
<td>Ups, Laundry</td>
<td></td>
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<tr>
<td>paddockatnorwood.com</td>
<td>On Site</td>
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<tr>
<td>The Pointe at Ben White</td>
<td>1,2,3 (Rooms)</td>
<td>B</td>
<td>Total Units: 250</td>
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<tr>
<td>6934 E Ben White Boulevard</td>
<td>Central Air,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78741</td>
<td>Fans Laundry</td>
<td></td>
<td></td>
</tr>
<tr>
<td>512-222-5658</td>
<td>Hook Ups,</td>
<td></td>
<td></td>
</tr>
<tr>
<td>thepointeatbenwhite.com</td>
<td>Laundry On</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Site Wifi</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Seville on 4th Street</td>
<td>1 (Rooms)</td>
<td>B</td>
<td>Total Units: 27</td>
</tr>
<tr>
<td>1401 E 4th Street</td>
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<tr>
<td>Austin, TX 78702</td>
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<tr>
<td>512-801-3792.</td>
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<tr>
<td>Think East Apartments</td>
<td>Efficiency,1,2,3</td>
<td>A, B</td>
<td>Total Units: 180</td>
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<tr>
<td>1143 Shady Lane Austin, TX 78721</td>
<td>Central Air,</td>
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<tr>
<td>512-386-5711,</td>
<td>Laundry In</td>
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<tr>
<td></td>
<td>Unit Laundry</td>
<td></td>
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<tr>
<td></td>
<td>Hook Ups,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Laundry On</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Site Wifi</td>
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<tr>
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<td>Common Area</td>
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</tr>
<tr>
<td>Building Name</td>
<td>Address</td>
<td>Room Size</td>
<td>Income Level</td>
</tr>
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<tr>
<td>Timbers</td>
<td>1034 Clayton Lane Austin, TX 78723</td>
<td>2,3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
</tr>
<tr>
<td>Vanitas Urban Flats</td>
<td>6103 Manor Road Austin, TX 78723</td>
<td>1,2 (Rooms)</td>
<td>Income Level C</td>
</tr>
<tr>
<td>Villas at Ben White</td>
<td>7000 E. Ben White Boulevard Austin, TX 78741</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
</tr>
<tr>
<td>Villas on Sixth Street</td>
<td>2011 East 6th Street Austin, TX 78702</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
</tr>
<tr>
<td>Volume 1-5</td>
<td>2604 Manor Road Austin, TX 78722</td>
<td>Efficiency,1,2,3 (Rooms)</td>
<td>Income Level A, B, C (Income Restricted)</td>
</tr>
<tr>
<td>Walnut Creek Apartments</td>
<td>6409 Springdale Road Austin, TX 78723</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
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<tr>
<td>Works at Pleasant Valley (Lifeworks)</td>
<td>Efficiency, 1, 2, 3 (Rooms)</td>
<td>Income Level A, B, C Section 8 Voucher</td>
<td>45 Total Units 11 Low-Income Units 34 Very Low-Income Units Section 8 Voucher, Go Bond, RHDA</td>
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<tr>
<td>-------------------------------------</td>
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<tr>
<td>2800 Lyons Road Austin, TX 78702 512-284-9369</td>
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<tr>
<td>Wilshire West Apartment Homes</td>
<td>1, 2, 3, 4 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted</td>
<td>90 Total Units 90 Low-Income Units Low Income Housing Tax Credit Properties</td>
</tr>
<tr>
<td>4411 Airport Boulevard Austin, TX 78722 512-467-9272</td>
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<tr>
<td>Contact Information</td>
<td>Amenities</td>
<td>Communities Served</td>
<td>Property Information and Funding</td>
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<tr>
<td>Country Place Apartments 9971 Quail Blvd. Austin, TX 78758 512-795-4526</td>
<td>1,2 (Rooms)</td>
<td>Income Level C</td>
<td>20 Total Units</td>
</tr>
<tr>
<td>Aldrich 51 2604 Aldrich Street Austin, TX 78723 (512)328-3232 x 4799</td>
<td>Efficiency,1,2,3,4 (Rooms)</td>
<td>Income Level A, B, C</td>
<td>240 Total units 216 Low-Income Units</td>
</tr>
<tr>
<td>Allandale 7685 Northcross Drive Austin, TX 78757 512-615-3377</td>
<td>1 (Rooms) Central Air Laundry In Unit Wifi</td>
<td>Income Level A (Tenant Based) Income Restricted Housing Project Disabled</td>
<td>10 Total Units 10 Low-Income Units HUD Section 811, RHDA</td>
</tr>
<tr>
<td>Allegre Point 1833 Cheddar Loop Road Austin, TX 78728 512-990-5600</td>
<td>1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>180 Total Units 180 Income Restricted Units Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>Argosy at Crestview 1003 Justin Lane Austin, TX 78757 512-459-4878</td>
<td>1,2 (Rooms) Central Air, Fans Laundry Hook Ups Wifi</td>
<td>Income Levels A, B, C, D Income Restricted</td>
<td>288 Total Units 288 Income Restricted Units TCHFC Bond Program</td>
</tr>
<tr>
<td>Arrowhead Park Apartments 605 Masterson Pass Austin, TX 78753 512-437-5500</td>
<td>1,2,3 (Rooms) Central Air Laundry Hook Ups Wifi</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>290 Total Units 290 Income Low Income Housing Tax Credit Program, Section 8 Voucher</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
</tr>
<tr>
<td>-------------------------------------</td>
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</tr>
<tr>
<td>Art on Bratton’s Edge</td>
<td>15405 Long Vista Drive, Austin, TX 78728</td>
<td>1,2,3 (Rooms)</td>
<td>Level A, B</td>
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</tr>
<tr>
<td>Bent Tree Apartments</td>
<td>8405 Bent Tree Road, Austin, TX 78759</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B, C, D</td>
</tr>
<tr>
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<tr>
<td>Bexley at Whitestone</td>
<td>9826 N Lake Creek Parkway, Austin, TX 78717</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level C</td>
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<td>Bridge at Volente</td>
<td>11908 Anderson Mill Road, Austin, TX 78726</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level C</td>
</tr>
<tr>
<td>Coronado Hills Apartments</td>
<td>1438 Coronado Hills Drive, Austin, TX 78752</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
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<tr>
<td>Cross Creek Apartments</td>
<td>1124 Rutland Drive, Austin, TX 78758</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B</td>
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<tr>
<td>Crossroads Apartments</td>
<td>8801 McCann Drive, Austin, TX 78757</td>
<td>Efficiency, 1,2,3 (Rooms)</td>
<td>Income Level A</td>
</tr>
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<tr>
<td>Eagles Landing</td>
<td>8000 Decker Lane, Austin, TX 78724</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
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<tr>
<td>Location</td>
<td>Unit Type</td>
<td>Amenities</td>
<td>Income Levels</td>
</tr>
<tr>
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</tr>
<tr>
<td>Forest Park 1088 Park Plaza Drive Austin, TX 78753 512-833-7883</td>
<td>1,2,3,4 (Rooms) Central Air Laundry Hook Ups</td>
<td>Income Levels A, B (Tenant Based) Income Restricted</td>
<td>228 Total Units 228 Low-Income Units Section 8 Voucher, VASH, Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>Gaston Place Apartments 1941 Gaston Place Austin, TX 78723 512-926-9575</td>
<td>1,2 (Rooms)</td>
<td>Income Level A (Tenant Based) Income Restricted Public Housing Elderly Disabled</td>
<td>100 Total Units 100 Low-Income Units Public Housing</td>
</tr>
<tr>
<td>Gateway Apartments 505 Swanee Drive Austin, TX 78752 512-331-5172</td>
<td>1 (Rooms) Central Air Laundry In Unit</td>
<td>Income Levels A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>10 Total Units 10 Low-Income Units Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>Georgian Manor 110 Bolles Circle Austin, TX 78753 512-837-2550</td>
<td>1,2,3,4 (Rooms) Central Air Laundry On Site Wifi</td>
<td>Income Level A, B (Tenant Based) Income Restricted Public Housing</td>
<td>94 Total Units 94 Low-Income Units Public Housing - Housing</td>
</tr>
<tr>
<td>Guadalupe I I 7102 Guadalupe Street Austin, TX 78752 512-745-7152</td>
<td>Efficiency (Rooms) Central Air Laundry On Site</td>
<td>Income Level A (Tenant Based) Income Restricted Housing Project Mentally Disabled</td>
<td>15 Total Units 15 Low-Income Units HUD Section 811</td>
</tr>
<tr>
<td>Harris Branch Apartments 12435 Dessau Road Austin, TX 78754 512-834-1110 <a href="http://www.myharrisbranch.com">www.myharrisbranch.com</a></td>
<td>1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>248 Total Units Section 8 Voucher</td>
</tr>
<tr>
<td>Heights on Parmer 1500 E Parmer Lane Austin, TX 78753 512-717-9112 <a href="http://www.tedcormanagment.com">www.tedcormanagment.com</a></td>
<td>1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</td>
<td>Income Level B Income Restricted Section 8 Voucher</td>
<td>252 Total Units Development Incentives, Section 8 Voucher</td>
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<tr>
<td>Location</td>
<td>Room Options</td>
<td>Amenities</td>
<td>Income Level</td>
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</tr>
<tr>
<td>Huntington Meadows</td>
<td>1,2,3 Rooms</td>
<td>1 Central Air, 1 Fan, 1 Laundry Hook Ups, Laundry On Site, Wifi</td>
<td>A, B (Tenant Based)</td>
</tr>
<tr>
<td>Lakeline Station</td>
<td>1,2,3,4 Rooms</td>
<td>1 Central Air, 1 Laundry Hook Ups</td>
<td>A, B (Tenant Based)</td>
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<tr>
<td>Lodge at Merrilltown</td>
<td>1,2,3 Rooms</td>
<td>1 Central Air, 1 Laundry Hook Ups</td>
<td>A, B (Tenant Based)</td>
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<td>Malibu Apartments</td>
<td>1,2 Rooms</td>
<td>1 Central Air, 1 Laundry Hook Ups</td>
<td>A, B (Tenant Based)</td>
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<tr>
<td>North Plaza Apartments</td>
<td>Efficiency, 1,2</td>
<td>1 Central Air, 1 Laundry Hook Ups, Section 8 Voucher</td>
<td>A, B (Tenant Based)</td>
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<tr>
<td>Northgate</td>
<td>1,2,3 Rooms</td>
<td>1 Central Air</td>
<td>A, B (Tenant Based)</td>
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<tr>
<td>Location</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Units</td>
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<tr>
<td>Paddock at Norwood</td>
<td>1,2,3,4,5</td>
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<tr>
<td>1044 Norwood Park</td>
<td>(Rooms)</td>
<td>(Tenant Based)</td>
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<tr>
<td>Austin, TX 78753</td>
<td>Central Air</td>
<td>Income Restricted Housing Project</td>
<td></td>
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<tr>
<td>512-535-5748</td>
<td>Laundry In Unit Wifi</td>
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<tr>
<td>Park at Summers Grove</td>
<td>1,2,3</td>
<td>A, B</td>
<td>216</td>
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<tr>
<td>2900 Century Park Boulevard</td>
<td>(Rooms)</td>
<td>(Tenant Based)</td>
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<tr>
<td>Austin, TX 78727</td>
<td>Central Air,</td>
<td>Income Restricted Section 8 Voucher</td>
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<tr>
<td>512-218-0672</td>
<td>Fans</td>
<td></td>
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<tr>
<td>Park at Wells Branch Apartments</td>
<td>1,2,3</td>
<td>A, B, D</td>
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<td>Apartments 1915 Wells Branch Parkway</td>
<td>(Rooms)</td>
<td>(Tenant Based)</td>
<td></td>
</tr>
<tr>
<td>Austin, TX 78728</td>
<td>Central Air,</td>
<td>Income Restricted Section 8 Voucher</td>
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<tr>
<td>512-251-0043</td>
<td>Fans</td>
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<td></td>
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<tr>
<td>Park Place at Loyola Lane</td>
<td>1,2</td>
<td>A, B</td>
<td>252</td>
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<tr>
<td>6200 Loyola Lane</td>
<td>(Rooms)</td>
<td>(Tenant Based)</td>
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<tr>
<td>Austin, TX 78724</td>
<td>Central Air</td>
<td>Income Restricted Section 8 Voucher</td>
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<tr>
<td>512-674-4100</td>
<td>Laundry Hook</td>
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<tr>
<td>Pecan Hill Apartments</td>
<td>1,2,3</td>
<td>A, B</td>
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<tr>
<td>13000 Hymeadow Drive</td>
<td>(Rooms)</td>
<td>(Tenant Based)</td>
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<tr>
<td>Austin, TX 78729</td>
<td>Central Air</td>
<td>Housing Project</td>
<td></td>
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<tr>
<td>512-249-6899</td>
<td>Laundry Hook</td>
<td>Disabled</td>
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</tr>
<tr>
<td></td>
<td>Ups</td>
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<tr>
<td>Location 1</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Income Type</td>
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<tr>
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<tr>
<td>Primrose of Shadow Creek 1026 Clayton Lane Austin, TX 78723 512-419-1525</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted</td>
<td>Section 8 Voucher Elderly, Disabled</td>
</tr>
<tr>
<td>Quail Park Village 9920 Quail Boulevard Austin, TX 78758 512-837-2630</td>
<td>1,2 (Rooms) Ceiling Fans Laundry On Site</td>
<td>Income Level A, B (Tenant Based) Income Restricted</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>Residences at the Domain 11400 Domain Drive Austin, TX 78758 512-719-3400</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B, C, D (Tenant Based) Income Restricted</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>Rosemont at Hidden Creek 9345 U.S. Highway 290 East Austin, TX 78724 512-928-2339</td>
<td>Efficiency,1 (Rooms) Central Air, Fans Wifi</td>
<td>Income Level A, B, C, D (Tenant Based) Income Restricted</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>Runnymede Apartments 1101 Rutland Drive Austin, TX 78758 512-836-9711</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted (Max $35,500/year)</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>Santa Maria Village Apartments</td>
<td>Income Level A, B (Tenant Based) Income Restricted (Max of $35,000/year) Section 8 Voucher</td>
<td>304 Total Units 176 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program</td>
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</tr>
<tr>
<td>Silver Springs Apartments</td>
<td>Income Level A, B (Tenant Based) Income Restricted (Max $34,000/year) Section 8 Voucher</td>
<td>360 Total Units 360 Low-Income Units Section 8 Voucher, VASH, Low Income Housing Tax Credit Program</td>
<td></td>
</tr>
<tr>
<td>Raintree Apartments</td>
<td>Income Level A, B, C Section 8 Voucher</td>
<td>34 Total Units 27 Low-Income Units 7 Very Low-Income Units, Section 8 Voucher</td>
<td></td>
</tr>
<tr>
<td>Spring Hollow Apartments</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>99 Total Units 99 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program</td>
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<tr>
<td>Spring Terrace Apartments</td>
<td>Income Level A (Tenant Based) Income Restricted Maximum $28,500/year</td>
<td>140 Total Units 140 Very Low-Income Units Project-Based Section 8, AHFC Multifamily Bond Program, RHDA, Housing Tax Credit</td>
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<tr>
<td>Property Name</td>
<td>Room Type</td>
<td>Income Level</td>
<td>Details</td>
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<tr>
<td>Springdale Estates</td>
<td>Efficiency</td>
<td>Income Level A</td>
<td>Tenant Based, 25 Total Units, Low-Income Units</td>
</tr>
<tr>
<td>1050 Springdale Road</td>
<td>(Rooms)</td>
<td>(Tenant Based)</td>
<td>Low Income Housing Tax Credit Program</td>
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<tr>
<td>Austin, TX 78721</td>
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<tr>
<td>512-929-5141</td>
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<tr>
<td>St. George’s Court</td>
<td>2,3 (Rooms)</td>
<td>Income Level A</td>
<td>Tenant Based, 60 Total Units, Very Low-Income Units, Elderly Disabled</td>
</tr>
<tr>
<td>1443 Coronado Hills Drive</td>
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<td>Income Restricted</td>
<td>60 Very Low-Income Units, HUD Section 202</td>
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<tr>
<td>Austin, TX 78752</td>
<td></td>
<td>Elderly Disabled</td>
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<tr>
<td>512-459-8285</td>
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<tr>
<td>Sterling Village Apartments</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B, C</td>
<td>Tenant Based, Income Restricted (Max of $30,000/year), 207 Total Units</td>
</tr>
<tr>
<td>10401 North Lamar Boulevard</td>
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<td>D</td>
<td>Low-Income Units, Very Low-Income Units, AHFC Multifamily Bond Program,</td>
</tr>
<tr>
<td>Austin, TX 78753</td>
<td></td>
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<td>Public Housing</td>
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<tr>
<td>512-834-8968</td>
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<tr>
<td>Summit Oaks</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B</td>
<td>Tenant Based, Public Housing, 24 Total Units, Low-Income Units, Public</td>
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<tr>
<td>11607 Sierra Nevada Drive</td>
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<td>Housing</td>
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<td>Austin, TX 78759</td>
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<tr>
<td>512-480-8245</td>
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<tr>
<td>Sweetwater at Wells Branch</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B</td>
<td>Section 8 Voucher, 152 Total Units, Low-Income Units, Public Housing</td>
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<tr>
<td>Branch</td>
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<td>Section 8 Voucher</td>
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<tr>
<td>2323 Wells Branch Parkway</td>
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<tr>
<td>Austin, TX 78728</td>
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<td>888-667-5708</td>
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<tr>
<td>Terrace at Walnut Creek</td>
<td>Efficiency,1,2</td>
<td>Income Level A, B</td>
<td>Tenant Based, Income Restricted Section 8 Voucher, 324 Total Units</td>
</tr>
<tr>
<td>8712 Old Manor Road</td>
<td>(Rooms)</td>
<td>Section 8 Voucher</td>
<td>Voucher, Housing Tax Credit</td>
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<td>Austin, TX 78724</td>
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<tr>
<td>512-646-6005</td>
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<tr>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
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<tr>
<td>The Villages at The Domain 11011 Domain Drive Austin, TX 78758 866-842-6770 lincolnapt.com/properties</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B</td>
<td>436 Totals Units Development Incentives, MDA</td>
</tr>
<tr>
<td>Thurmond Heights 8426 Goldfinch Court Austin, TX 78758 512-835-1816</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A (Tenant Based) Income Restricted Public Housing</td>
<td>144 Total Units 144 Low-Income Units Public Housing</td>
</tr>
<tr>
<td>Trails at Vintage Creek Apartments 7224 Northeast Drive Austin, TX 78723 512-929-9161</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B, C</td>
<td>220 Total Units 220 Low-Income Units AHFC Multifamily Bond Program</td>
</tr>
<tr>
<td>Tuckaway Apartments 1740 Bagdad Road Cedar Park, TX 78613 512-686-5482</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level C Income Restricted</td>
<td>256 Total Units 256 Low-Income Units</td>
</tr>
<tr>
<td>Twenty15 2015 Cedar Bend Drive Austin, TX 78758 512-834-7755</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B, C, D Income Restricted</td>
<td>288 Total Units 288 Income Restricted Units TCHFC Bond program</td>
</tr>
<tr>
<td>Village at Collinwood 1001 Collinwood West Drive Austin, TX 78753 512-836-8810</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly</td>
<td>174 Total Units 174 Low-Income Units TCHFC Bond program, Section 8 Voucher, Low Income Housing Tax Credit program</td>
</tr>
<tr>
<td>Village Christian Apartments 7925 Rockwood Lane Austin, TX 78757 512-459-9550</td>
<td>1,2 (Rooms)</td>
<td>Income Level A Income Restricted Max of 48,000/yr Housing Project Elderly, Military</td>
<td>105 Total Units 105 Very Low-Income Units HUD Section 202</td>
</tr>
<tr>
<td>Address</td>
<td>Description</td>
<td>Income Restrictions</td>
<td>Units</td>
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<tr>
<td>Villas Del Sol</td>
<td>Efficiency, 1, 2 (Rooms) Central Air, Laundry On Site Wifi</td>
<td>Income Level B C Section 8 Voucher</td>
<td>296</td>
</tr>
<tr>
<td>1711 Rutland Drive, Austin, TX 78758 512-837-0840</td>
<td>Waters at Willow Run Apartments 15433 FM 1325 Austin, TX 78728 512-647-2380</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>242</td>
</tr>
<tr>
<td>Wildflower Terrace</td>
<td>1, 2, 3 (Rooms) Central Air, Fans Laundry In Unit Wifi Common Area</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly</td>
<td>201</td>
</tr>
<tr>
<td>3801 Berkman Drive, Austin, TX 78723 512-843-3801</td>
<td>Windy Ridge 10910 North Ranch Road 620 Austin, TX 78726 512-973-9900</td>
<td>Income Level A, B C (Tenant Based) Income Restricted Section 8 Voucher</td>
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<td>Low Income Units Section 8 Voucher, VASH, Low Income Housing Tax Credit Program, AHFC Multifamily Bond Program</td>
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<tr>
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<td>Low Income Units Section 8 Voucher</td>
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<td></td>
<td></td>
<td>Low Income Housing Tax Credit Program, AHFC Multifamily Bond Program</td>
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<tr>
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<td></td>
<td>Low Income Housing Tax Credit Program</td>
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</tr>
<tr>
<td><strong>South Austin Listings</strong></td>
<td><strong>Amenities</strong></td>
<td><strong>Communities Served</strong></td>
<td><strong>Property Information and Funding</strong></td>
</tr>
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<tr>
<td><strong>Contact Information</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<tr>
<td><strong>Amenities</strong></td>
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<td><strong>Communities Served</strong></td>
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<tr>
<td><strong>Communities Served</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Amenities</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Communities Served</strong></td>
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<tr>
<td><strong>Property Information and Funding</strong></td>
<td></td>
<td><strong>Communities Served</strong></td>
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<tr>
<td><strong>Amenities</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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</tr>
<tr>
<td><strong>Communities Served</strong></td>
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<tr>
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<td><strong>Communities Served</strong></td>
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<tr>
<td><strong>Amenities</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Communities Served</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Amenities</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Communities Served</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Amenities</strong></td>
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<td><strong>Property Information and Funding</strong></td>
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<td><strong>Communities Served</strong></td>
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<td><strong>Property Information and Funding</strong></td>
<td></td>
<td><strong>Communities Served</strong></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Notes</td>
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<tr>
<td>Cherry Creek Duplexes 5510-B Fernview Road Austin, TX 78745 512-441-6646</td>
<td>2,3 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>120 Total Units 120 Income Restricted Units Section 8 Voucher</td>
</tr>
<tr>
<td>Circle S Apartments 7201 South Congress Avenue Austin, TX 78745 512-445-5000</td>
<td>1,2,3 (Rooms) Central Air Laundry Hook Ups</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>200 Total Units 200 Low-Income Units Section 8, VASH, TCHFC Bond Program, Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>CityView at the Park Seniors Apts. 2000 Woodward Street Austin, TX 78741 512-804-5296</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Public Housing Elderly</td>
<td>70 Total Units 70 Income-Restricted Units 70 Low-Income Units Public Housing, Housing Tax Credit, RHDA</td>
</tr>
<tr>
<td>Cobblestone Court 2101 Davis Lane Austin, TX 78745 512-292-1652</td>
<td>1 (Rooms)</td>
<td>Income Level A (Tenant Based) Housing Project Elderly</td>
<td>69 Total Units 65 Very Low-Income Units HUD Section 202, AHFC Multifamily Bond Program</td>
</tr>
<tr>
<td>Cornerstone 1322 Lamar Square Austin, TX 78704 512-448-9628</td>
<td>Efficiency,1,2,3 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted</td>
<td>30 Total Units 30 Low-Income Units HOME, RHDA, Low Income Housing Tax Credit</td>
</tr>
<tr>
<td>Country Club Creek 4501 East Riverside Drive Austin, TX 78741 512-462-3300</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted</td>
<td>212 Total Units 212 Income Restricted Units Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Type</td>
<td>Income Level</td>
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<tr>
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<tr>
<td>Daffodil Apartments</td>
<td>6009 Daffodil Drive Austin, TX 78744</td>
<td>2 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher</td>
</tr>
<tr>
<td>Douglas Landing</td>
<td>2347 Douglas Street Austin, TX 78741</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
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<tr>
<td>Eastern Oaks</td>
<td>4922 Nuckols Crossing Road Austin, TX 78744</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A Public Housing</td>
</tr>
<tr>
<td>Eberhart Place</td>
<td>808 Eberhart Lane Austin, TX 78745</td>
<td>Efficiency,1 (Rooms) Central Air Laundry On Site</td>
<td>Income Level A (Tenant Based) Income Restricted Housing Project Elderly, Disabled</td>
</tr>
<tr>
<td>Riverside Town Homes</td>
<td>6118 Fairway Drive Austin, TX 78741</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Section 8 Voucher</td>
</tr>
<tr>
<td>Flagship</td>
<td>1312 Lamar Square Austin, TX 78704</td>
<td>1 (Rooms) Central Air On Site</td>
<td>Income Level A (Tenant Based) Income Restricted Section 8 Voucher Elderly</td>
</tr>
<tr>
<td>Property Name</td>
<td>Type, Rooms</td>
<td>Income Level</td>
<td>Total Units</td>
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<tr>
<td>Garden Terrace SRO Apartments</td>
<td>Efficiency</td>
<td>Income Level A</td>
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</tr>
<tr>
<td>1015 West William Cannon Drive</td>
<td>(Rooms)</td>
<td></td>
<td>73 Low-Income Units</td>
</tr>
<tr>
<td>Austin, TX 78745 512-416-8300</td>
<td></td>
<td>50 Very Low-Income Units</td>
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<tr>
<td>AHFC Multifamily Bond Program, RHDA</td>
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<tr>
<td>Gibson Flats</td>
<td>1,2 (Rooms)</td>
<td>Income Level D</td>
<td>202</td>
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<tr>
<td>1219 S Lamar Boulevard Austin, TX 78704</td>
<td>Central Air, Fans</td>
<td>Development Incentives, VMU, SMART</td>
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<tr>
<td>512-326-9000 <a href="https://www.greystar.com/properties/austin-tx">https://www.greystar.com/properties/austin-tx</a></td>
<td>Laundry In Unit Wifi Common Area</td>
<td>40 Total Units 40 Low-Income Units</td>
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<tr>
<td>Goodrich Place</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A</td>
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<tr>
<td>2126 Goodrich Avenue Austin, TX 78704</td>
<td>Public Housing</td>
<td>Low-Income Units</td>
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<tr>
<td>512-447-0967</td>
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<tr>
<td>Green Doors</td>
<td>1,2,3 (Rooms)</td>
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<tr>
<td>1503 South IH 35 Austin, TX 78741</td>
<td>Section 8 Voucher</td>
<td>Section 8 Voucher and VASH, AHFC Multifamily Bond Program, Go Bonds</td>
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<td>512-469-9130</td>
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<tr>
<td>Grove Place Apartments</td>
<td>Efficiency,1,2,3,4,5 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
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<tr>
<td>1881 Grove Boulevard Austin, TX 78741</td>
<td>Income Restricted Section 8 Voucher</td>
<td>Total Units 184 Low-Income Units Section 8 Voucher, RHDA, Low Income Housing Tax Credit Program</td>
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<tr>
<td>512-389-0917</td>
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<tr>
<td>Heights on Congress</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
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<td>Apartments</td>
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<td>Income Restricted Section 8 Voucher</td>
<td>Total Units 172 Low-Income Units</td>
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<tr>
<td>2703 South Congress Avenue Austin, TX 78704</td>
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<tr>
<td>512-441-1437</td>
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<tr>
<td>Building Name</td>
<td>Address</td>
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<td>Income Level</td>
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<td>Homestead Oaks Apartments</td>
<td>3226 W. Slaughter Lane Austin, TX 512-610-2222</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air, Fans Laundry Hook Ups</td>
<td>(Tenant Based) Income Restricted Section 8 Voucher</td>
</tr>
<tr>
<td>Ivy Condos</td>
<td>3204 Manchaca Road Austin, TX 78704 512-615-3377</td>
<td>1,2 (Rooms)</td>
<td>Income Level A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air Laundry In Units Wifi</td>
<td>(Tenant Based) Income Restricted</td>
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<tr>
<td>King Fisher Creek Apartments</td>
<td>4601 East Saint Elmo Road Austin, TX 78744 512-442-9500</td>
<td>2,3,4 (Rooms)</td>
<td>Income Level A, B</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air Laundry In Units Wifi</td>
<td>(Tenant Based) Income Restricted</td>
</tr>
<tr>
<td>Kinney Avenue Apartments</td>
<td>1703 Kinney Avenue Austin, TX 78704 512-745-7152</td>
<td>1 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air Laundry On Site Wifi</td>
<td>Income Restricted</td>
</tr>
<tr>
<td>Lamar Union</td>
<td>1100 S Lamar Boulevard Austin, TX 78704 512-524-5500 <a href="http://www.lamarunion.com">www.lamarunion.com</a></td>
<td>Efficiency,1,2 (Rooms)</td>
<td>Income Level B</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air Laundry In Unit Wifi</td>
<td></td>
</tr>
<tr>
<td>Legacy</td>
<td>1342 Lamar Square Drive Austin, TX 78704 512-448-9628</td>
<td>Efficiency,1,2 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi</td>
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</tr>
<tr>
<td>Lexington Hills Apartments</td>
<td>2430 Cromwell Circle Austin, TX 78741 512-389-2021</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B, C, D Section 8 Voucher</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi</td>
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</tr>
<tr>
<td>Location</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Restrictions</td>
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<tr>
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<tr>
<td>Oak Creek Village Apartments</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>2301 Durwood St Austin, TX 78704</td>
<td>Laundry In Unit</td>
<td>Income Restricted</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>Manchaca II</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A</td>
<td>Public Housing</td>
</tr>
<tr>
<td>6113 A Buffalo Pass Austin, TX 78745</td>
<td></td>
<td>A (Tenant Based)</td>
<td>Public Housing</td>
</tr>
<tr>
<td>Manchaca Road Apartments</td>
<td>1 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
<td>Housing Project Mentally Disabled</td>
</tr>
<tr>
<td>3810 Manchaca Road Austin, TX 78704</td>
<td>Central Air</td>
<td>Income Restricted</td>
<td>Section 8 Voucher</td>
</tr>
<tr>
<td>Laundry On Site</td>
<td>Mentally Disabled</td>
<td>Income Restricted Public Housing</td>
<td>HUD Section 811</td>
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<tr>
<td>Manchaca Village</td>
<td>1,2,3,4,5 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
<td>Public Housing</td>
</tr>
<tr>
<td>3628 Manchaca Road Austin, TX 78745</td>
<td></td>
<td>Income Restricted</td>
<td>Housing Project Mentally Disabled</td>
</tr>
<tr>
<td>512-447-09628</td>
<td>(Tenant Based)</td>
<td>Income Restricted Public Housing</td>
<td>HUD Section 811</td>
</tr>
<tr>
<td>Mary Lee Charles Place</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based)</td>
<td>Section 8 Voucher</td>
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<tr>
<td>1345/1347 Lamar Square Drive</td>
<td>Income Restricted</td>
<td>Housing Project Disabled</td>
<td>Section 8 Voucher</td>
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<tr>
<td>Austin, TX 78704</td>
<td></td>
<td>Public Housing</td>
<td>HUD Section 811</td>
</tr>
<tr>
<td>512-448-9628</td>
<td>(Tenant Based)</td>
<td>Income Restricted Public Housing</td>
<td>HUD Section 811</td>
</tr>
<tr>
<td>Meadowbrook Apartments</td>
<td>2,3,4,5 (Rooms)</td>
<td>Income Level A (Tenant Based)</td>
<td>Public Housing</td>
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<tr>
<td>1201 West Live Oak Street Austin, TX 78704</td>
<td></td>
<td>Income Restricted</td>
<td>Section 8 Voucher</td>
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<tr>
<td>512-440-0448</td>
<td>(Tenant Based)</td>
<td>Income Restricted Public Housing</td>
<td>HUD Section 811</td>
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<tr>
<td>Metropolis Apartments</td>
<td>1,2,3,4,5 (Rooms)</td>
<td>Income Level A, B, C, D (Tenant Based)</td>
<td>Section 8 Voucher</td>
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<tr>
<td>2200 Pleasant Valley Road Austin, TX 78741</td>
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<td>Income Restricted</td>
<td>TCHFC Bond Program</td>
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<td>512-416-7586</td>
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<td>HUD Section 811</td>
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<td>Paradise Oaks Apartments</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
<td>Section 8 Voucher</td>
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<tr>
<td>1500 Faro Drive Austin, TX 78741</td>
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<td>Section 8 Voucher</td>
<td>Low Income Housing Tax Credit Program Section 8 Voucher</td>
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<tr>
<td>Neighborhood</td>
<td>Address</td>
<td>Amenities</td>
<td>Income Level</td>
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<tr>
<td>Post South Lamar 1</td>
<td>1500 S Lamar Boulevard Austin, TX 78704</td>
<td>Efficiency, 1, 2 (Rooms) Central Air, Fan Laundry In Unit, Laundry Hook Ups, Laundry On Site Wifi Common Area</td>
<td>Income Level C</td>
</tr>
<tr>
<td>Post South Lamar 2</td>
<td>1414 S Lamar Boulevard Austin, TX 78704</td>
<td>1, 2 (Rooms)</td>
<td>Income Level A</td>
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<tr>
<td>Pleasant Hill</td>
<td>2501 Anken Drive Austin, TX 78741</td>
<td>1, 2, 3 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted</td>
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<tr>
<td>Residences at Onion</td>
<td>810 E. Slaughter Lane Austin, TX 78744</td>
<td>1, 2, 3, 4 (Rooms)</td>
<td>Income Level A, B (Tenant Based)</td>
</tr>
<tr>
<td>Rosemont at Oak Valley</td>
<td>2800 Collins Creek Drive Austin, TX 78741</td>
<td>2, 3, 4 (Rooms) Central Air Laundry On Site</td>
<td>Income Level A, B (Tenant Based) Income Restricted Housing Project</td>
</tr>
<tr>
<td>Address</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Housing Project</td>
</tr>
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<tr>
<td>Rosemont at Williamson Creek</td>
<td>2,3,4</td>
<td>A, B (Tenant Based)</td>
<td>Income Restricted Housing Project</td>
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<tr>
<td>4509 East St. Elmo Road</td>
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<td>512-916-9275</td>
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<tr>
<td>Shadowbend Ridge</td>
<td>1,2,3</td>
<td>A (Tenant Based)</td>
<td>Income Restricted Public Housing</td>
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<tr>
<td>6328 Shadow Bend</td>
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<tr>
<td>Austin, TX 78745</td>
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<tr>
<td>512-416-7494</td>
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<tr>
<td>Sierra Ridge Apartments</td>
<td>1,2</td>
<td>A, B, C</td>
<td>Income Restricted Section 8 Voucher</td>
</tr>
<tr>
<td>201 West St. Elmo Road</td>
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<tr>
<td>512-462-0888</td>
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<tr>
<td>Sierra Vista Apartments</td>
<td>1,2</td>
<td>A, B, C</td>
<td>Income Restricted Max of 39,000/yr Section 8 Voucher</td>
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<td>4320 South Congress</td>
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<td>512-448-4884</td>
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<tr>
<td>Skyline Terrace</td>
<td>Efficiency</td>
<td>Income Level A (Tenant Based)</td>
<td>Income Restricted</td>
</tr>
<tr>
<td>1212 West Ben White Boulevard</td>
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<tr>
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<td>Solaris Apartments</td>
<td>Efficiency,1,2,3,4</td>
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<td>1601 Royal Crest Drive</td>
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<tr>
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<tr>
<td>South Fourth Street Apartments</td>
<td>1</td>
<td>A (Tenant Based)</td>
<td>Income Restricted Housing Project Mentally Disabled</td>
</tr>
<tr>
<td>2402 South 4th Street</td>
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<tr>
<td>Austin, TX 78704</td>
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<tr>
<td>512-745-7152</td>
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<tr>
<td>Apartment Name</td>
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<td>Income Level</td>
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<tr>
<td>South Shore District Apartments</td>
<td>1333 Shore District Drive Austin, TX 78741</td>
<td>1,2 (Rooms)</td>
<td>Income Level B</td>
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<tr>
<td>Southpark Ranch Apartments</td>
<td>9401 South 1st Street Austin, TX 78748</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B Tenant Based Income Restricted Public Housing Section 8 Voucher</td>
</tr>
<tr>
<td>Spring Valley Apartments</td>
<td>2302 East William Cannon Drive Austin, TX 78744</td>
<td>2,3,4 (Rooms)</td>
<td>Income Level A, B Tenant Based Income Restricted Section 8 Voucher</td>
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<tr>
<td>Southwest Trails Apartments</td>
<td>8405 Old Bee Caves Road Austin, TX 78735</td>
<td>1,2,3 (Rooms)</td>
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<tr>
<td>Stassney Apartments</td>
<td>5600 Nancy Austin, TX 78745</td>
<td>1 (Rooms)</td>
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<td>Stony Creek Apartments</td>
<td>4911 Manchaca Road Austin, TX 78745</td>
<td>1,2 (Rooms)</td>
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<tr>
<td>Name</td>
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<td>The 704</td>
<td>3101 S Lamar Boulevard Austin, TX 78704</td>
<td>Efficiency, 1,2 (Rooms)</td>
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<tr>
<td>The Willow</td>
<td>1330 Lamar Square Drive Austin, TX 78704</td>
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<td>Thornton Flats</td>
<td>2501 Thornton Road Austin, TX 78704</td>
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<td>Travis Park Apartments</td>
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<td>1,2,3 (Rooms)</td>
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<td>Treaty Oaks</td>
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<td>urbanoaksapts.com</td>
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<td>Villas of Cordoba 5901 East</td>
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<td>512-444-7430</td>
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<td>West Gate Ridge 8700 West Gate</td>
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<tr>
<td>512-717-5706</td>
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<td><a href="http://www.pedcormanagement.com">www.pedcormanagement.com</a></td>
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<td>Western Trail Apartments 2422</td>
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<td>Western Trails Boulevard Austin,</td>
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<td>TX 78745 512-447-8759</td>
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<td>William Cannon Apartment Homes</td>
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<td>2112 East William Cannon Drive</td>
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<td>Austin, TX 78744 512-717-6179</td>
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<td>Willows 1332 Lamar Square Drive</td>
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<td>32 Low-Income Units</td>
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<td>Windsor South Lamar</td>
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<td>809 S Lamar Boulevard Austin, TX 78704 512-445-9000 <a href="https://www.windsorsola.com">https://www.windsorsola.com</a></td>
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<td>Woodway Square Apartments</td>
<td>Efficiency,1,2,3 (Rooms)</td>
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<td>240 Total Units 240 Low-Income Units TCHFC Bond Program, Low Income Housing Tax Credit Program</td>
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<tr>
<td>1700 Teri Road Austin, TX 78744 512-693-9808</td>
<td>Central Air, Fans Laundry In Unit Wifi Common Area</td>
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<td>Woodway Village Apartments</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A &amp; B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>160 Total Units 160 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher</td>
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<tr>
<td>4600 Nuckols Crossing Road Austin, TX 78744 512-442-1300</td>
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### West Austin Listings

<table>
<thead>
<tr>
<th>Contact Information</th>
<th>Amenities</th>
<th>Communities Served</th>
<th>Property Info and Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cardinal Point 11011 1/2, 11015, 11017 Four Points Drive Austin, TX 78726 512-381-4599</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B Income Restricted</td>
<td>120 Total Units RHDA, Go Bond</td>
</tr>
<tr>
<td>West Koenig Flats 5608 Avenue F Austin, TX 78751 512-374-0733 <a href="https://www.westkoenig">https://www.westkoenig</a> austin.com/</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level C</td>
<td>210 Total Units Development Incentives</td>
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<td>Bastrop County Listings</td>
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<td><strong>Contact Information</strong></td>
<td><strong>Amenities</strong></td>
<td><strong>Communities Served</strong></td>
<td><strong>Property Information and Funding</strong></td>
</tr>
<tr>
<td>Alamo Plaza Apartments 401 East Alamo Street Elgin, TX 78621 512-285-2475</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based) Disabled</td>
<td>28 Total Units 15 Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program</td>
</tr>
<tr>
<td>Bastrop Village Oaks Apartments I II 1910 Wilson Street Bastrop, TX 78602 512-321-7933</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>47 Total Units 47 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit Program, USDA Rural Development</td>
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<tr>
<td>Crescent Village Apartments 13817 County Line Road Elgin, TX 78621 512-281-1000</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Disabled</td>
<td>28 Total Units 12 Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program</td>
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<tr>
<td>Hill Street Project 201-207 Hill Street Smithville, TX 78957 979-540-2980</td>
<td>1,2 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Housing Project</td>
<td>32 Total Units 26 Low-Income Units Project-Based Section 8, USDA Rural Development, Low Income Housing Tax Credit Program</td>
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<tr>
<td>Apartment Name</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Total Units</td>
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<td>Meadowpark Apartments</td>
<td>4 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based)</td>
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<td>401 North Highway 95</td>
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<td>Elgin, TX 78621</td>
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<tr>
<td>Piney Creek North</td>
<td>1,2 (Rooms)</td>
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<td>2110 North Main</td>
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<td>Riverwood Commons</td>
<td>1,2,3 (Rooms)</td>
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<td>440 Old Austin Highway</td>
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<td>Settlement Estates Senior</td>
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<td>Smithville Garden Apartments</td>
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<td>Willows Apartments</td>
<td>1,2,3 (Rooms)</td>
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<td>324 Webb Street</td>
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<td>Pecos Street Apartments</td>
<td>1,3 (Rooms)</td>
<td>Income Level A, B, C Elderly, Disabled</td>
<td>14 Total Units 14 Very Low-Income Units USDA Rural Development</td>
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<td>400 Mesquite Granger, TX 76530 254-947-0342</td>
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<td>Belle Oaks</td>
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<td>100 Total Units 100 Low-Income Units Public Housing</td>
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<td>1100 Shady Lane Belton, TX 76513 254-939-1841 <a href="http://www.mybelleoaks.com/">http://www.mybelleoaks.com/</a></td>
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<td>Buckholts Apartments</td>
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<td>237 Total Units 221 Income-Restricted Units Low Income Housing Tax Credit Program, Project-Based Section 8</td>
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<td>1000 S. 8th Street Buckholts, TX 76518 254-939-1479</td>
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<td>Canyon Creek Townhomes</td>
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<td>1476 Canyon Creek Drive Temple, TX 76502 254-773-0101</td>
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<td>Chateau Apartments</td>
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<td>504 West Calhoun Temple, TX 76501 254-773-2009</td>
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<td>Chisholm Trail Senior Village</td>
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<td>102 Total Units 98 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher</td>
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<td>Fairways at Sammons Park</td>
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<td>Holland House Apartments</td>
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<td>254-657-2757</td>
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<td>Kyle Building</td>
<td>111 North Main Street Temple, TX 76503</td>
<td>254-773-2009</td>
<td><a href="http://www.centexhousing.org/department/the_kyle/index.php">www.centexhousing.org/department/the_kyle/index.php</a></td>
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<tr>
<td>Montrose Apartments</td>
<td>2200 Montrose Place Belton, TX 76513</td>
<td>254-939-8126</td>
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<td>Stone Ranch Apartment Homes</td>
<td>401 East Rancier Avenue Killeen, TX 76543</td>
<td>254-634-2450</td>
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<td>Prairie Village Apartments</td>
<td>611 Paul Street Rogers, TX 76569</td>
<td>254-642-3971</td>
<td><a href="http://www.centexhousing.org/department/the_kyle/index.php">www.centexhousing.org/department/the_kyle/index.php</a></td>
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<tr>
<td>Raintree Apartments</td>
<td>1617 Canyon Creek Temple, TX 76502</td>
<td>254-771-3338</td>
<td><a href="http://www.centexhousing.org/department/the_kyle/index.php">www.centexhousing.org/department/the_kyle/index.php</a></td>
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<tr>
<td>Ridge Pointe Apartments</td>
<td>1900 Bacon Ranch Road Killeen, TX 76542</td>
<td>254-501-7149</td>
<td><a href="http://www.centexhousing.org/department/the_kyle/index.php">www.centexhousing.org/department/the_kyle/index.php</a></td>
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- **Income Level A**: Income Restricted
- **Income Level B**: Tenant Based
- **Income Level C**: Section 8 Voucher

- **Central Air**: Available
- **Laundry Hook Ups**: Available
- **Wifi**: Available
- **Elderly**: Available
- **Disabled**: Available
- **Low Income Housing Tax Credit Program**
- **Section 8 Voucher**
- **USDA Rural Development**
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Rooms</th>
<th>Income Level</th>
<th>Notes</th>
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<tr>
<td>Tembell Home</td>
<td>210 West Avenue R</td>
<td>1,2</td>
<td>A, B, C</td>
<td>94 Total Units 67 Low-Income Units USDA Rural Development</td>
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<tr>
<td>Temple College Apartments</td>
<td>265 East Marvin R. Felder Drive</td>
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<td>A, B, C</td>
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<td>Tremont Apartment</td>
<td>1700 Bacon Ranch Road</td>
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<td>A, B</td>
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<td>Turtle Creek Apartments</td>
<td>2200 Montrose Place</td>
<td>1,2</td>
<td>A, B, C, D</td>
<td>184 Total Units 65 Very Low-Income Units Public Housing</td>
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<td>Twin Oaks Village</td>
<td>1407 West Main Street</td>
<td>1,2,3</td>
<td>A, B</td>
<td>56 Total Units 56 Low-Income Units HOME Program, Housing Tax Credit Program, Public Housing</td>
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<td>Veranda at Twin Creek</td>
<td>1101 Twin Creek Drive</td>
<td>1,2</td>
<td>A, B</td>
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<td>Village at Fox Creek</td>
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<td>2900 Illinois Avenue</td>
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<td>Killeen, TX 76543</td>
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<tr>
<td>254-690-3301</td>
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<td><a href="http://www.liveatvillageatfoxcreek.com/">http://www.liveatvillageatfoxcreek.com/</a></td>
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<td>Income Level A, B, C (Tenant Based) Income Restricted Public Housing</td>
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<tr>
<td>26 Total Units</td>
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<tr>
<td>26 Low-Income Units</td>
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<tr>
<td>HOME, Low Income Housing Tax Credit Program, Public Housing</td>
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<tr>
<td>2787 Martin Luther King Jr. Drive</td>
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<tr>
<td>Temple, TX 76504</td>
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<tr>
<td>254-770-3099</td>
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<td><a href="http://www.villageatmeadowbend.com/">http://www.villageatmeadowbend.com/</a></td>
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<td>Income Level A, B (Tenant Based) Income Restricted Public Housing Elderly, Disabled</td>
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<td>61 Total Units</td>
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<td>61 Low-Income Units</td>
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<td>1811 East Avenue K</td>
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<tr>
<td>254-778-7568</td>
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<tr>
<th>Blanco Plaza</th>
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<tbody>
<tr>
<td>380 Blanco Ave</td>
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<tr>
<td>Blanco, TX 78606</td>
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<tr>
<td>830-833-2635</td>
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<td>1,2,3 (Rooms)</td>
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<tr>
<td>Income Level D</td>
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<tr>
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<tr>
<td>500 Blanco Avenue</td>
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<tr>
<td>Blanco, TX 78606</td>
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<tr>
<td>830-833-3203</td>
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<tr>
<td>1 (Rooms)</td>
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<tr>
<td>Income Level A, B (Tenant Based) Income Restricted Elderly, Disabled</td>
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<tr>
<td>20 Total Units</td>
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<tr>
<td>20 Income-Restricted Units Low Income Housing Tax Credit Program USDA Rural Development</td>
</tr>
<tr>
<td>Apartment Name</td>
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<tr>
<td>City Oaks Apartments</td>
</tr>
<tr>
<td>301 North Winters Furr</td>
</tr>
<tr>
<td>Johnson City, TX 78636 830-868-7365</td>
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<tr>
<td>Creek View 2 Apartments</td>
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<td>316 North Winter Furr</td>
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<td>Creek View 3 Apartments</td>
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<td>316 North Winter Furr</td>
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<td>Johnson City, TX 78636 830-868-2750</td>
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<tr>
<td>Leaning Oaks</td>
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<tr>
<td>502 South Avenue F</td>
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<td>Johnson City, TX 78636 830-868-7322</td>
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<td>Burnett County Listings</td>
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<tr>
<td><strong>Contact Information</strong></td>
</tr>
<tr>
<td>Alta Visa Apartments I&amp;II</td>
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<tr>
<td>1001 Pecan Valley Drive Marble Falls, TX 78654 830-693-5632/512-756-6809</td>
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<tr>
<td>Creekside Townhomes</td>
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<tr>
<td>103 North Hill Street Burnet, TX 78611 512-756-9100</td>
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<tr>
<td>Garden Gate Apartments</td>
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<tr>
<td>300 E Third Street Burnet, TX 78611 512-715-9324</td>
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<td>Hamilton Creek</td>
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<tr>
<td>805 Southwater Burnet, TX 78611 512-756-4745</td>
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<td>Highland Oaks Apartments</td>
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<td>1600 Mustang Drive Marble Falls, TX</td>
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<td>Highview Retirement Village</td>
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<tr>
<td>200 Highway 1431 East Marble Falls</td>
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<tr>
<td>Northgate Apartments</td>
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<tr>
<td>105 Northgate Circle Burnet, TX</td>
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<tr>
<td>Oak Creek Townhomes</td>
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<tr>
<td>1101 6th Street Marble Falls, TX</td>
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<tr>
<td>Romberg Apartments I&amp;II</td>
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<tr>
<td>806 North Romberg Burnet, TX</td>
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<tr>
<td>Rivercrest Apartments</td>
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<tr>
<td>1102 Avenue K Marble Falls, TX</td>
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<tr>
<td>Southwest Village Apartments</td>
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</tr>
<tr>
<td>Turtle Creek Townhomes</td>
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<tr>
<td>Vistas Apartments</td>
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**Caldwell County Listings**

<table>
<thead>
<tr>
<th>Contact Information</th>
<th>Amenities</th>
<th>Communities Served</th>
<th>Property Information and Funding</th>
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<tbody>
<tr>
<td>Burleson Heights Apartments</td>
<td>2,3 (Rooms) Laundry On Site</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>24 Total Units 24 Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program Section 8 Voucher</td>
</tr>
<tr>
<td>Location</td>
<td>Rooms</td>
<td>Income Level</td>
<td>Type/Program</td>
</tr>
<tr>
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<tr>
<td>Golden Age Home</td>
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<td>Efficiency (Rooms) Wifi, Income Level A, B, C (Tenant Based), Elderly, Disabled</td>
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<tr>
<td>1505 South Main Street</td>
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<td>44 Total Units 16 Low-Income Units HOME Program</td>
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<tr>
<td>Lockhart, TX 78644 512-398-2421</td>
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<tr>
<td>Imperial Garden Apartments</td>
<td>2,3</td>
<td>Income Level A (Tenant Based) Housing Project</td>
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<tr>
<td>801 Blackjack Street</td>
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<td>24 Total Units 24 Low-Income Units Project-Based Section 8</td>
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<tr>
<td>Lockhart, TX 78644 512-398-6768</td>
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<tr>
<td>Jennings Retirement Village</td>
<td>1</td>
<td>Income Level A, B, C (Tenant Based) Elderly, Disabled</td>
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<tr>
<td>100 Carter Circle</td>
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<td>20 Total Units 20 Low-Income Units USDA Rural Development</td>
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<tr>
<td>Luling, TX 78648 830-875-5023</td>
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<td>Landing Apartments</td>
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<td>400 Spinnaker Street</td>
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<td>82 Total Units 12 Low-Income Units 17 Very Low-Income Units (AHDP/AHP)</td>
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<tr>
<td>Lockhart, TX 78644 512-376-4847</td>
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<tr>
<td>Lockhart Senior Apartments</td>
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<td>Income Level A, B, C (Tenant Based) Elderly</td>
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<td>610 West San Antonio Street</td>
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<td>16 Total Units USDA Rural Development</td>
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<td>Lockhart, TX 78644 512-398-6087</td>
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<td>Martindale Apartments</td>
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<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
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<td>12943 Highway 142</td>
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<td>24 Total Units 24 Income-Restricted Units Housing Tax Credit, USDA Rural Development, Section 8 Voucher</td>
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<td>Martindale, TX 78655 512-357-1167</td>
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<td>Medina Court Senior Housing</td>
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<td>Income Level A, B (Tenant Based) Income Restricted Elderly</td>
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<td>1313 South Medina Street</td>
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<td>20 Total Units 20 Low-Income Units HUD Section 202, HOME Program</td>
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<td>Lockhart, TX 78644 512-477-1472/512-376-7500</td>
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<tr>
<td>Location</td>
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<td>46 Low-Income Units</td>
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<td>Sandia Crossing</td>
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<tr>
<td>Nolan Terrace</td>
<td>1,2,3 (Rooms)</td>
<td>Income Level A, B, C (Tenant Based) Income Restricted Housing Project</td>
<td>40 Total Units 40 Income-Restricted Units 40 Low-Income Units Project-Based Section 8</td>
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<tr>
<th><strong>Hays County Listings</strong></th>
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<th><strong>Amenities</strong></th>
<th><strong>Communities Served</strong></th>
<th><strong>Property Information and Funding</strong></th>
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<tbody>
<tr>
<td><strong>Allen Woods Homes</strong></td>
<td>Allen Woods Homes</td>
<td>Efficiency,1,2,3,4,5 (Rooms) Central Air Laundry In Unit</td>
<td>Income Level A, B C (Tenant Based) Income Restricted Public Housing</td>
<td>228 Total Units 125 Low-Income Units Public Housing</td>
</tr>
<tr>
<td>1201 Thorpe Lane</td>
<td>1201 Thorpe Lane</td>
<td>Efficiency,1,2,3,4,5 (Rooms) Central Air Laundry In Unit</td>
<td>Income Level A, B C (Tenant Based) Income Restricted Public Housing</td>
<td>228 Total Units 125 Low-Income Units Public Housing</td>
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<tr>
<td>San Marcos, TX 78666</td>
<td>San Marcos, TX 78666</td>
<td>Efficiency,1,2,3,4,5 (Rooms) Central Air Laundry In Unit</td>
<td>Income Level A, B C (Tenant Based) Income Restricted Public Housing</td>
<td>228 Total Units 125 Low-Income Units Public Housing</td>
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<tr>
<td>512-353-5059</td>
<td>512-353-5059</td>
<td>Efficiency,1,2,3,4,5 (Rooms) Central Air Laundry In Unit</td>
<td>Income Level A, B C (Tenant Based) Income Restricted Public Housing</td>
<td>228 Total Units 125 Low-Income Units Public Housing</td>
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<td><strong>Ashbury Place Apartments</strong></td>
<td>Ashbury Place Apartments</td>
<td>2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>64 Total Units 64 Income-Restricted Unit Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher</td>
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<tr>
<td>1350 Wonder World Drive</td>
<td>1350 Wonder World Drive</td>
<td>2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>64 Total Units 64 Income-Restricted Unit Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher</td>
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<tr>
<td>San Marcos, TX 78666</td>
<td>San Marcos, TX 78666</td>
<td>2,3 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>64 Total Units 64 Income-Restricted Unit Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher</td>
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<tr>
<td>512-805-7045</td>
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<td>2,3 (Rooms)</td>
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<td>64 Total Units 64 Income-Restricted Unit Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher</td>
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<tr>
<td><strong>Champions Crossing Apartments</strong></td>
<td>Champions Crossing Apartments</td>
<td>2,3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>156 Total Units 156 Income-Restricted Units Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher</td>
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<td><strong>Chapultepec Homes</strong></td>
<td>Chapultepec Homes</td>
<td>2,3 (Rooms)</td>
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<tr>
<td>701 South LBJ Drive</td>
<td>701 South LBJ Drive</td>
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<td>San Marcos, TX 78666</td>
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<td>2,3 (Rooms)</td>
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<tr>
<td>512-396-3364 or 512-353-5059</td>
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**Allen Woods Homes**
- Address: 1201 Thorpe Lane, San Marcos, TX 78666
- Phone: 512-353-5059
- Amenities: Efficiency, 1, 2, 3, 4, 5 Rooms, Central Air, Laundry In Unit
- Communities Served: Income Level A, B, C (Tenant Based) Income Restricted Public Housing
- Property Information and Funding: 228 Total Units, 125 Low-Income Units Public Housing

**Ashbury Place Apartments**
- Address: 1350 Wonder World Drive, San Marcos, TX 78666
- Phone: 512-805-7045
- Amenities: 2, 3 Rooms
- Communities Served: Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher
- Property Information and Funding: 64 Total Units, 64 Income-Restricted Unit Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher

**Champions Crossing Apartments**
- Address: 345 Champions Boulevard, San Marcos, TX 78666
- Phone: 512-878-2110
- Amenities: 2, 3, 4 Rooms
- Communities Served: Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher
- Property Information and Funding: 156 Total Units, 156 Income-Restricted Units Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher

**Chapultepec Homes**
- Address: 701 South LBJ Drive, San Marcos, TX 78666
- Phone: 512-396-3364 or 512-353-5059
- Amenities: 2, 3 Rooms
- Communities Served: Income Level A, B, C (Tenant Based) Income Restricted Public Housing
- Property Information and Funding: 30 Total Units, 30 Low-Income Units Public Housing
<table>
<thead>
<tr>
<th>Address</th>
<th>Rooms/Features</th>
<th>Income Level/Restriction</th>
<th>Total Units</th>
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<td>Charles Young Housing</td>
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<td>Income Level A (Tenant Based) Income Restricted Public Housing</td>
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<td>417 West 2nd Street Kyle, TX 78640</td>
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<td>CM Allen Homes</td>
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<td>795 River Road San Marcos, TX 78666</td>
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<td>Country Oaks Apartments</td>
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<td>1951 Aquarena Springs Drive San Marcos, TX 78666</td>
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<tr>
<td>Creekside Villas Senior Village</td>
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<td>590 FM 967 Buda, TX 78610</td>
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<td>Encino Pointe</td>
<td>1,2,3,4 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</td>
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<tr>
<td>1800 Post Road San Marcos, TX 78666</td>
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<td>Hill Country Cottages Inc.</td>
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<td>Name</td>
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<td>Huntington Apartments</td>
<td>1255 Firecracker Drive Buda, TX 78610 512-295-4071</td>
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<td>(Rooms) Central Air, Fans Laundry Hook Ups</td>
<td>Income Level A, B Income Restricted (Max of $34,000/year) Section 8 Voucher Elderly 120 Total Units 120 Low-Income Units Section 8 Voucher</td>
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<td>La Vista Retirement Community</td>
<td>1615 Redwood Road San Marcos, TX 78666 512-396-2333</td>
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<td>Langtry Apartments</td>
<td>205 Craddock Avenue San Marcos, TX 78666 512-353-3002, ext 26</td>
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<td>Income Level A, B, C                                                        56 Total Units 8 Low-Income Units 12 Very-Low-Income Units Land Use Restrictive Agreement (LURA)</td>
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<td>Mariposa Apartment Homes at Hunter Road</td>
<td>2600 Hunter Road San Marcos, TX 78666 512-392-9588</td>
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<tr>
<td>Merritt Hill Country Senior Living</td>
<td>28725 Ranch Road 12 Dripping Springs, TX 78620 512-806-6700</td>
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<tr>
<td>Onion Creek Village 300 Bluff</td>
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<td>D</td>
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<td>Street Buda, TX 78610 855-598</td>
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<td>512-428-8558</td>
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<td>Pete Dressen Housing Complex</td>
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<td>101 Post Road Circle Kyle, TX 78</td>
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<td>640 512-268-7801</td>
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<td>Porter Homes 1231 1235 MLK Drive</td>
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<td>A, B, C (Tenant Based)</td>
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<td>River Oaks Villas 1900 Aquarena</td>
<td>1,2,3 (Rooms)</td>
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<td>Springs Road San Marcos, TX 786</td>
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<td>Apartments</td>
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<td>Income Level</td>
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<td>Riverview Apartments</td>
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<td>Saddle Creek</td>
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<td>Housing Project Elderly, Disabled</td>
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<td>Summit in San Marcos</td>
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<td>155 Total Units 23 Low-Income Units 31 Very Low-Income Units (AHDP/AHP)</td>
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<td>Cambridge Villas</td>
<td>15711 Dessau Road Pflugerville, TX 78660 512-990-2348</td>
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<td>Heatherwilde Park Retirement Apartments</td>
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<td>HomeTown at Picadilly</td>
<td>500 Grand Avenue Parkway</td>
<td>512-990-5400</td>
<td>1, 2 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</td>
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<tr>
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Williamson County Listings

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<th>Amenities</th>
<th>Communities Served</th>
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<td>Income Level A, B, C, D</td>
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<tr>
<td>1501 Lawnmont Drive Round Rock, TX 78664 512-244-3715</td>
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<td>Avery Apartments</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A Public Housing</td>
<td>70 Total Units (51 damaged in flood) 70 Low-Income Units Public Housing</td>
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<tr>
<td>309 Avery Drive Taylor, TX 76574 512-352-6217/512-352-3231</td>
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<tr>
<td>Location</td>
<td>Rooms</td>
<td>Income Level</td>
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<td>Bluffs Landing Senior Village</td>
<td>1,2</td>
<td>A, B</td>
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<td>3201 Bluffs Landing Way</td>
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<td>Round Rock, TX 78665</td>
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<td>Burnett Place Apartments</td>
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<td>512-365-2500</td>
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<td>Capital Area RD</td>
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<td>401 East Pietzsch Street</td>
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<td>Bartlett, TX 76511</td>
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<td>Cedar Park Townhomes</td>
<td>2,3,4</td>
<td>A, B</td>
<td>Restricted</td>
</tr>
<tr>
<td>400 East Cypress Creek Road</td>
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<td>Cedar Park, TX 78613</td>
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<tr>
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<td>Cedar Ridge Apartments</td>
<td>2,3</td>
<td>A, B, C</td>
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<tr>
<td>2702 South Bagdad Road</td>
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<tr>
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<td></td>
<td>512-259-7648</td>
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<tr>
<td>Chisholm Trail</td>
<td>1,2,3</td>
<td>A, B, C</td>
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<tr>
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<tr>
<td></td>
<td>512-255-7122</td>
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</tbody>
</table>
| **Crystal Falls Village**  
| **202 Crystal Falls Parkway**  
| **Leander, TX 78641**  
| **512-259-5097** | **1,2 (Rooms)** | **Income Level A, B (Tenant Based) Income Restricted** | **36 Total Units 36 Very Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program** |
| **Cushing Center**  
| **1007 Cushing Drive Round Rock, TX 78664**  
| **512-255-9159** | **1,2 (Rooms)** | **Income Level A (Tenant Based) Income Restricted Public Housing** | **30 Total Units 30 Low-Income Units Public Housing** |
| **Cypress Creek at Lakeline**  
| **2101 South Lakeline Boulevard Cedar Park, TX 78613**  
| **512-401-6789** | **1,2,3,4 (Rooms)** | **Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher** | **236 Total Units 236 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher** |
| **Cypress Creek at River Bend**  
| **120 River Bend Drive Georgetown, TX 78628**  
| **512-930-7676** | **1,2,3,4 (Rooms)** | **Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher** | **180 Total Units 180 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program** |
| **Florence Hearthstone**  
| **400 Brewster Street Florence, TX 76527**  
| **512-863-5992** | **2 (Rooms)** | **Income Level A, B, C Section 8 Voucher** | **10 Units Total 7 Low-Income Units Section 8 Voucher, USDA Rural Development** |
| **Gardens of Taylor**  
| **319 Sloan Street #101 Taylor, TX 76574**  
<p>| <strong>512-352-7620</strong> | <strong>1,2 (Rooms)</strong> | <strong>Income Level A, B (Tenant Based) Income Restricted</strong> | <strong>36 Units Total 36 Low-Income Units Low Income Housing Tax Credit Program</strong> |</p>
<table>
<thead>
<tr>
<th>Gateway Northwest</th>
<th>1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</th>
<th>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</th>
<th>180 Units Total 180 Income Restricted Units Low Income Housing Tax Credit Program Section 8 Voucher</th>
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</thead>
<tbody>
<tr>
<td>Georgetown Place Apartments</td>
<td>2,3 (Rooms) Central Air Laundry On Site</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>176 Units Total 176 Income-Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher</td>
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<td>Georgetown Square Apartments</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A, B Income Restricted Section 8 Voucher</td>
<td>55 Units Total 55 Low-Income Units Section 8 Voucher</td>
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<td>Grace Place Apartments</td>
<td>1,2 (Rooms) On Site Laundry</td>
<td>Income Level A Elderly</td>
<td>40 Units Total 20 Low-Income Units USDA Rural Development</td>
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<tr>
<td>Henna Townhomes</td>
<td>3,4 (Rooms)</td>
<td>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</td>
<td>160 Units Total 160 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher</td>
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<tr>
<td>Location</td>
<td>Room Config</td>
<td>Income Level</td>
<td>Total Units/Features</td>
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<tr>
<td>Lance Haven</td>
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<td>Income Level A (Tenant Based)</td>
<td>30 Units Total 30 Low-Income Units Public Housing</td>
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<tr>
<td>Round Rock, TX 78664 512-255-9159</td>
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<td>Income Restricted Public Housing</td>
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<tr>
<td>Leander Station Senior Village</td>
<td>1,2</td>
<td>Income Level A, B (Tenant Based)</td>
<td>192 Units Total Section 8 Voucher, Low Income Housing Tax Credit Program</td>
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<tr>
<td>Leander, TX 78641 512-260-6700</td>
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<tr>
<td>Liberty Hill Villas,</td>
<td>1,2,3</td>
<td>Income Level D</td>
<td>100 Total Units</td>
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<td>2225 Ranch Road 1869, Liberty Hill, TX, 78642, 844-852-8288,</td>
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<tr>
<td>Main Street Commons</td>
<td>1,2</td>
<td>Income level A, B (Tenant Based)</td>
<td>75 Units Total Low Income Housing Tax Credit Program, HOME Program</td>
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<td>Apartments 3700 North Main Street</td>
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<tr>
<td>Taylor, TX 76574 512-352-6068</td>
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<tr>
<td>Mallard Run Apartments</td>
<td>1,2</td>
<td>Income Level A, B, C (Tenant Based)</td>
<td>39 Units Total 6 Low-Income Units 8 Very Low-Income Units (AHDP/AHP), Section 8 Voucher</td>
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<tr>
<td>1000 Mallard Lane Taylor, TX 76574</td>
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<tr>
<td>Mariposa Apartment Homes at River Bend</td>
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<td>198 Units Total 198 Income Restricted Units Project-Based Section 8, Low Income Housing Tax Credit Program</td>
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<tr>
<td>121 River Bend Drive</td>
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<td>Apartments</td>
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<td>Mary Olson Apartments</td>
<td>1,2,3,4,5 (Rooms)</td>
<td>Income Level A, B, C</td>
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<td>Merritt Legacy</td>
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<td>Oaks at Georgetown</td>
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<tr>
<td>Parkview Place</td>
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<td>Income Level A (Tenant Based)</td>
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<td>Ranch at Cedar Park</td>
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<td>Round Rock Oak Grove</td>
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<td>San Gabriel Crossing</td>
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<td>78642, 512-548-6280</td>
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<td>Shady Oaks Apartments</td>
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<td>Income Level/Low Income Units</td>
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<td>Stepping Stone Apartments</td>
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<td>Income Level A, B</td>
<td>44 Units Total 44 Low-Income Units 31 Very Low-Income Units USDA Rural</td>
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<tr>
<td>2501 Davis Street</td>
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<td>(Tenant Based) Elderly, Disabled</td>
<td>Development, Low Income Housing Tax Credit Program</td>
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<td>Taylor, TX 76574</td>
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<tr>
<td>Stonehaven Apartments</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A</td>
<td>158 Units Total 158 Very Low-Income Units Public Housing</td>
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<td>210 West 18th Street Georgetown</td>
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<td>Tamaric Apartments</td>
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<td>Income Level A</td>
<td>24 Units Total 24 Income Restricted Units 10 Very Low-Income Units</td>
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<td>USDA Rural Development, Low Income Housing Tax Credit Program, Section 8</td>
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<td>Cedar Park, TX 78613</td>
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<td>Voucher</td>
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<td>Trinity Place Apartments</td>
<td>Efficiency, 1</td>
<td>Income Level A</td>
<td>68 Units Total 68 Income-Restricted Units Section 8 Voucher, HUD Section</td>
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<td>(Tenant Based) Income Restricted</td>
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<tr>
<td>Waters at Sunrise</td>
<td>1,2,3,4 (Rooms)</td>
<td>Income Level A</td>
<td>300 Total Units Low Income Housing Tax Credit</td>
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<td>2750 Sunrise Road</td>
<td>Central Air,</td>
<td>(Tenant Based) Income Restricted</td>
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<td>Round Rock, TX 78665</td>
<td>Fans Laundry</td>
<td>Section 8</td>
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<td>Hook Ups,</td>
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<td>Laundry On Site</td>
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<tr>
<td>(512) 647-2440</td>
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</table>
Project Based Section 8

The Department of Housing and Urban Development (HUD) provides affordable housing for low-income, elderly and disabled persons. HUD funds the Project-Based Section 8 Housing program. Project-Based Section 8 allows people to apply directly to Section 8 complexes. Tenants in these complexes pay only 30% of their adjusted income toward rent. Project-Based Section 8 properties have “Housing Project” listed in their “Communities Served” column.

Public Housing Authorities

Local Public Housing Authorities receive funding from HUD to run the Public Housing and Section 8 Housing Choice Voucher programs.

- **Public Housing** programs assign eligible applicants a unit within one of several public housing communities when space becomes available. Tenants usually pay only 30% of their adjusted income toward rent. Public Housing properties have “Public Housing” listed in their Communities Served column.

- **Section 8 Housing Choice Voucher** programs give eligible applicants a housing subsidy voucher that can be used in any community that accepts it. Tenants pay only 30% to 40% of their adjusted income toward rent. Apartments that accept vouchers will list “Section 8 Voucher” in the communities served column.

If you are interested in these programs you can contact a Housing Authority with the information below to find out if you are eligible. Housing Authorities can also tell you about program waitlists and application processes!

**Housing Authority of the City of Austin**
1124 S I H35 Austin, TX 78704-2614  
Telephone: 512-477-4488  
Section 8 Department: 512-477-1314  
Website: [www.hacanet.org](http://www.hacanet.org)  
Email: hcd@hacanet.org

**Georgetown Housing Authority**
210 W. 18th Street, Georgetown, TX 78626  
Public Housing: 512-863-5565 ext. 404  
HUD Section 8: 512-869-6918  
Website: [www.georgetownha.org](http://www.georgetownha.org)

**Kyle Housing Authority**
417 West 2nd Street, Kyle, TX 78640  
Telephone: 512-268-7801  
Website: [https://www.cityofkyle.com/bc/kyle-housing-authority](https://www.cityofkyle.com/bc/kyle-housing-authority)

**Round Rock Housing Authority**
1505 Lance Lane, Round Rock, TX 78681  
Public Housing: 512-255-3702  
HUD Section 8: 512-255-1336  
Website: [www.roundrockha.org](http://www.roundrockha.org)

**San Marcos Housing Authority**
1202 Thorpe Lane, San Marcos, TX 78666  
Telephone: 512-396-3364, or 512-353-5058  
Website: [www.smpha.org](http://www.smpha.org)

**Housing Authority of Travis County**
502 East Highland Mall Boulevard, Suite 106B Austin, TX 78752-3722  
Telephone: 512-480-8245  
Website: www.hacactx.com
Calling the Properties

If there is anything that you want to know about the complex, like if it is close to a specific bus route, ask before you apply. Some questions you could ask when contacting apartments are:
- Are there any vacancies? Do you have a waitlist?
- What are the application fees?
- What is the rent for the unit? Are there any other regular fees?
- Are utilities included in the rent?
- How much do I have to earn each month to rent a unit?

Below is a table that you can use to organize the information you get when calling apartments.

<table>
<thead>
<tr>
<th>Apartment or Housing Authority Name</th>
<th>Who I Spoke With</th>
<th>Notes (Criteria, Rent, Fees, Appointment Details...)</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>
What is Housing Discrimination?

Housing Discrimination is when people are treated differently because of their status as a member of a protected class when searching, applying for or living in housing. The federal Fair Housing Act of 1968 ensures that people are protected from discrimination in the housing market based on the protected classes of race, color, national origin, religion, sex, disability (mental or physical) or familial status (pregnant women and persons with children). Fair Housing Laws protect undocumented persons and refugees regardless of immigration status.

Austin residents are also protected from discrimination based on age, marital status (being single or married), sexual orientation, gender identity, or student status. In Austin, veterans are also protected from discrimination based on their source of income.

Housing discrimination comes in many different forms and is not always obvious. Housing discrimination can look like:

- Refusing to rent or lease to an interested applicant because of their race.
  “We don’t rent to your kind.”
- Treating people differently during the rental process.
  “We have a separate waiting list for people with children.”
- Advertising that states a preference based on protected classes.
  “Foreigners need not apply.”
- Refusing to make reasonable accommodations for persons with disabilities.
  “We have a no pet policy – no service dogs allowed.”
- Showing people units only in certain neighborhoods, or “steering.”
  “You would probably be happier in a Spanish speaking neighborhood.”
- Lying about the availability of a unit, when it is still vacant.

Avoid Rental Scams

If you believe you were a victim of housing discrimination, you can contact the Austin Tenants Council at **512-474-1961**. Our Fair Housing Program will document and investigate complaints; provide information about remedies under fair housing laws; and coordinate legal services to assist victims.

Use these tips to avoid wasting your time and money on a unit that you cannot rent:

- Deal locally and in person.
- Contact the local county appraisal office to find out who owns the property.
- Do not send money or sensitive information before viewing a unit.
- Before signing a lease only pay an application fee or application deposit.
- Never wire funds, pay in cash, Moneygram, Bitcoin or MoneyPak.
- Do not rush. If the person you are working with doesn’t ask about your income or rental background, or pressures you to pay quickly, beware!
- Do not respond to suspicious emails asking you to pay up front for real estate services.
The Application Process
So, you have found a complex that accepts your income level and has a vacancy, now what?
The graphic below will describe steps you can take before signing a lease.

Research the Property
Before applying for an apartment, research the property.
- You can learn neighborhood crime rates by contacting your local sheriff’s office. The Austin Police Department (APD) Crime Viewer can be found at: http://www.austintexas.gov/departmnts/admin-support/central-records.
- Check the building for health and safety complaints. The City of Austin’s Repeat Offender program registry can be found at http://www.austintexas.gov/department/repeat-offender-program.
- Do an online search to see if the property has any reviews on google, yelp or nextdoor.com. Reviews can tell you a lot about a unit or landlord that you might not notice on a visit.

Visit the Complex and Unit
- Visit the complex and specific unit you will be living in before applying. Do not apply for a unit you have not seen.
- Talk to neighbors to learn more about the community.
- Visit at night to learn about community life and check for safety features like street lights.
- Ask about community fees, amenities, and appliances. Find out if appliances and air conditioning systems are new or energy star rated, as those will save you money on utilities.

Apply for the Unit
- When applying for units be prepared to pay application fees and deposits, security deposits and pet deposits.
- Review application requirements and submit all necessary paperwork to the management company.
- Get copies of all payments you make and documents you sign.

Review Your Lease
- Check that your lease includes the property information, the name of all tenants and anything you were promised or agreed to.
- Make sure that you understand and are comfortable with everything that is in your lease.
Advice for Applicants

Only apply for a unit if you are sure that you will move into it if accepted. Do not apply for a unit you have not seen.
- Application fees are not refundable.
- Application deposits are usually refundable if an application is rejected.
- Make sure that you can afford the rent before you apply. Some apartments require that you earn 2x or 3x the rent monthly.

Items You May Need to Apply
Check which documents you need to submit for each application. Most complexes will ask for:
- Proof of Income,
- Identification, and
- Rental History.

Rental Criteria
When considering your application, landlords will usually look at your:
- Current Income,
- Rental History,
- Criminal History, and
- Credit.

Credit
Your credit history is a record of debts and payments and may include if you broke a lease, damaged property, or owe money to a landlord. Check your credit before you start applying for apartments. Some apartments have credit requirements. You can fix credit by making payments to your creditors. Beware of companies offering to fix your credit for a fee.

People with bad credit, broken leases/evictions or a criminal history may consider submitting:
- Letters from previous landlords that describe you as a good tenant, and/or how you paid off debts you owed them after an eviction.
- Letters explaining what caused you to break your lease or become evicted.
- A guarantor/cosigner to sign the lease and share responsibility for the unit and rent.

Foundation Communities provides free financial coaching to eligible households that earn less than $55,000 a year. Additional program information can be found at:
Utilities

Utilities are the charges you receive for things like electricity, water, wastewater and gas. Unless a unit is an “all bills paid unit”, tenants are responsible for paying for utilities. The cost of utility bills can be the difference between having an affordable apartment or not. The following are tricks to finding a unit with low utilities costs:

- An apartment facing North or South uses less electricity than a unit facing East or West.
- New and or Energy Star appliances use less energy.
- Units with both gas and electric should have lower utilities costs than electric only units.
- Units with old HVAC systems, the system that heats or cools your unit, use more energy.

When looking at apartments:

Ask if electricity bills are deregulated. If they are, you will have to choose your electric provider. When choosing an electric provider:

- Check how long the listed rate will be in effect.
- Check all terms of service agreements for hidden fees.
- Be aware that prepaid electric service plans might not cover the entire month. You will be disconnected every time your account runs out.

Ask if your utilities are sub-metered or non-sub-metered master metered. In non-sub-metered master metered units, the landlord allocates the utility bills through a master meter. Because of this, tenants may pay for more than their share of utilities costs.

A landlord may never shut off electricity or gas because the tenant is delinquent with a rent or utility payment. A landlord can shut off any utility in case of an emergency or to carry out repairs and/or construction.

If you are having a dispute with your landlord about your utilities, you can call the Austin Tenants Council Telephone Counseling Line at 512-474-1961. You can also find more information about utilities by visiting our fact sheet called “Utilities” at: http://www.housing-rights.org/utilities.html.

If you believe that your rights are being violated, you can call the Austin Tenants Council Telephone Counseling Line at 512-474-1961. We offer free or low-cost telephone counseling, online counseling, and mediation services.
Navigating Your Lease

A lease is a legally binding agreement that lists your rights and responsibilities as a tenant and the rights and responsibilities of your landlord while you are renting their unit. Once you sign the lease you are responsible for its terms including rent and fees. Read your lease and make sure that all agreements are included. Do not sign a lease that you do not understand or are uncomfortable with.

Your lease should include the following information:
- The name and address of the building owner or agent,
- The address and unit number,
- The names of all people and animals that will be living in the unit,
- The date of move in and the length of the lease,
- The rent, pet rent, pet fees, late rent fees and any other fees,
- The day of the month that rent is due, and how you can turn it in,
- Who pays utilities, and if your unit is master or sub metered,
- How to request repairs,
- When you must give notice that you are moving out, and
- What can be deducted from your deposit.

Some clauses to look for in a lease are:

**Bedbug Addendum:** May make you responsible for treating bedbugs in your unit. Read it carefully and follow all steps to ensure you aren’t violating your lease.

**Landlord’s lien:** Allows the landlord to enter the unit and seize certain nonessential items if a tenant is overdue on the rent.

**Landlord’s entry:** This allows the landlord to enter the tenant’s rental unit, usually for legitimate business reasons. Some leases require prior notice to tenant, most do not.

**Re-letting or Early Termination fee:** A charge for moving out prior to the end of the lease term. If there is not a re-letting or early termination fee, you might be expected to pay for all rent that was included in the lease.

**Fees and Expectations:** Do not overlook anything in your lease. Some leases allow landlords to deduct fees from rent, which can put you at risk for falling behind on rent. Others require tenants to have the carpets professionally washed before moving out.

Lease clauses that violate your rights under Texas Property Law are not enforceable. If you have questions about items in your lease you may call the Austin Tenants Council Telephone Counseling Line 512-474-1961! Our staff cannot give legal advice but can help clarify items that are in your lease. Anyone needing legal assistance should contact an attorney. Legal resources can also be found at the end of the Guide.
In addition to federal protections, Texas tenants are protected by the Texas Property Code. Lease clauses that void or violate your rights are not enforceable.

- A landlord may never shut off electricity or gas because the tenant is delinquent with a rent or utility payment. There are special rules for water and wastewater shut off.

- Tenants have the right to have conditions that threaten their health and safety repaired.

- Landlords are not allowed to retaliate against a tenant for six months after filing a repair request or calling an agency to inspect the building.

- Landlords can never use force against a tenant to get into a unit, but a tenant must allow the landlord entry under certain conditions if it is in the lease. Landlords can enter the unit if no one is home after knocking, for reasons outlined in the lease.

- Your rental unit must have smoke detectors. As of April 1, 2018, units in the City of Austin with gas or fuel burning appliances or that are connected to a garage must also have carbon monoxide detectors.

- Lockout is not an eviction. The landlord must go through the process of getting an eviction to lawfully remove a tenant.

- In case of a legal lockout the landlord must give the tenant a key to the unit within two hours even if the tenant does not pay the rent that is owed.

- Landlords must return the security deposit to the tenant within 30 days of move out, if you return the keys and provide a forwarding address. If the landlord deducts damages from the deposit they must give you an itemized ledger of those deductions.

The information in Guide to Affordable Housing in the Greater Austin Area is a summary of the subjects and other pertinent matters. It should not be considered conclusive or a substitute for legal advice. Unique facts can render broad statements inapplicable. Anyone needing legal assistance should contact an attorney. Legal resources can be found at the end of the Guide.

If you believe that your rights are being violated, you can call the Austin Tenants Council Telephone Counseling Line at 512-474-1961. We offer free or low-cost telephone counseling, online counseling, and mediation services.
Protect Your Rights

1. **Read Your Lease.** Knowing what your lease requires of you will help make sure that you do not break it!

2. **Get Everything in Writing.** Put any promises or requests in writing and keep documentation of the application, lease, repair requests and anything else that you sign.

3. **Document Property Conditions.** When you move in take pictures of the condition of your unit and any damages it has. Make an inventory sheet that lists any appliances and damages.

3. **Do Not Withhold Rent.** Pay rent on time and in full as is described in your lease. Landlords do not have to accept late payments. In Texas you cannot withhold rent even when your landlord is not making necessary repairs.

4. **Document Payments.** Always get a receipt for rent payments- especially if they are in cash. If you pay by money order, the stub does not prove the landlord received the rent, only that you bought it.

5. **Give Written Notice.** Prevent being charged additional rent by giving timely notice. Most leases require written notice 30 or 60 days before moving. Some leases require that notice is given at a certain time of the month.

The information in Guide to Affordable Housing in the Greater Austin Area is a summary of the subjects and other pertinent matters. It should not be considered conclusive or a substitute for legal advice. Unique facts can render broad statements inapplicable. Anyone needing legal assistance should contact an attorney. Legal resources can be found at the end of the Guide.

If you believe that your rights are being violated, you can call the Austin Tenants Council Telephone Counseling Line at 512-474-1961. We offer free or low-cost telephone counseling, online counseling, and mediation services.
Decent Housing

Tenants have the right to decent, safe, and sanitary housing, regardless of race, color, national origin, religion, sex, disability (mental or physical), or familial status. Austin residents are also protected from discrimination on age, marital status (being single or married), sexual orientation, gender identity, or status as a student. Undocumented persons and refugees also have the right to decent housing and can file complaints.

In the state of Texas, landlords must provide:
- Housing that is decent, safe, and sanitary;
- Hot water at a minimum temperature of 110° Fahrenheit;
- Smoke detectors; and
- Secure locks on all doors and windows, including a keyless bolting device.

The City of Austin Housing Code also requires that all residential dwellings in the city have:
- Heating facilities capable of maintaining a room temperature of 68° Fahrenheit;
- A kitchen sink, a shower or bathtub, a toilet, and hot and cold water.

Repairs

Tenants have the right to request repairs for housing conditions that threaten health and safety. Housing conditions that threaten health and safety include:
- plumbing stoppages,
- lack of hot water,
- electrical shorts,
- leaking roofs or ceilings, and
- rodent or bedbug infestations. For infestations, follow the regular repair request procedure. Never try to treat it yourself. Allow pest control into your unit for treatment.

Landlords do not have a duty to repair conditions caused by the tenant, unless it was caused by normal wear and tear. Repair requests must be submitted in writing or via certified mail. For more information you can also visit the Austin Tenants Council’s fact sheet called “Repairs: The Tenant’s Right and the Landlord’s Duty,” at http://www.housing-rights.org/repairs.html.

If repair requests are ignored, tenants may call local housing, building or health officials to inspect the building. Landlords cannot retaliate for six months after a tenant requests repairs or a building inspection. Austin residents can call the inspection department at 3-1-1 or 512-974-1855, and an inspection will be performed free of charge.

If you believe that your right to decent housing or repairs is being violated, you can call the Austin Tenants Council Telephone Counseling Line at 512-474-1961 and ask about our Repair Mediation Program. The program works with eligible tenants to enforce their rights to repairs of housing conditions that threaten health and safety.
Accessible Housing

Persons with disabilities have the right to secure, use and fully enjoy accessible housing. Fair Housing laws protect these rights by requiring that buildings made after March 13, 1991 meet seven basic design and construction requirements. These requirements apply to all units in covered multi-family dwelling units that have four or more units and one or more elevators and all ground floor units in multi-family buildings containing four or more units without an elevator. All covered multi-family units must have:

**Requirement 1. An accessible entrance and route** connected by a continuous and clear path to other accessible elements and spaces, including bus stops, parking and passenger loading zones, public streets and sidewalks.

**Requirement 2. Accessible public and common use areas** including parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.

**Requirement 3. Accessible doors** wide enough to allow passage by persons using wheelchairs into and within the premises.

**Requirement 4. An accessible route into and through the dwelling unit** so tenants can access and use the unit.

**Requirement 5. Accessible controls.** Features such as light switches, electrical outlets, and thermostats must be placed in accessible locations.

**Requirement 6. Reinforced bathroom walls** so that grab bars can be added if needed.

**Requirement 7. Accessible and usable kitchens and bathrooms** designed and constructed so that an individual with a disability can use the space.

Persons with disabilities cannot be discriminated against or harassed for requesting permission to make, or be provided with, reasonable modifications to the structure of the rental unit or the common use areas. Landlords whose properties receive federal funding may be responsible for paying for reasonable modifications to the unit to make them accessible.

If you believe you were a victim of housing discrimination because of your disability, you can contact the Austin Tenants Council Fair Housing Program Line at **512-474-7006**. Our Fair Housing Program will document and investigate complaints; provide information about remedies under fair housing laws; and coordinate legal services to assist victims.
Austin Tenants Council: Our Services

At the Austin Tenants Council, we believe that everyone has the right to safe, decent, affordable and fair housing. We seek to prevent housing disputes by providing free or low services to tenants and landlords.

Call **512-474-1961** to access our services listed below!

**Telephone Counseling:** Travis, Hays, and Williamson County residents can call our Telephone Counseling Line Monday through Thursday from 9 am to 12 pm and 1 to 4 pm, and Friday from 9 am to 12 pm, to receive guidance or referrals from our trained housing specialists.

**In-House Counseling:** Tenants and landlords who have questions regarding their rights or responsibilities can have 30-minute In-House counseling sessions with trained members of our staff. Services are available free to eligible clients. (A $15 fee may apply, call for details!)

**Online Counseling:** Can’t come to our office? No problem! Travis and Hays County residents can now connect with a trained housing specialist via our new online counseling form [http://www.housing-rights.org/onlinecounseling_intake.html](http://www.housing-rights.org/onlinecounseling_intake.html)

**Crisis Intervention:** Our counselors can mediate on behalf of low-income Travis County residents facing an emergency such as being illegally evicted or locked out, having utilities shut off, or property improperly seized.

**Repair Mediation Program:** Trained staff conduct a home visit and work to enforce the rights of eligible low-income Austin residents who need repairs of housing conditions that threaten their health or safety.

**Fair Housing Program:** Advocates will help document and investigate complaints, provide advice about remedies under fair housing laws, and coordinate legal services to assist victims of housing discrimination. If you believe you were discriminated against in the rental, sale, financing or appraisal of housing, call 512-474-1961 or complete the intake form on our website.

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Our staff are not attorneys. Anyone needing legal assistance should contact an attorney. Legal resources can be found at the end of the Guide. For more information about our programs, tenants’ rights and responsibilities, or to download forms, brochures, or newsletters, you can visit our website at: [www.housing-rights.org](http://www.housing-rights.org)
Definitions

**Accessible Housing**: Housing that follows the Design and Construction Requirements of the Federal Fair Housing Act to allow tenants with disabilities to access and utilize all areas of their unit as well as public and common use areas.

**Amenities**: Useful features in an apartment complex such as air conditioning, Wifi, pools, playgrounds or community spaces.

**Application Deposit**: An application deposit is a fee that applicants pay to express to a landlord that they will move into a unit.

**Application Fee**: An application fee is a fee that an applicant pays a management company to process their application.

**Co-signer/Guarantor**: Co-signers or guarantors sign a lease with the tenant and state that they will be responsible for the apartment, its condition, rent and other fees if the tenant is unable to fulfill those responsibilities.

**Credit**: Credit is a record of debts, payments and account information. The account information will cover accounts currently being paid, accounts that have gone to collection, and any charges being disputed. Credit history also has information about broken leases, money owed to landlords or property damages, judgements, tax liens, marriages, divorces, arrests, convictions, and other public records.

**Credit Bureau**: The agency that reports people’s credit.

**Eviction**: Eviction is the legal process a landlord must go through in order to remove tenants from a housing unit. Tenants do not have to leave their unit until a judge rules in favor of the landlord and orders the eviction.

**Gross Annual Income**: Gross annual income is the total amount of money earned by everyone in the household before taxes and other deductions.

**Housing Authority**: Housing Authorities receive funding from the Department of Housing and Urban Development (HUD) to serve low-income, elderly and disabled persons. They run programs such as Public Housing and the Section 8 Housing Choice Voucher program.

**Household Size**: The number of persons who will reside in a housing unit. This number includes family members and roommates who will be living in the unit.

**Housing Discrimination**: Housing discrimination is difference in treatment based on a person’s status as a member of a protected class. Protected classes include: race, color, national origin, sex, disability (mental or physical) and familial status (having children). Familial status covers children under 18, pregnant women and persons securing custody of children under 18.
**Income**- Income is money received regularly from work or other resources.

**Income Based**- Income based rent means that the rent for a unit is determined based on the applicant’s income and/or household size.

**Income Level**- In this guide income levels are noted as A, B, C, or D. Income levels are based on the median incomes of an area. Level A includes incomes under 50% of the median area income. Level B includes incomes between 50% and 60% of the median area income. Level C includes incomes between 60% and 80% of median area income. Level D includes incomes over 80% of the median area income. Income levels are determined by the Department of Housing and Urban Development each year.

**Income Restricted**- Income restricted properties only serve people who make under a specific income or income level.

**Landlord**- A landlord is a person who rents housing to a tenant.

**Landlord’s Entry**- A landlord’s entry clause in a lease allows the landlord to enter the tenant’s rental unit, usually for legitimate business reasons. This clause may not require prior notice to the tenant.

**Landlord’s Lien**- A landlord’s lien clause in a lease allows the landlord to enter the unit and seize certain nonessential items if a tenant is overdue on the rent.

**Lease**- A lease is a legally binding document that outlines the rights and responsibilities of tenants and landlords while the tenant lives in the landlord’s unit.

**Median Family Income (MFI)**- MFI for an area is best described as the midpoint of income. Half of families in the area earn more and half of families in the area earn less. MFI is based on your household income and the number of people in your house. MFI is determined by the Department of Housing and Urban Development each year.

**Project-Based Section 8**- This program allows eligible persons to apply directly to specific Section 8 complexes to be placed on their waitlist. Tenants in these complexes pay only 30% of their adjusted income toward rent.

**Public Housing**- Public Housing programs assign eligible applicants a unit within one of several public housing communities when space becomes available. Tenants usually pay only 30% of their adjusted income toward rent.

**Rental Criteria**- Rental criteria are the factors that a landlord considers when reviewing an application. Common rental criteria include criminal history, previous rental history, current income, credit and information included on the application form.

**Section 8 Housing Choice Voucher**- This program gives eligible applicants a housing subsidy voucher that can be used in any community that accepts it. Tenants pay only 30% - 40% of their adjusted income toward rent.
Security Deposit- A security deposit is a payment made to a landlord to cover expenses relating to any repairs or damages that the tenant makes to the premises beyond those that occur due to normal wear and tear. Any refundable portion of the security deposit must be returned within 30 days of the tenant moving out. The landlord can deduct the cost of damages from the deposit.

Tenant- A tenant is a person who rents and occupies property from a landlord.

Utilities- Utilities are the charges for services like electricity, water, wastewater and gas.
Resources

*Austin Tenants Council does not endorse or make any warranty of any of the resources presented in the Guide to Affordable Housing in the Greater Austin Area.*

Complaints

**Better Business Bureau (BBB)**- Tenants may file complaints against management companies with the Better Business Bureau. Address: 1805 Rutherford Lane Suite 100, Austin TX 78754. Telephone: 512-445-2911.

**City of Austin Equal Employment/Fair Housing Office**- The city fair housing enforcement agency. Address: 1050 East 11th Street, Austin TX 78702. Telephone: 512-974-3251.

**Code Enforcement Inspectors of the City of Austin**- The City of Austin has codes and ordinances to protect the health, safety and quality of life for the citizens of Austin. They investigate the reports of code violations and ensure that the standards required by City codes are met. Telephone: 311. Website: [http://www.austintexas.gov/department/code](http://www.austintexas.gov/department/code).


**Office of the Attorney General: Consumer Protection**- Takes complaints against individuals and companies that are using deceptive trade practices, violating consumer rights, and or scamming consumers. Telephone: 512-463-2070 or 1-800-621-0508.

**Southwest Housing Compliance Corporation**- Takes complaints against Housing Authority of the City of Austin owned properties. Address: 1124 S IH-35. Telephone: 1-888-842-4484.

**Texas Real Estate Commission**- Takes complaints against sales agents, brokers, real estate inspectors, residential service companies, etc. Address: 1700 Congress Avenue #400, Austin TX 78701. Telephone: 512-459-6544.

**Texas Workforce Commission Civil Rights Division**- Texas fair housing enforcement agency. Telephone: 1-800-939-6631.
Financial Assistance and Supportive Services – Austin

2-1-1 Texas- Provides information and referrals that connect consumers to services such as rent, utility, food, medical, mental health, and transportation assistance. Telephone: 2-1-1. Website: www.211texas.org

All Saints Episcopal Church- Tuesdays at 7am the first 35 people will be helped. They may receive $30 HEB cards, or 31-day bus passes and/or limited financial assistance for IDs, utility bills, deposits, medical costs, work boots, and criminal background checks. Address: 209 West 27th Street, Austin TX 78705. Telephone: 512-476-3589.

Baptist Community Center- A food pantry and limited financial assistance for birth certificates, utilities, rent, local mortgages and medical costs. Call for appointments Monday-Friday between 8:30am-12:00pm and 1:00pm-5:00pm. Address: 2002 East 2nd Street, Austin TX 78702. Telephone: 512-472-7592.


Central Texas Food Bank- Provides information about where people can receive free food, food stamps (SNAP) application assistance, nutrition education and more. Address: 6500 Metropolis Drive, Austin TX 78744. Telephone: 512-282-2111. Website: https://www.centraltexasfoodbank.org/get-help.

Christian Service Center at University Avenue Church of Christ- Provides limited financial assistance for IDs, utility bills, rent, mortgage, medical costs, and criminal background checks. Address: 1903 University Avenue, Austin TX 78705. Telephone: 512-476-9584.

Consumer Credit Counseling- Telephone: 1-800-213-2227.

Credit Score Improvement Hotline- Telephone: 1-888-354-6443.

First United Methodist- Provides limited financial assistance for rent, bus tickets, work costs, food, and utilities. Call for appointments available Monday and Wednesday between 10:00am-5:00pm. Address: 1201 Lavaca Street, Austin TX 78701. Telephone: 512-476-2625.

Foundation Communities- Provides eligible Central Texas residents with one on one financial coaching, ESL courses, tax preparation services, and health insurance enrollment assistance. Address: 3036 South 1st Street, Austin TX 78704. Telephone: 512-610-4026.

Goodwill Industries- Assists people seeking jobs, job training, or pursuing their GED. Provides limited financial assistance to people in case management while they pursue employment. Address: 1015 Norwood Park, Austin TX 78753. Telephone: 512-637-7100.
**Jeremiah Program** - Provides young, single, low-income mothers and children supportive services including training, education and career support, affordable housing, and childcare. Telephone: 512-770-9036.

**Mobile Loaves and Fishes Outreach Ministry** - Mobile Loaves and Fishes operates year-round providing homeless persons with food, clothing, hygiene products and other life sustaining items. Telephone: 512-328-7299. Website: [https://mlf.org/](https://mlf.org/).

**St. Austin Catholic Parish** - Lottery for financial assistance for IDs, utilities, rent, glasses, work boots and clothing. Address: 2026 Guadalupe Street, Austin TX 78705. Telephone: 512-477-9471.

**St. David’s Episcopal Church** - Provides limited financial assistance for utilities, rent, prescriptions, food and clothing. Address: 301 East 8th Street, Austin TX 78701. Telephone: 512-610-3500.

**St. Mary Catholic Cathedral** - Provides limited financial assistance for IDs, utility bills, rent, deposits, medical bills, gas, criminal background checks and more. Appointment needed. Address: 203 East 10th Street, Austin TX 78701. Telephone: 512-476-3750.

**St. Vincent De Paul** - Provides financial assistance for utilities, rent, prescriptions, food and clothing. Monday-Thursday 9:00am-11:30am and 1:00pm-2:00pm and Friday 9:00am-11:30am. Address: 7601 Burnet Road, Austin TX 78757. Telephone: 512-442-0226.

**Travis County Family Support Services** - Provides emergency financial assistance for utilities, rent, mortgage, medical costs, food and pantry, and IDs. Monday-Friday 8:00am-5:00pm. Telephone: 512-854-4120.
General Resources – Austin

**Central Records, Travis County**- Helps people access copies of police reports, accidents and crime reports for their area. Website: [https://www.tcsheriff.org/departments/admin-support/central-records](https://www.tcsheriff.org/departments/admin-support/central-records).

**3-1-1**- Austin 3-1-1 is a non-emergency line that provides residents with access to city services.

**Travis County Justice of the Peace Offices**
If you need to file suit in smalls claims court, you can go to the office of your local Justice of the Peace to start the process. You can find out which Justice of the Peace Precinct you belong to online. Website: [www.VoteTravis.com](http://www.VoteTravis.com).

- **Precinct 1**: Address: 4717 Heflin Lane #107, Phone: 512-854-7700
- **Precinct 2**: Address: 10409 Burnet Road, Suite 180, Phone: 512-854-4545
- **Precinct 3**: Address: 8656-B Highway 71 West, Suite 100, Phone: 512-854-6763
- **Precinct 4**: Address: 4011 McKinney Falls Parkway, Suite 1200, Phone: 512-854-9478
- **Precinct 5**: Address: 1000 Guadalupe, Room 112 (Country Courthouse) Phone: 512-854-9050
Website: [www.co.travis.tx.us/justices_of_peace](http://www.co.travis.tx.us/justices_of_peace)

**Notaries and Neighborhood Centers**

- **Blackland Neighborhood Center**- Call for an appointment Monday-Thursday from 8:00am-6:00pm and Fridays 8:00 am-12:00 pm. Provides notary services, assistance filling out forms, food pantry information and referrals to community resources. Address: 2005 Salina. Telephone: 512-972-5790.

- **East Austin Neighborhood Center**- Call for an appointment Monday-Thursday from 8:00am-6:00pm and Fridays 8:00 am-12:00 pm. Provides notary services, assistance filling out forms, food pantry information and referrals to community resources. Address: 211 Comal Street. Telephone: 512-972-6650.

- **Montopolis Neighborhood Center**- Call for an appointment Monday-Thursday from 8:00am-6:00pm and Fridays 8:00 am-12:00 pm. Provides notary services, assistance filling out forms, food pantry information and referrals to community resources. Address: 1416 Montopolis Drive. Telephone: 512-972-5710.

- **Rosewood Zaragosa Neighborhood Center**- Call for an appointment Monday-Thursday from 8:00am-6:00pm and Fridays 8:00 am-12:00 pm. Provides notary services, assistance filling out forms, food pantry information and referrals to community resources. Address: 2800 Webberville Road. Telephone: 512-972-6740.

- **South Austin Neighborhood Center**- Call for an appointment Monday-Thursday from 8:00am-6:00pm and Fridays 8:00 am-12:00 pm. Provides notary services, assistance filling out forms, food pantry information and referrals to community resources. Address: 2508 Durwood. Telephone: 512-972-6840.
St. John Community Center—Call for an appointment Monday-Friday from 8:00am-5:00pm. Provides notary services, assistance filling out forms, food pantry information and referrals to community resources. Address: 7500 Blessing. Telephone: 512-972-5159.

Housing Resources—Austin

Code Enforcement Inspectors of the City of Austin—The City of Austin has codes and ordinances to protect the health, safety and quality of life for the citizens of Austin. They investigate the reports of code violations and ensure that the standards required by City codes are meet. Telephone: 3-1-1 Website: http://www.austintexas.gov/department/code.

LeadSmart of the City of Austin—If your home was built before 1978, you could have lead based paint in your home! The City has a free LeadSmart program where they will test your home for lead based paint. Call 512-974-3121 to see if you qualify.

City of Austin Repeat Offender Map—The City of Austin requires that buildings that receive more than one health or safety complaint in 24 months to register in the Repeat Offender program. You can find out more about the Repeat Offender program, and check what complexes are on the registry online. Website: http://www.austintexas.gov/department/repeat-offender-program.

Texas Department of Housing and Community Affairs (TDHCA)—The TDHCA makes it easy for people in need of assistance to find local providers whose services may be funded in part through TDHCA or other resources. Simply go to www.tdhca.state.tx.us click on the big grey “Help for Texans” tab near the top of the page and find resources for your situation. Those without internet access may contact TDHCA at 512-475-3800 or 800-525-0657. Telephone: 800-735-2989 or 7-1-1.

Texas Housing Counselor—Texas Housing Counselor is a website of the Texas Low-income Housing Information Service. The Counselor is an interactive search tool which automatically estimates your rent for subsidized housing programs in Texas and is a resource for exploring housing options in the city you choose. Website: www.texashousingcounselor.org

Utilities/Repairs

Architectural Barrier Removal Program City of Austin—Assists low-income elderly and disabled persons make modifications to their housing including; wheelchair ramps, handrails, accessible handles, shower grab bars, etc. 512-974-3100.


**Texas Public Utility Commission**- This state agency is responsible for the regulation of electric and telephone utilities. Utility customers can ask questions and file complaints. Telephone: 512-936-7000, Website: [www.puc.state.tx.us](http://www.puc.state.tx.us).

**Texas Railroad Commission**- This State agency is responsible for the regulation of gas utilities. Utility customers can ask questions and file complaints. Telephone: 512-463-7288, Website: [www.rrc.state.tx.us](http://www.rrc.state.tx.us).

**Texas Ramp Project**- Builds ramps for the elderly or disabled in the state of Texas. Telephone: 832-348-3234.

**Texas Rose**- Texas Rose 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. Telephone: 512-472-5233. Mailing Address: 2101 South IH 35, Suite 300, Austin, TX 78741-38769. Website: [https://texasrose.org](https://texasrose.org). Email: contact@texasrose.org.

**Travis County Weatherization and Home Repair Services**- Provides basic home repair, disability access, and help weatherizing to improve energy efficiency. Address: 5021 East Cesar Chavez Street. Telephone: 512-854-7250.
Resources for Persons with a Criminal History

<table>
<thead>
<tr>
<th>Transitional Living for Formerly Incarcerated Persons</th>
<th>Phone Number</th>
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<tbody>
<tr>
<td>Abundant Life Network</td>
<td>512-680-5847</td>
</tr>
<tr>
<td>Allen Transitional House</td>
<td>512-743-2745</td>
</tr>
<tr>
<td>Born Again Ministries</td>
<td>512-888-2872</td>
</tr>
<tr>
<td>Encore House</td>
<td>512-300-2900</td>
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<tr>
<td>Freeman House</td>
<td>512-696-0029</td>
</tr>
<tr>
<td>Highland Heights Men’s Sober Home</td>
<td>512-900-9823</td>
</tr>
<tr>
<td>Royal Oak Men’s Sober Home</td>
<td></td>
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<tr>
<td>Shekinah Communities Women’s Sober Home</td>
<td></td>
</tr>
<tr>
<td>His House</td>
<td>512-720-8041</td>
</tr>
<tr>
<td>Texas Reach Out</td>
<td>512-291-0921</td>
</tr>
</tbody>
</table>

**City of Austin Fair Chance Hiring** - The City of Austin’s Fair Hiring Ordinance of 2016 works to help applicants with criminal histories by restricting when employers can ask about criminal history. To learn more about Fair Chance Hiring in Austin you can visit: [http://www.austintexas.gov/fairchancehiring](http://www.austintexas.gov/fairchancehiring).

**Texas State Law Library** - This online resource has a section called “Reentry Resources for Ex-Offenders” that has many resources that people who have been jailed or imprisoned can use to help re-enter society including housing resources, job finding guidance, and general re-entry information. Website: [http://guides.sll.texas.gov/reentry-resources/community-resources](http://guides.sll.texas.gov/reentry-resources/community-resources).

**The Expunction Project of the University of Texas Richard and Ginni Mithoff Pro Bono Program** - In limited circumstances, Texas allows you to remove information about an arrest, charge, or conviction from your criminal records. Contact the expunction project via [http://bit.ly/spring](http://bit.ly/spring); Email: expunction@law.utexas.edu. Telephone: 512-232-1472, to determine eligibility and to receive detailed instructions for applying for legal assistance.


**Travis County Reentry Guide** - Travis County has created a guide to help former offenders and their families during the re-entry process. The link to the Travis County Reentry Guide can be found here: [https://www.traviscountytx.gov/criminal-justice/reentry](https://www.traviscountytx.gov/criminal-justice/reentry). The guide only has reentry resources for Travis County.

**Travis County Workforce Development Taskforce** - This program was made to help ex-offenders in Travis County find employment. Website: [https://www.traviscountytx.gov/criminal-justice/research-planning/workforce-development](https://www.traviscountytx.gov/criminal-justice/research-planning/workforce-development).
Resources for Disaster Survivors

**American Red Cross** - Disaster victims can go to the Red Cross site to find open shelters and more immediate assistance by contacting the local Red Cross Chapter at 800-928-4271. Website: [http://www.redcross.org/get-help/disaster-relief-and-recovery-services](http://www.redcross.org/get-help/disaster-relief-and-recovery-services).

**Disaster Legal Assistance Hotline** - Provides legal assistance to survivors of disasters. Telephone: 1-800-504-7030.

**FEMA Disaster Assistance** - Tenants can contact FEMA to get federal/state disaster assistance, seven days a week, 8am to 6pm. Telephone: 512-450-0844.

**Texas Department of Housing and Community Affairs: Disaster Relief Resources** - This site has many resources for disaster victims from immediate needs, like shelter, to employment assistance. Website: [http://www.tdhca.state.tx.us/disaster-resources/](http://www.tdhca.state.tx.us/disaster-resources/).

**Texas Workforce Commission: Disaster Unemployment Assistance (DUA)** - This program provides unemployment benefits to people who lost their jobs or self-employment because of a major disaster, who have applied for but were not eligible for regular unemployment benefits. To find out if you are eligible for regular unemployment benefits before applying for DUA please call a Tele-Center at 800-939-6631. Website: [http://www.twc.state.tx.us/jobseekers/disaster-unemployment-assistance](http://www.twc.state.tx.us/jobseekers/disaster-unemployment-assistance).

Resources for Domestic Violence Survivors


**Family Violence Legal Line (Texas Advocacy Project)** – Provides free legal advice to Domestic Violence Survivors. Telephone: 512-476-5770 or 1-800-374-4673. Website: [https://www.texasadvocacyproject.org/](https://www.texasadvocacyproject.org/).

**Hope Alliance** - Provides legal advocacy, case management, emergency financial assistance and shelter to survivors of domestic violence and sexual assault. Telephone: 1-800-460-7233. Website: [https://www.hopealliancetx.org/services/](https://www.hopealliancetx.org/services/).

**National Domestic Violence Hotline** - Provides 24/7 confidential support for people experiencing domestic violence. Services include crisis intervention, resources and referrals. Telephone: 1-800-799-7233.

**SAFE Alliance** - Provides legal advocacy, case management, emergency financial assistance and shelter to survivors of domestic violence, sexual assault, stalking, and human trafficking (single or families, men or women). Telephone: 512-267-7233.

**Sexual Assault Legal Line** - Provides legal advice for sexual assault survivors. Telephone: 512-225-9290 or 1-888-296-7233.
Texas Council on Family Violence (TCFV)- TCFV has lists of resources for domestic violence survivors across Texas. Website: http://tcfv.org/help/.

Resources for the Disabled and/or Elderly


Disability Rights Texas- Provides free legal assistance to people with disabilities in Texas. Legal assistance includes investigation, mediation, negotiation, advice and representation. Telephone: 1-800-252-9108.

Family Eldercare- Provides counseling, guardianship, money management, services coordination to the elderly and disabled, and low-income senior housing. Telephone: 512-450-0844. Website: https://www.familyeldercare.org/

Integral Care- Provides support to people with intellectual and developmental disabilities, mental illness, or substance abuse issues in Travis County. Telephone: 512-472-4357. Website: http://www.integralcare.org/en/home/.

Meals on Wheels- Provides various resources to eligible veterans, the elderly, disabled and children including meal delivery, grocery pickup, home repair, and in-home care. Telephone: 512-476-6325. Website: https://www.mealsonwheelscentraltexas.org/. Email: email@mealsonwheelscentraltexas.org.

Navigate Life Texas- This website provides resources for families with children with disabilities. Website: https://www.navigatelifetexas.org/en


Texas Legal Hotline for Older Texans- Provides legal advice for Texans over the age of 60 who receive Medicare. Telephone: 512-477-3950 or 1-800-622-2520.
Resources for Persons Facing Homelessness

If you or someone you know is experiencing homelessness you can contact 2-1-1 or visit the ECHO website at http://www.austinecho.org/ca/ to complete coordinated entry/a coordinated assessment. A coordinated assessment will ask questions to help determine if you can receive services like case management, shelter, food help and other support. You may need to take the coordinated assessment to get some of the services listed in this section.

If you or someone you know does not have enough food, you can contact 2-1-1 or visit the Central Texas Foodbank website https://www.centraltexasfoodbank.org/get-help or call 512-282-2111 to find a food pantry near you.

Annunciation Maternity Home- Pregnant teens and adults (14 years and older) can be housed here during pregnancy and up to two years after birth. Address: 3610 Shell Road, Georgetown, TX 78628. Telephone: 512-864-7755.

Austin Resource Center for the Homeless (ARCH)- Emergency night sleep for men by lottery (doors open at 6:00pm, arrive no later than 6:15pm). Day sleep is available for adult women (doors open at 7:00am and must arrive by 8:00am).

Caritas- You must complete coordinated entry in order to get these services. You can contact 2-1-1 or visit the ECHO website at http://www.austinecho.org/ca/ to complete coordinated entry/ a coordinated assessment. Provides housing, food, education, employment, refugee resettlement and veterans assistance to clients with the aim of ending homelessness. Telephone: 512-479-4610.


Central Texas Food Bank- Provides information about where people can receive free food, food stamps (SNAP) application assistance, nutrition education and more. Address: 6500 Metropolis Drive, Austin TX 78744. Telephone: 512-282-2111. Website: https://www.centraltexasfoodbank.org/get-help.

ECHO- ECHO provides persons facing homelessness with a coordinated assessment. You must receive referrals to get services at many non-profits in town such as Caritas, Foundation for the Homeless and Front Steps. Website: http://www.austinecho.org/ca/.

**Front Steps**- You must complete coordinated entry in order to get these services. You can contact 2-1-1 or visit the ECHO website at [http://www.austinecho.org/ca/](http://www.austinecho.org/ca/) to complete coordinated entry/a coordinated assessment. Provides services ranging from emergency shelter to case management and supportive housing. Telephone: 512-305-4100.

**Jeremiah Program**- Provides young single low-income mothers and children supportive services including; training, education and career support, affordable housing and childcare. Telephone: 512-770-9036.

**Hope Alliance Family Shelter (Round Rock)**- Shelter for survivors of domestic violence (single or families, men or women). Telephone: 1-800-460-7233.

**Lifeworks-Emergency Youth Shelter**- Shelter for youths between 14 and 17. Telephone: 512-735-2400.

**Mobile Loaves and Fishes (MLF)**- MLF provides housing to eligible low-income, homeless persons who have completed the coordinated assessment when space becomes available. For more information about receiving housing through MLF you can visit the website at: [https://mlf.org/apply-for-a-home/](https://mlf.org/apply-for-a-home/). Telephone: 512-804-3264.

**Integral Care Path/Access Homeless Services**- Helps adult experiencing homelessness, live with a mental illness and/or use alcohol or drugs get help and find housing. Telephone: 512-472-4357.

**Project: Help**- Helps children experiencing homelessness continue to get transportation to and from school. Address: 901 Neal Street. Telephone: 512-414-3690.

**Safe Haven**- Available for homeless individuals with mental health problems referred by ATCIC's PATH/ACCESS program. Telephone: 512-804-3550.

**SafePlace Family Shelter**- Shelter for survivors of domestic violence (single or families, men or women). Telephone: 512-267-7233.

**Salvation Army: Austin Shelter for Women and Children**- Available for women with children and single women. Telephone: 512-933-0600.

Resources for Immigrants

**American Gateways**- Provides legal assistance to those who meet their income guidelines and case priorities. Works on issues of Asylum, Violence Against Women Act, T Visas, U Visas, Immigration Court, Permanent Residency, etc. Screens clients for services Monday through Thursday from 9 am to 5 pm at 314 E. Highland Mall Blvd #501 (Walk ins preferred). Telephone: 512-478-0546 ext. 200

**Casa Marianella**- Provides legal services surrounding immigration issues to people in their shelters and living in poverty in the community. Runs an adult house for single immigrant women and men and a shelter for women and children. Assists with applying for work permits, renewing green cards, seeking asylum, U Visas, T Visas and more. Address: 821 Gunter Street. Telephone: 512-385-5571.


**Refugee and Immigrant Center for Education and Legal Services**- Provides free legal consultations with low-income persons. Assists with residency or citizenship applications, asylum requests, handles DACA renewals, provides referrals and representation for unaccompanied minors, and more. Telephone: 512-994-2199. Website: www.raicestexas.org.

Resources for Military Personnel and Veterans


**Legal Hotline for Texans** - The hotline aims to provide legal assistance to low-income Texans. You may check if you are eligible at website: [http://www.tlsc.org/legal-hotline-for-texans.html](http://www.tlsc.org/legal-hotline-for-texans.html). Telephone: (800) 622-2520. Fax: 512-477-6576.

**TexVet** - TexVet lists resources across the state of Texas for military members and veterans ranging from legal resources to housing assistance. Website: [https://www.texvet.org/](https://www.texvet.org/).

**Texas Veterans Portal** - Connects veterans, their families and caregivers to benefits and services. [https://veterans.portal.texas.gov/](https://veterans.portal.texas.gov/).

**Travis County Veterans Services Office** - Provides eligible veterans and their families with support to obtain benefits they are entitled to from the Veterans Benefits Administration. Address: Travis County Veterans Services, PO Box 1748, Austin, TX 78767. Telephone: 512-854-9340. Website: [https://www.traviscountytx.gov/veterans-services](https://www.traviscountytx.gov/veterans-services).

**Veterans Crisis Line** - Connects veterans in crisis with Department of Veterans Affairs responders 24/7 all 365 days of the year. You can call the telephone line, chat online or send a text message to 838255 to receive help. Telephone: 1-800-273-8255. Website: [https://www.veteranscrisisline.net/](https://www.veteranscrisisline.net/).

**Veteran Free Legal Advice Clinic** - These clinics are held on the second Monday at 1:30 pm to 4:00 pm of each month except October. Sign in ends at 3:30 pm. No appointments or reservations are necessary. Address: 7901 Metropolis Drive. Telephone: 512-472-0279.
Legal Resources

*Guide Disclaimer*: The information in this guide is a summary of the subjects and other pertinent manners. It should not be considered conclusive or a substitute for legal advice. Anyone needing legal assistance should contact an attorney. Additionally, you can refer to the legal resources below.

**American Gateways** - Provides legal assistance to those who meet their income guidelines and case priorities. Works on issues of Asylum, Violence Against Women Act, T Visas, U Visas, Immigration Court, Permanent Residency, etc. Screens clients for services Monday through Thursday from 9 am to 5 pm at 314 E. Highland Mall Blvd #501 (Walk ins preferred). Telephone: 512-478-0546 ext. 200

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**Disability Rights Texas** - Provides free legal assistance to people with disabilities in Texas. Legal assistance includes investigation, mediation, negotiation, advice and representation. Telephone: 1-800-252-9108.

**Disaster Legal Assistance Hotline** - Provides legal assistance to survivors of disasters. Telephone: 1-800-504-7030.

**Dispute Resolution Center** - Provides mediation services to anyone involved in a dispute. A nominal fee is requested from both parties. It is located at 5407 North IH35, Site 410, Austin 78723. Telephone: 512-371-0033. Website: [www.austindrc.org](http://www.austindrc.org).


**Expunction Project of the University of Texas Richard and Ginni Mithoff Pro Bono Program** - In limited circumstances, Texas allows you to remove information about an arrest, charge, or conviction from your criminal records. Contact the expunction project via [http://bit.ly/spring](http://bit.ly/spring); Email: [expunction@law.utexas.edu](mailto:expunction@law.utexas.edu); Call: 512-232-1472, to determine eligibility and to receive detailed instructions for applying for legal assistance.

**Family Violence Legal Line (Texas Advocacy Project)** – Provides free legal advice to Domestic Violence Survivors. Telephone: 512-476-5770 or 1-800-374-4673.


**Lawyer Referral Service of Central Texas** - Legal services and referrals are available for clients who are ineligible for legal aid. The referral is free. Attorneys will charge a nominal fee for a
brief consultation and will charge for their legal services if you decide to hire the attorney. Telephone: 512-472-8303 or 512-472-8303. Website: [www.austinlrs.com](http://www.austinlrs.com).

**Legal Hotline for Texans** - The hotline aims to provide legal assistance to low-income Texans. You may check if you are eligible at the website: [http://www.tlsc.org/legal-hotline-for-texans.html](http://www.tlsc.org/legal-hotline-for-texans.html). Telephone: 800-622-2520. Fax: 512-477-6576.

**Legal Services for Students** - This program serves only UT students. It is located in the Student Services Building, 100 West Dean Keeton Street, Suite 3.410, Austin, 78712. Telephone: 512-471-7796. Website: [www.utexas.edu/student/lss](http://www.utexas.edu/student/lss).

**Refugee Services of Texas** - Helps refugees with legal assistance, employment, medical access, social adjustment, and resettlement. Address: 500 East St. Johns Avenue #1.280, Austin TX 78752.

**Sexual Assault Legal Line** - Provides legal advice for Sexual Assault Survivors. Telephone: 512-225-9290 or 1-888-296-7233.

**Texas Legal Hotline for Older Texans** - Provides legal advice for Texans over the age of 60 who receive Medicare. Telephone: 512-477-3950 or 1-800-622-2520.

**Texas Rio Grande Legal Aid** - Free civil legal assistance for low-income residents of South, Central, and West Texas. TRLA offers legal clinics Monday at 6pm to 7pm at Martin Junior High School (1601 Haskell St.) and Wednesdays 6 pm to 7 pm at Webb Middle School (601 E St. Johns Avenue). Clinics are closed on AISD Holidays. Spanish language interpreters are available and Sign Language interpreters are available on the 1st and 3rd Monday of the month. Address: 4920 N. IH35, Austin, 78751. Telephone: 374-2700; 374-2777; 888-988-9996 or 800-369-9270. Website: [www.trla.org](http://www.trla.org).

**Refugee and Immigrant Center for Education and Legal Services** - Provides free legal consultations with low-income persons. Assists with residency or citizenship applications, asylum requests, handles DACA renewals, provides referrals and representation for unaccompanied minors, and more. Telephone: 512-994-2199. Website: [www.raicestexas.org](http://www.raicestexas.org).

**Veteran Free Legal Advice Clinic** - These clinics are held on the second Monday of each month at 1:30 pm to 4:00 pm except October. Sign in ends at 3:30 pm. No appointments are necessary. The clinics are held at 7901 Metropolis Drive. Telephone: 512-472-0279.
Program Descriptions

The list below provides information about programs referenced in the Program Information and Funding Column in the Listings Section. The Information in this section was modified from the most recent version of the Guide to Affordable Housing in the City of Austin as well as City of Austin Resources detailing the different development plans and incentives.

**Affordable Housing Disposition Program (AHDP/AHP)** - Under this program some units in the property are set aside for low and very-low-income households at affordable rents. You can contact the Texas Department of Housing and Community Affairs for more information at www.tdhca.state.tx.us, or 512-475-3800 or 800-525-0657.

**Austin Housing Finance Corporation (AHFC) Multifamily Bond Program** - Offer apartment development discounts in exchange for at least 20% of the units financed being leased to households earning at or below 50% of MFI; or 40% of the units being leased to households earning incomes at or below 60% of MFI.

**Central Texas Housing Consortium** - The group is made up of the Temple and Belton Housing Authorities that run public housing programs.

**Development Incentives** - Incentives established by the City of Austin to encourage developers to create affordable housing or contribute fees in lieu.

**Downtown Density Bonus (DDB)** - Allows Downtown properties to develop taller and more dense buildings in exchange for creating affordable housing units or paying a fee to the Affordable Housing Trust Fund.

**East Riverside Corridor (ERC)** - This zoning designation is part of the master plan to modify the low density East Riverside Drive area into a mixed-use neighborhood with ADA compliant sidewalks, and bicycle lanes.

**General Obligation (GO) Bonds** - GO Bonds are voter-approved bonds. A specific amount of the bond proceeds is set aside for the development of affordable housing.

**Home Investment Partnership Program (HOME)** - Communities, nonprofits, and for-profit developers can receive these federal funds for building, buying, rehabilitating or otherwise developing affordable housing for low-income people. The HOME grant ensures that 90% of units are occupied by families earning less than 60% of the MFI. Rents in HOME assisted units must also be 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. To learn more about the HOME program requirements you can contact the Texas Department of Housing and Community Affairs at www.tdhca.state.tx.us or 512-475-3800 or 800-525-0657. Relay Texas (TDD), call 800-735-2989 or 7-1-1.
**Low Income Housing Tax Credit Program** - The Low Income Housing Tax Credit (LIHTC) program is a federal tax credit program for the development and rehabilitation of housing complexes. The developer must provide either 20% or more of the units to individuals whose income is not more than 50% of the median gross income for the area or provide 40% or more of the units to individuals whose income is not more than 60% of the median gross income for the area. In addition, all 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. To learn more about the Housing Tax Credit program requirements you can contact the Texas Department of Housing and Community Affairs at www.tdhca.state.tx.us or 512-475-3800 or 800-525-0657. Relay Texas (TDD), call 800-735-2989 or 7-1-1.

**Land Use Restrictive Agreement (LURA)** - Sets land restrictions on LIHTC multi-family properties in exchange for offering tax credits in the future.

**Master Development Agreement (MDA)** - The Master Development Agreement of 2004 between the City and Catellus Development Group allowed for the development of the Mueller master planned community that features mixed-use buildings and a mixed-income residential neighborhood.

**North Burnet Gateway (NBG)** - The North Burnet Gateway 2035 Master Plan seeks to change the development code to create higher density, mixed-use walkable neighborhoods in North Austin that will connect residents to public transportation.

**Public Housing** - Public housing is funded by the Department of Housing and Urban Development (HUD) but owned and/or managed by local housing authorities. Public Housing programs assign eligible applicants a unit within one of several public housing communities when space becomes available. Rents at these complexes may not exceed Fair Market Rents set by HUD and the tenant usually pays only 30% of their adjusted income toward that rent. 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.

**Planned Unit Development (PUD)** - This type of zoning covers large, multi-use developments that require more flexibility in development then would using typical zoning procedure.

**Section 8 Housing Projects** - Section 8 housing projects (aka project-based section 8) is funded by the Department of Housing and Urban Development (HUD) but the housing is privately owned. Project-Based Section 8 allows people to apply directly to Section 8 complexes. Rents at these complexes may not exceed Fair Market Rents set by HUD and the tenant usually pays only 30% of their adjusted income towards that rent. 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.
**Rental Housing Development Assistance (RHDA) Program**- Developers can receive below-market rate financing to create and retain affordable rental units for households at or below 50% Median Family Income (MFI).

**Section 202** – Section 202 is funded by the Department of Housing and Urban Development and is a direct loan and rent subsidy program for elderly housing.

**Section 8 Housing Choice Voucher Program**- The Section 8 Housing Choice Voucher Program allows tenants to pay 30%-40% of their income toward rent and utilities at any community that accepts the voucher. The difference between the tenant’s share of the rent and the Fair Market Rent is paid to the landlord by HUD.

**Section 811**- Section 811 is funded by the Department of Housing an Urban Development and provides supportive housing for persons with disabilities (except elderly and some disabled units, for which HUD pays 100% of the rent to the landlord).

**Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented (S.M.A.R.T.) Housing**- These properties are located throughout Austin to encourage mixed-income and mixed-use residential developments.

**Texas Housing Trust Fund**- The Texas Department of Housing and Community Affairs manages the Texas Housing Trust Fund to provide loans and grants to eligible non-profits, for-profits, public housing authorities and local governments to finance, acquire, rehabilitate, and develop decent and safe affordable housing for low-income Texans.

**Travis County Housing Finance Corporation (TCHFC) Multifamily Housing Bond Program**- Developers can receive tax-exempt bonds to finance the construction or acquisition of multifamily apartments, if they set aside some rental units for low and moderate-income families. 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. The set-aside obligation is in effect until the finance bond is paid off or until the Land Use Restrictive Agreement (LURA) expires. For more information contact: Travis County Housing Finance Corporation Travis County Administration Building 700 Lavaca, Suite 1560 Austin, TX 78701 Phone: (512) 854 9116 www.traviscountytx.gov/corporations/housing-finance

**Transit Oriented Development (TOD)**- Transit Oriented Development aims to promote efficient development featuring mixed-use communities within walking distance to public transportation.

**University Neighborhood Overlay District (UNO)**- The University Neighborhood Overlay District was established to create high density, pedestrian friendly development in the West Campus area.

**United States Department of Agriculture, Rural Development**- Developers receive finances to develop multifamily housing in rural areas by agreeing to provide affordable housing for very-low, low, and moderate-income families, or for elderly and disabled people. Complex owners
receive a subsidy from RD so that tenants will not have to pay more than 30% of their adjusted income for rent. The Georgetown office services Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis and Williamson Counties. Telephone: (512) 863-6502 Ext. 4
www.rd.usda.gov/contact-us/state-offices/tx

Veterans Affairs Supportive Housing (VASH)- A program between the Department of Housing and Urban Development (HUD) and Veterans Affairs (VA) that works to prevent veteran homelessness by providing eligible veterans with housing vouchers and VA supportive services.

Vertical Mixed-Use Building (VMU)- Vertical mixed-use buildings allow for the building to serve retail, office or other commercial purposes while also providing residential housing. The increase in density caused by Vertical Mixed-Use buildings aims to bring goods and services closer to residents.
Technical Resources

**Median Family Income**
The Median Family Income (MFI) is determined by the Department of Housing and Urban Development (HUD) each year. MFI is the midpoint of income half of families in the area earn more and half of families in the area earn less. MFI is based on your area, your household income and the number of people in your house. Median Family Incomes can be found at the following link:
https://www.huduser.gov/portal/datasets/il/il2018/select_Geography.odn

**Income Levels**
The income levels used in the Guide are based on Median Family Income for an area and household size.
- Level A is less than 50% of the area median income.
- Level B is more than 51% of the area median income but less than 60% of the area median income.
- Level C is more than 61% of the area median income but less than 80% of the area median income.
- Level D is more than 81% of the area median income but less than 100% of the area median income.

**HUD Fair Market Rents**
Fair Market Rents (FMR) is determined by the Department of Housing and Urban Development (HUD) based on average rent in the area. Fair Market Rents help HUD determine the rent and payment standards for various housing programs. HUD Fair Market Rents can be found at the following link:
https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/select_Geography.odn

**Income Limits**
Income limits help determine eligibility for many housing programs. HUD Income Limits can be found at the following link:
https://www.huduser.gov/portal/datasets/il/il2018/select_Geography.odn