



THE GUIDE TO AFFORDABLE HOUSING IN THE  
GREATER AUSTIN AREA  
15th Edition

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](http://www.housing-rights.org)

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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.

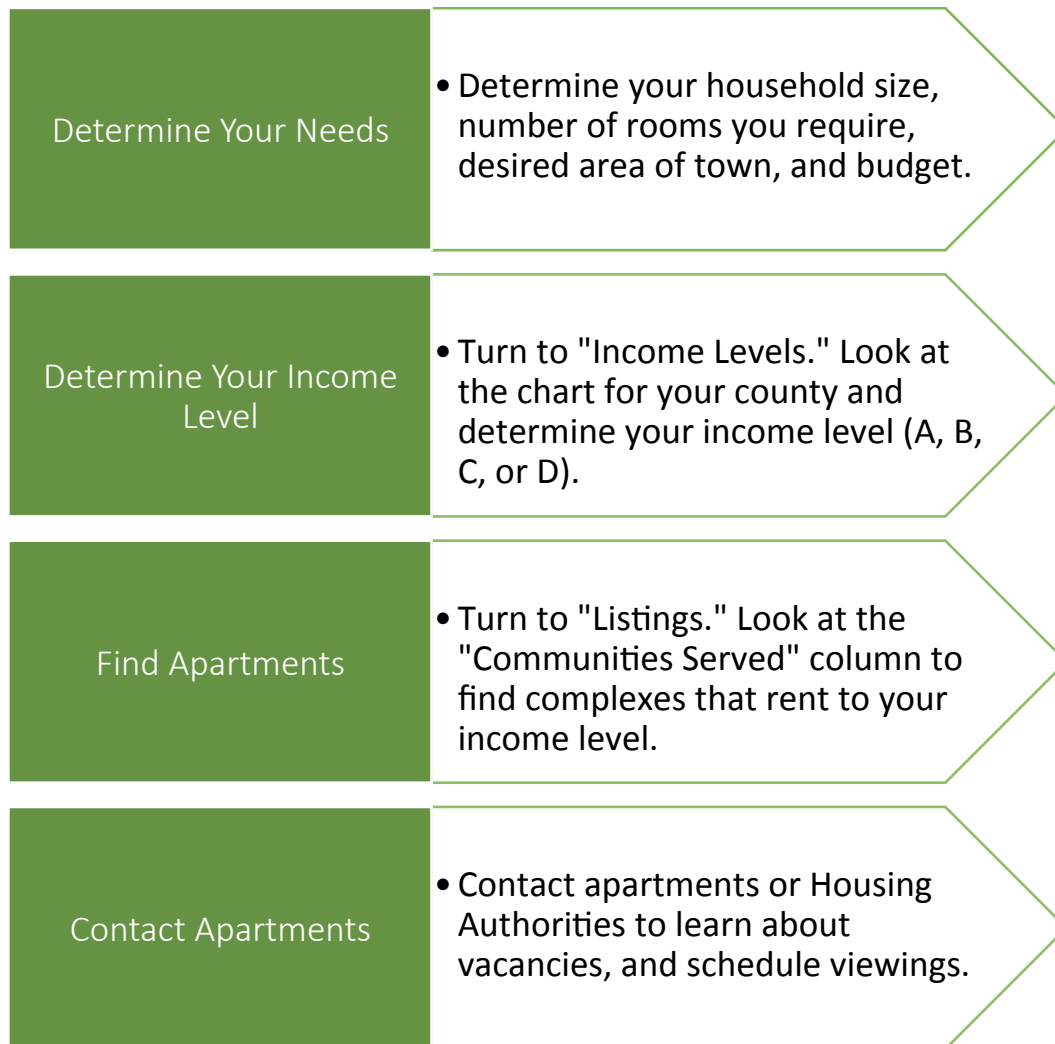
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Thank you all for your generous support.

Juliana Gonzales  
Executive Director  
Austin Tenants Council  
[www.housing-rights.org](http://www.housing-rights.org)

## Jumpstart Your Affordable Housing Search

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



## 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.

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

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](http://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](mailto:guide@housing-rights.org) if you find any information in the Guide that needs to be updated or corrected.

Central Austin Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
2401 Longview St Austin, TX 78705 512-992-1206	Efficiency (Rooms) Central Air Laundry Onsite Wifi	Income Level A,B,C	70 Total Units 7 Low-Income Units SMART Housing
900 S First Street Austin, TX 78704 512-210-2700	1,2,3,4 (Rooms)	Income Level C	64 Total Units 6 Affordable Units SMART Housing
21 Pearl 911 W 21 <sup>st</sup> Street Austin, TX 78705 512-473-0808 21pearlwestcampus.com	Efficiency,1,2,3,4 (Rooms)	Income Level B,C	136 Total Units Development Incentives, UNO
21 Rio 2101 Rio Grande Street Austin, TX 78705 512-473-0808	2 (Rooms)	Income Level A,B,C	269 Total Units 30 Low-Income Units SMART Housing
2400 Nueces 2400 Nueces Street Austin, TX 78705 512-651-1139	Efficiency (Rooms) Central Air, Fans Laundry In Unit Wifi	Income Level A,B,C	310 Total Units 31 Low-Income Units SMART Housing
Alexan East 6th Street 2400 E 6 <sup>th</sup> Street Austin, TX 78702 844-818-2443 www.alexane6.com	Efficiency,1,2 (Rooms)	Income Level A, B, C	208 Total Units Development Incentives, VMU

<p>AMLI 5350 5350 Burnet Road Austin, TX 78756 844-536-9577 www.amli.com/apartments/austin</p>	<p>1,2,3 (Rooms)</p>	<p>Income Level A, B C</p>	<p>174 Total Units Development Incentives, VMU</p>
<p>AMLI on 2<sup>nd</sup> 421 W 3<sup>rd</sup> Street Austin, TX 78701 512-472-0421 www.amli.com/apartments/austin</p>	<p>1,2,3 (Rooms)</p>	<p>Income Level A, B C</p>	<p>231 Total Units Development Incentives</p>
<p>AMLI South Shore 1620 E Riverside Drive Austin, TX 78741 844-323-3945 www.amli.com/apartments/austin</p>	<p>Efficiency,1,2 (Rooms) Central Air, Fans Laundry In Unit, Laundry On Site</p>	<p>Income Level C</p>	<p>375 Total Units 19 Low-Income Units SMART housing</p>
<p>Arbor Terrace 2501 South IH35 Austin, TX 78741 512-610-0817</p>	<p>2,3 (Rooms)</p>	<p>Income Level A (Tenant Based) Income Restricted Housing Project</p>	<p>120 Total Units 120 Low-Income Units Project-Based Section 8, Go Bond</p>
<p>Bell South Lamar 2717 S Lamar Boulevard Austin, TX 78704 877-244-5909 www.bellapartmentliving.com/tx/austin</p>	<p>1,2 (Rooms)</p>	<p>Income Level A, B C</p>	<p>327 Total Units Development Incentives, VMU</p>
<p>Benjamin Todd Apartments 1507 West 39 ½ Street Austin, TX 78756 512-745-7152</p>	<p>1 (Rooms)</p>	<p>Income Level A (Tenant Based) Income Restricted Housing Project Mental Illness</p>	<p>21 Total Units 21 Low-Income Units HUD Section 811</p>
<p>Burnet Flats 5453 Burnet Road Austin, TX 78756 512-280-0332 www.greystar.com/properties/austin-tx</p>	<p>1,2 (Rooms) Central Air Laundry On Site</p>	<p>Income Level B</p>	<p>103 Total Units Development Incentives, VMU</p>



Camden Lamar Heights 5400 N Lamar Boulevard Austin, TX 78756 512-459-5400 <a href="http://www.camdenliving.com/austin-tx-apartments">www.camdenliving.com/austin-tx-apartments</a>	1,2 (Rooms)	Income Level C	314 Total Units Development Incentives, VMU
Capital Studios 309 E 11 <sup>th</sup> Street Austin, TX 78701 512-610-7977 <a href="http://www.foundcom.org/housing">www.foundcom.org/housing</a>	1,2 (Rooms) Central Air Laundry In Unit Wifi	Income Level A, B	135 Total units RHDA, Go Bond 2006
Corazon 1000 E 5 <sup>th</sup> Street Austin, TX 78702 512-476-3278 <a href="http://www.corazonatxapartments.com">www.corazonatxapartments.com</a>	Efficiency (Rooms)	Income Level B	280 Total Units Development Incentives, TOD
FLORA Apartments 5406 Middle Fiskville Road Austin, TX 78751 512-326-5672	1,2 (Rooms) Central Air, Fans Laundry in Unit Wifi	Income Level C	194 Total Units Development Incentives, VMU
Grove South Lamar 3607 S Lamar Boulevard Austin, TX 78704 512-842-6658 <a href="http://www.greystar.com/properties/austin-tx">www.greystar.com/properties/austin-tx</a>	Efficiency, 1, 2 (Rooms)	Income Level C	308 Total Units Development Incentives, VMU
Indie Apartments 1630 E 6 <sup>th</sup> Street Austin, TX 78702 512-474-6343 <a href="http://www.indieapartments.com">www.indieapartments.com</a>	Efficiency, 1, 2 (Rooms)	Income Level B	139 Total Units Development Incentives, TOD
Lakeside Apartments 85 Trinity Street Austin, TX 78701 512-476-5406	Efficiency,1,2 (Rooms) Central Air, Fans Laundry On Site Wifi, Common Area	Income Level A (Tenant Based) Income Restricted Public Housing Elderly, Disabled	164 Total Units 164 Low- Income Units Public Housing
Legacy Apartments 1340 Lamar Square Drive Austin, TX 78704 512-443-5777	1,2 (Rooms) A/C Window Unit Laundry On Site Wifi	Income Level A	40 Total Units RHDA

Manor House 5905 Manor Road Austin, TX 78723 512-928-2015 <a href="http://www.voa.org/housing_properties">www.voa.org/housing_properties</a>	1 (Rooms)	Income Level A (Tenant Based) Disabled Public Housing	11 Total units RHDA, Public Housing
North Loop Apartments 2300 West North Loop Austin, TX 78756 512-452-5098	1,2 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing Elderly Disabled	130 Total Units 130 Low- Income Units Public Housing
North Shore Apartments 110 San Antonio Street Austin, TX 78701 512-559-7559 <a href="http://www.northshoreaustin.com">www.northshoreaustin.com</a>	1,2 (Rooms) Central Air Laundry On Site Wifi	Income Level C	439 Total Units Development Incentives, MDA
Retreat at North Bluff 6212 Crow Lane Austin, TX 78745 512-445-0404	1,2 (Rooms)	Income Level A, B, C Section 8 Voucher	300 Total Units 50 Low-Income Units RHDA, Section 8 Voucher
Skyloft Austin 507 West 23 <sup>rd</sup> Street Austin, TX 78705 737-207-9400	1,2 (Rooms) Central Air Laundry In Unit Wifi	Income Level A, B	674 total units 67 units SMART Housing
Texas Shoal Creek 2502 Leon Street Austin, TX 78705 512-476-1976 <a href="http://www.texasproperties.net">www.texasproperties.net</a>	1,2,3,4,5 (Rooms)	Income Level C	79 Total Units Development Incentives, UNO
The Arnold 1621 E 6 <sup>th</sup> Street Austin, TX 78702 512-538-1770 <a href="http://www.arnoldaustin.com">www.arnoldaustin.com</a>	Efficiency,1,2 (Rooms)	Income Level B	346 Total Units Development Incentives, TOD
The Tree 3715 S 1 <sup>st</sup> Street Austin, TX 78704 512-524-8000 <a href="http://www.greystar.com/properties/austin-tx">www.greystar.com/properties/austin-tx</a>	1,2 (Rooms)	Income Level C	336 Total Units Development Incentives, VMU
Villas on 26 <sup>th</sup> 800 W 26 <sup>th</sup> Street	1,2 (Rooms)	Income Level B	182 Total units Development

Austin, TX 78705 512-474-2600 www.villason26.com			Incentives, SMART, UNO
Villas on San Gabriel II 2414 San Gabriel Street Austin, TX 78705 512-968-3500 www.villasatsangabriel.com	1,3,4,5,6 (Rooms)	Income Level B	92 Units Total Development Incentives, UNO

East Austin Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
7East 2025 East 7 <sup>th</sup> 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 <a href="http://www.amli.com/apartments/austin">www.amli.com/apartments/austin</a>	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 <a href="http://www.amli.com/apartments/austin">www.amli.com/apartments/austin</a>	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 12 <sup>th</sup> 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

Blackland CDC 1902 East 22 <sup>nd</sup> Street Austin, TX 78722 512-220-8751 www.blacklandcdc.org	1,2,3,4,5 (Rooms)	Income Level A, B, C D (Tenant Based) Income Restricted Public Housing Elderly Disabled	216 Total Units 216 Low-Income Units Public Housing
Booker T. Washington Terrace 905 Bedford Austin, TX 78722 512-476-4152	Efficiency (Rooms)	Income Level A (Tenant Based) Section 8 Voucher Elderly Disabled	130 Total Units 50 Low-Income Units 80 Very Low- Income Units Low Income Housing Tax Credit Program, Section 8 Voucher, VASH
Chalmers Courts 1801 East 4th Street Austin, TX 78702 512-477-7475	1,2,3,4 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	158 Total Units 158 Low-Income Units Public Housing
East Twelfth Street Apartments 3005 East 12th Street Austin, TX 78702 512-745-7152	Efficiency,1 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Mental Illness	11 Total Units 11 Very Low- Income Units HUD Section 811
Ebenezer Village Apartments 1015 East 10th Street Austin, TX 78702 512-472-1472	1 (Rooms)	Income Level A (Tenant Based) Income Restricted Elderly	12 Total Units 12 Low-Income Units, HUD Section 202, HOME Program
Elm Ridge Apartments 1190 Airport Boulevard Austin, TX 78702 512-473-8955	1,2,3 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted (Max of \$36,000/year) Housing Project	130 Total Units 130 Low-Income Units Go Bond, Low Income Housing Tax Credit Program, Project-Based Section 8

Elm Ridge Apartments 1161 Harvey Street Austin, TX, 78702 512-473-8955 elmridgeapartments.com	1,2,3 (Rooms)	Income Level A	130 Total Units RHDA, Go Bond 2006
Elysian at Mueller 4646 Mueller Boulevard Austin, TX 78723 512-380-1534 elysianatmueller.com	1,2,3 (Rooms) Central Air Laundry In Unit Wifi	Income Level C	300 Total Units 30 Low-Income Units Development Incentives, MDA
Fort Branch at Truman's Landing Apartments 5800 Techni Center Drive Austin, TX 78721 512-926-8002	2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	250 Total Units 250 Low-Income Units TCHFC Bond Program, RHDA, Low Income Housing Tax Credit
Franklin Garden Apartments 3522 East MLK Jr. Boulevard Austin, TX 78721 512-745-7152	1 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Elderly	22 Total Units 22 Low-Income Units HUD Section 202, Go Bond
Guadalupe Saldana Net Zero Subdivision 1208-1220 Paul Teresa Saldana Street Austin, TX 78702 512-479-6275	2,3 (Rooms)	Income Level C Income Restricted	43 Total Units 43 Low-Income Units
Heritage Heights (SCIP I) 1600 East 9th Street 1627 East 11th Street Austin, TX 78702 512-808-7999	3 (Rooms) Central Air Laundry Hook Ups	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	26 Total Units 26 Low-Income Units Low Income Housing Tax Credit Program
Heritage Pointe Apartments 1950 Webberville Road Austin, TX 78721 512-926-7100	1,2 (Rooms) Central Air Laundry Hook Ups Wifi	Income Levels A, B (Tenant Based) Income Restricted Elderly	240 Total Units 240 Low-Income Units HUD Section 202, Low Income Housing Tax Credit Program

Huntington Meadows 7000 Decker Ln Austin, TX 78724 512-929-5555	1,2,3 (Rooms)	Income Level C	19 Total Units
La Vista de Guadalupe 813 East 8th Street Austin, TX 78702 512-479-6275	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	22 Total Units 22 Low-Income Units Section 8 Voucher, RHDA, AHFC Multifamily Bond Program, Low Income Housing Tax Credit Program
Leisure Time Village 1920 Gaston Place Austin, TX 78721 512-926-7760	Efficiency (Rooms)	Income Level A Housing Project Elderly	22 Total Units HUD Section 202
Lupine Terrace Apartments 1137 Gunter Street Austin, TX 78721 512-929-7288	1,2,3 (Rooms)	Income Level A Income Restricted Section 8 Voucher	140 Total Units 140 Low-Income Units Section 8 Voucher, VASH
Lyons Gardens Senior Housing Community (Family Eldercare) 2720 Lyons Road Austin, TX 78702 512-236-1781	1 (Rooms)	Income Level A Income Restricted Housing Project Elderly	53 Total Units 53 Low-Income Units HUD Section 202, AHFC Multifamily Bond Program, RHDA
M Station 2906 East MLK Jr. Boulevard Austin, TX 78702 512-474-6767	1,2,3 (Rooms)	Income Level A, B, C, D Tenant Based Section 8 Voucher	150 Total Units 112 Low-Income Units 28 Very Low- Income Units Section 8 Voucher, AHFC Multifamily Bond Program, Low Income Housing Tax Credit

Marshall Apartments 1157 Salina Street Austin, TX 78702 512-472-6935	1,2,3,4 (Rooms) Central Air Laundry On Site Wifi	Income Level A (Tenant Based) Income Restricted Housing Project	100 Total Units 100 Low-Income Units Project-Based Section 8, Low Income Housing Tax Credit Program
Marshall Apartments 1401 E 12th Street Austin, TX 78702 512-472-6935 marshall-apartments.com	1,2,3,4 (Rooms)	Income Level A	100 Total Units RHDA, Go Bond 2006
Mount Carmel Village 2504 New York Drive Austin, TX 78702 512-478-9912	1,2,3,4 (Rooms)	Income Level A Section 8 Voucher	100 Total Units 99 Low-Income Units Section 8 Voucher
Mueller 52 1300 E 52nd St Austin, TX 78723 844-318-2063	1,2,3 (Rooms)	Income Level C	40 Total Units
Oak Springs Villas- Volunteers of America 3001 Oak Springs Drive Austin, TX 78702 512-928-2015	1 (Rooms)	Income Level A (Tenant Based) Income Restricted Housing Project Elderly	56 Total Units 56 Low-Income Units HUD 202, AHFC Multifamily Bond Program, RHDA
Overture 4818 Berkman Drive Austin, TX 78723 512-942-0763	1 (Rooms)	Income Level B	201 Total Units Development Incentives, MDA
Pecan Springs Commons 5800 Sweeney Circle Austin, TX 78723 512-469-9130	1,2 (Rooms)	Income Level A	46 Total Units RHDA, Go Bond



Rebekah Baines Johnson (RBJ Towers) 21 Waller Street Austin, TX 78702 512-476-6051	Efficiency,1 (Rooms)	Income Level A, B Income Restricted Housing Project Elderly, Disabled	491 Total Units 491 Low-Income Units HUD Section 202, HUD Section 811
The Boulevard 1201 Grove Boulevard Austin, TX 78741 512-615-3377	1,2 (Rooms) Central Air Laundry On Site Wifi	Income Level A (Tenant Based) Income Restricted Housing Project Disabled	6 Total Units 6 Low-Income Units Section 811, RHDA
Reserve at Springdale 5605 Springdale Road Austin, TX 78723 512-354-4427 www.reserveatspringdalea pts.com	1,2,3 (Rooms)	Income Level B	292 Total Units Development Incentive
Riverside Meadows Apartments 1601 Montopolis Drive Austin, TX 78741 512-385-9400	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	240 Total Units 240 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Rosewood Courts 2001 Rosewood Ave Austin, TX 78702 512-479-6241	1,2,3,4 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing Elderly, Disabled	124 Total Units 124 Low-Income Units
Salina Apartments 1143 Salina Street Austin, TX 78702 512-479-6241	1 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing Elderly, Disabled	32 Total Units 32 Low-Income Units Public Housing
Santa Rita Courts 2341 Corta Street Austin, TX 78702 512-477-1420	1,2,3,4,5 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	97 Total Units 97 Low-Income Units Public Housing

Santora Villas 1705 Frontier Valley Drive Austin, TX 78741 512-247-3330	1,2,3 (Rooms) Central Air Laundry Hook Ups, Laundry On Site	Income Level A, B Income Restricted (Max of \$35,220/year) Section 8 Voucher	192 Total Units 192 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit
Springdale Gardens Apartments 1054 Springdale Road Austin, TX 78721 512-928-3451	1,2,3 (Rooms) Central Air Laundry On Site Wifi	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	100 Total Units 97 Low-Income Units Section 8 Voucher
St. George's Senior Apartments 1443 Coronado Hills Drive Austin, TX 78752 512-459-8285	1,2 (Rooms)	Income Level C	60 Total Units
The Paddock at Norwood 1044 Norwood Park Boulevard Austin, TX 78753 512-535-5748 paddockatnorwood.com	1,2,3 (Rooms)	Income Level B	228 Total Units Development Incentives
The Pointe at Ben White 6934 E Ben White Boulevard Austin, TX 78741 512-222-5658 thepointeatbenwhite.com	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi	Income Level B (Tenant Based) Income Restricted Section 8 Voucher	250 Total Units Development Incentives, Section 8 Voucher, Low- Income Housing- Tax Credit
The Seville on 4th Street 1401 E 4th Street Austin, TX 78702 512-801-3792.	1 (Rooms)	Income Level B	27 Total Units Development Incentives, TOD
Think East Apartments 1143 Shady Lane Austin, TX 78721 512-386-5711,	Efficiency,1,2,3 (Rooms) Central Air Laundry In Unit, Laundry Hook Ups, Laundry On Site Wifi Common Area	Income Level A, B (Tenant Based) Income Restricted (Max \$41,2890 /year) Section 8 Voucher	180 Total Units Section 8 Voucher, Low- Income Housing Tax Credit Program

Timbers 1034 Clayton Lane Austin, TX 78723 512-459-1038	2,3,4 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	104 Total Units 78 Low-Income Units Section 8 Voucher and VASH, Low- Income Housing Tax Credit Program
Vanitas Urban Flats 6103 Manor Road Austin, TX 78723 512-928-9333, www.vanitasflats.com	1,2 (Rooms) Central Air, Fans Laundry On Site	Income Level C Section 8 Voucher	124 Total Units Section 8 Voucher, VASH
Villages at Ben White 7000 E. Ben White Boulevard Austin, TX 78741 512-222-5659	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	183 Total Units 183 Income Restricted Units Low Income Housing Tax Credit Program
Villas on Sixth Street 2011 East 6th Street Austin, TX 78702 512-314-5483	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	160 Total Units 136 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit Program
Volume 1-5 2604 Manor Road Austin, TX 78722 512-320-9955	Efficiency,1,2,3 (Rooms) Central Air Laundry On Site	Income Level A, B, C Income Restricted	292 Total Units 9 Low-Income Units 12 Very Low- Income Units
Walnut Creek Apartments 6409 Springdale Road Austin, TX 78723 512-926-3697	1,2,3 (Rooms) Central Air, Fans Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Housing Project	98 Total Units 20 Very Low- Income Units Housing Tax Credit, AHFC Multifamily Bond Program, Project- Based Section 8

<p>Works at Pleasant Valley (Lifeworks) 2800 Lyons Road Austin, TX 78702 512-284-9369</p>	<p>Efficiency,1,2,3 (Rooms)</p>	<p>Income Level A, B, C Section 8 Voucher</p>	<p>45 Total Units 11 Low-Income Units 34 Very Low- Income Units Section 8 Voucher, Go Bond, RHDA</p>
<p>Wilshire West Apartment Homes 4411 Airport Boulevard Austin, TX 78722 512-467-9272</p>	<p>1,2,3,4 (Rooms)</p>	<p>Income Level A, B (Tenant Based) Income Restricted</p>	<p>90 Total Units 90 Low-Income Units Low Income Housing Tax Credit Properties</p>

North Austin Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Country Place Apartments 9971 Quail Blvd. Austin, TX 78758 512-795-4526	1,2 (Rooms)	Income Level C	20 Total Units
Aldrich 51 2604 Aldrich Street Austin, TX 78723 (512)328-3232 x 4799	Efficiency,1,2,3, 4 (Rooms)	Income Level A, B, C	240 Total units 216 Low-Income Units
Allandale 7685 Northcross Drive Austin, TX 78757 512-615-3377	1 (Rooms) Central Air Laundry In Unit Wifi	Income Level A (Tenant Based) Income Restricted Housing Project Disabled	10 Total Units 10 Low-Income Units HUD Section 811, RHDA
Allegre Point 1833 Cheddar Loop Road Austin, TX 78728 512-990-5600	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	180 Total Units 180 Income Restricted Units Low Income Housing Tax Credit Program
Argosy at Crestview 1003 Justin Lane Austin, TX 78757 512-459-4878	1,2 (Rooms) Central Air, Fans Laundry Hook Ups Wifi	Income Levels A, B, C, D Income Restricted	288 Total Units 288 Income Restricted Units TCHFC Bond Program
Arrowhead Park Apartments 605 Masterson Pass Austin, TX 78753 512-437-5500	1,2,3 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher	290 Total Units 290 Income Low Income Housing Tax Credit Program, Section 8 Voucher

Art on Bratton's Edge 15405 Long Vista Drive Austin, TX 78728 512-383-5470	1,2,3 (Rooms)	Level A, B (Tenant Based) Income Restricted	78 Total Units 78 Low-Income Units Low Income Housing Tax Credit program
Bent Tree Apartments 8405 Bent Tree Road Austin, TX 78759 512-345-7057	1,2 (Rooms) Central Air, Fans Laundry On Site, Laundry Hook Ups	Income Level A, B, C, D Income Restricted Section 8 Voucher	126 Total Units 126 Low-Income Units Section 8 Voucher
Bexley at Whitestone 9826 N Lake Creek Parkway Austin, TX 78717 512-982-4340 bexleywhitestone.com	1,2,3 (Rooms) Central Air, Fans Laundry In Unit Wifi Common Areas	Income Level C	340 Total Units Development Incentives
Bridge at Volente 11908 Anderson Mill Road Austin, TX 78726 512-961-6981	1,2,3 (Rooms)	Income Level C	208 Total Units
Coronado Hills Apartments 1438 Coronado Hills Drive Austin, TX 78752 512-371-3919	1,2,3 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	50 Total Units 50 Low-Income Units Public Housing
Cross Creek Apartments 1124 Rutland Drive Austin, TX 78758 512-339-6269	1,2 (Rooms)	Income Level A, B	200 Total Units RHDA, SMART, Go Bond
Crossroads Apartments 8801 McCann Drive Austin, TX 78757 512-452-5987	Efficiency, 1,2,3 (Rooms)	Income Level A	92 Total Units 19 Low-Income Units Go Bonds, RHDA
Eagles Landing 8000 Decker Lane Austin, TX 78724 512-278-9300	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	240 Total Units 240 Low-Income Units Section 8 Voucher, TCHFC Bond Program, Low Income Housing Tax Credit Program

Forest Park 1088 Park Plaza Drive Austin, TX 78753 512-833-7883	1,2,3,4 (Rooms) Central Air Laundry Hook Ups	Income Levels A, B (Tenant Based) Income Restricted Section 8 Voucher	228 Total Units 228 Low-Income Units Section 8 Voucher, VASH, Low Income Housing Tax Credit Program
Gaston Place Apartments 1941 Gaston Place Austin, TX 78723 512-926-9575	1,2 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing Elderly Disabled	100 Total Units 100 Low-Income Units Public Housing
Gateway Apartments 505 Swanee Drive Austin, TX 78752 512-331-5172	1 (Rooms) Central Air Laundry In Unit	Income Levels A, B (Tenant Based) Income Restricted Section 8 Voucher	10 Total Units 10 Low-Income Units Low Income Housing Tax Credit Program
Georgian Manor 110 Bolles Circle Austin, TX 78753 512-837-2550	1,2,3,4 (Rooms) Central Air Laundry On Site Wifi	Income Level A, B (Tenant Based) Income Restricted Public Housing	94 Total Units 94 Low-Income Units Public Housing - Housing
Guadalupe I II 7102 Guadalupe Street Austin, TX 78752 512-745-7152	Efficiency (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Mentally Disabled	15 Total Units 15 Low-Income Units HUD Section 811
Harris Branch Apartments 12435 Dessau Road Austin, TX 78754 512-834-1110 www.myharrisbranch.com	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	248 Total Units Section 8 Voucher
Heights on Parmer 1500 E Parmer Lane Austin, TX 78753 512-717-9112 www.tedcormanagment.com	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site	Income Level B Income Restricted Section 8 Voucher	252 Total Units Development Incentives, Section 8 Voucher

Huntington Meadows 7000 Decker Lane Austin, TX 78724 512-929-5555	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi	Income Level A, B (Tenant Based) Section 8 Voucher	200 Total Units 150 Low-Income Units Section 8 Voucher and VASH, Low Income Housing Tax Credit Program
Lakeline Station 13635 Rutledge Spur Austin, TX 78717 512-615-4750	1,2,3,4 (Rooms) Central Air Laundry Hook Ups	Income Level A, B (Tenant Based) Income Restricted	128 Total Units 51 Low-Income Units 77 Very Low- Income Units Low Income Housing Tax Credit Program
Lodge at Merriltown 14745 Merriltown Drive Austin, TX 78728 512-651-3555	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	199 Total Units 199 Low-Income Units Low Income Housing Tax Credit Program
Malibu Apartments 8600 North Lamar Boulevard Austin, TX 78753 512-837-5556	1,2 (Rooms)	Income Level A, B (Tenant Based)	476 Total Units 428 Low-Income Units Low Income Housing Tax Credit Program, Go Bonds
North Plaza Apartments 9125 North Plaza Austin, TX 78753 512-836-2303	Efficiency,1,2 (Rooms)	Income Level A, B Income Restricted Section 8 Voucher	62 Total Units 62 Low-Income Units Section 8 Voucher
Northgate 9120 Northgate Boulevard Austin, TX 78758 512-834-9705	1,2,3 (Rooms) Central Air	Income Level A (Tenant Based) Income Restricted Public Housing	50 Total Units 50 Low-Income Units Public Housing



Paddock at Norwood 1044 Norwood Park Austin, TX 78753 512-535-5748	1,2,3,4,5 (Rooms) Central Air Laundry In Unit Wifi	Income Level A, B (Tenant Based) Income Restricted Housing Project	228 Total Units 228 Low-Income Units Low Income Housing Tax Credit Program Project-Based Section 8
Park at Summers Grove 2900 Century Park Boulevard Austin, TX 78727 512-218-0672	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	216 Total Units 216 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program
Park at Wells Branch Apartments 1915 Wells Branch Parkway Austin, TX 78728 512-251-0043	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups	Income Level A, B, D Income Restricted Section 8 Voucher	304 Total Units 304 Income Restricted Units TCHFC Bond Program
Park Place at Loyola Lane 6200 Loyola Lane Austin, TX 78724 512-674-4100	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	252 Total Units 252 Low-Income Units Section 8 Voucher and VASH, Low Income Housing Tax Credit Program
Pecan Hill Apartments 13000 Hymeadow Drive Austin, TX 78729 512-249-6899	1,2,3 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B Housing Project Disabled	24 Total Units 24 Very Low- Income Units HUD Section 811

Primrose of Shadow Creek 1026 Clayton Lane Austin, TX 78723 512-419-1525	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly, Disabled	176 Total Units 176 Low-Income Units Low Income Housing Tax Credit Program, AHFC Multi- Family Bond Program
Quail Park Village 9920 Quail Boulevard Austin, TX 78758 512-837-2630	1,2 (Rooms) Ceiling Fans Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	142 Total Units 142 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Residences at the Domain 11400 Domain Drive Austin, TX 78758 512-719-3400	1,2,3 (Rooms)	Income Level A, B, C, D	389 Total Units 8 Low-Income Units SMART Housing
Rosemont at Hidden Creek 9345 U.S. Highway 290 East Austin, TX 78724 512-928-2339	Efficiency,1 (Rooms) Central Air, Fans Wifi	Income Level A, B, C, D (Tenant Based) Income Restricted Section 8 Voucher	250 Total Units 250 Income Restricted Units Section 8 Voucher, TCHFC Bond Program, Low Income Housing Tax Credit Program
Runnymede Apartments 1101 Rutland Drive Austin, TX 78758 512-836-9711	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted (Max \$35,500/year) Section 8 Voucher	252 Total Units 252 Low-Income Units Low Income Housing Tax Credit Program

Santa Maria Village Apartments 8071 North Lamar Austin, TX 78753 512-821-6102	1,2,3 (Rooms) Central Air Laundry On Site Wifi	Income Level A, B (Tenant Based) Income Restricted (Max of \$35,000/year) Section 8 Voucher	304 Total Units 176 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program
Silver Springs Apartments 12151 North IH 35 Austin, TX 78753 512-719-3134	Efficiency,1,2,3 (Rooms) Central Air, Fans Laundry On Site Wifi	Income Level A, B (Tenant Based) Income Restricted (Max \$34,000 /year) Section 8 Voucher	360 Total Units 360 Low-Income Units Section 8 Voucher, VASH, Low Income Housing Tax Credit Program
Raintree Apartments 8806 8807 Redfield Lane Austin, TX 78758 512-215-8519	1,2,3,4 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B, C Section 8 Voucher	34 Total Units 27 Low-Income Units 7 Very Low- Income Units, Section 8 Voucher
Spring Hollow Apartments 4803 Loyola Lane Austin, TX 78723 512-929-3704	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	99 Total Units 99 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program
Spring Terrace Apartments 7101 North IH 35 Austin, TX 78752 512-492-8980, x. 1	Efficiency (Rooms)	Income Level A (Tenant Based) Income Restricted Maximum \$28,500 /year	140 Total Units 140 Very Low- Income Units Project-Based Section 8, AHFC Multifamily Bond Program, RHDA, Housing Tax Credit

Springdale Estates 1050 Springdale Road Austin, TX 78721 512-929-5141	Efficiency (Rooms)	Income Level A (Tenant Based)	43 Total Units 25 Low-Income Units Low Income Housing Tax Credit Program
St. George's Court 1443 Coronado Hills Drive Austin, TX 78752 512-459-8285	2,3 (Rooms)	Income Level A Income Restricted Elderly Disabled	60 Total Units 60 Very Low- Income Units HUD Section 202
Sterling Village Apartments 10401 North Lamar Boulevard Austin, TX 78753 512-834-8968	1,2 (Rooms)	Income Level A, B, C D (Tenant Based) Income Restricted (Max of \$30,000/year) Public Housing	207 Total Units 31 Low-Income Units 42 Very Low- Income Units AHFC Multifamily Bond Program, Public Housing
Summit Oaks 11607 Sierra Nevada Austin, TX 78759 512-480-8245	1,2 (Rooms) Central Air Laundry In Units	Income Level A, B Public Housing	24 Total Units 24 Low-Income Units Public Housing
Sweetwater at Wells Branch 2323 Wells Branch Parkway Austin, TX 78728 888-667-5708	1,2 (Rooms)	Income Level A, B Section 8 Voucher	152 Total Units 23 Low-Income Units 31 Very Low- Income Units Austin Affordable Housing Corporation, Section 8 Voucher
Terrace at Walnut Creek 8712 Old Manor Road Austin, TX 78724 512-646-6005	Efficiency,1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	324 Total Units Section 8 Voucher, Housing Tax Credit

The Villages at The Domain 11011 Domain Drive Austin, TX 78758 866-842-6770 lincolnapts.com/properties	1,2,3,4 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi	Income Level A, B	436 Totals Units Development Incentives, MDA
Thurmond Heights 8426 Goldfinch Court Austin, TX 78758 512-835-1816	1,2,3,4 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	144 Total Units 144 Low-Income Units Public Housing
Trails at Vintage Creek Apartments 7224 Northeast Drive Austin, TX 78723 512-929-9161	1,2,3,4 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B, C	220 Total Units 220 Low-Income Units AHFC Multifamily Bond Program
Tuckaway Apartments 1740 Bagdad Road Cedar Park, TX 78613 512-686-5482	1,2,3 (Rooms)	Income Level C Income Restricted	256 Total Units 256 Low-Income Units
Twenty15 2015 Cedar Bend Drive Austin, TX 78758 512-834-7755	1,2,3 (Rooms)	Income Level A, B, C, D Income Restricted	288 Total Units 288 Income Restricted Units TCHFC Bond program
Village at Collinwood 1001 Collinwood West Drive Austin, TX 78753 512-836-8810	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	174 Total Units 174 Low-Income Units TCHFC Bond program, Section 8 Voucher, Low Income Housing Tax Credit program
Village Christian Apartments 7925 Rockwood Lane Austin, TX 78757 512-459-9550	1,2 (Rooms)	Income Level A Income Restricted Max of 48,000/yr Housing Project Elderly, Military	105 Total Units 105 Very Low- Income Units HUD Section 202

Villas Del Sol 1711 Rutland Drive Austin, TX 78758 512-837-0840	Efficiency,1,2 (Rooms) Central Air Laundry On Site Wifi	Income Level B C Section 8 Voucher	296 Total Units Section 8 Voucher
Waters at Willow Run Apartments 15433 FM 1325 Austin, TX 78728 512-647-2380	Efficiency,1,2 (Rooms) Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	242 Total Units 242 Income Restricted Units Low Income Housing Tax Credit program, Section 8 Voucher
Wildflower Terrace 3801 Berkman Drive Austin, TX 78723 512-843-3801	1,2,3 (Rooms) Central Air, Fans Laundry In Unit Wifi Common Area	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	201 Total Units 201 Low-Income Units Section 8 Voucher, VASH, Low Income Housing Tax Credit Program, AHFC Multifamily Bond Program
Windy Ridge 10910 North Ranch Road 620 Austin, TX 78726 512-973-9900	1,2 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi	Income Level A, B C (Tenant Based) Income Restricted Section 8 Voucher	200 Total Units 150 Low-Income Units Section 8 Voucher and VASH, Low Income Housing Tax Credit Program

South Austin Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Alexander Oaks 6119 Valiant Circle Austin, TX 78749 512-480-8245	1,2,3,4 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	51 Total Units 51 Low-Income Units Public Housing
Bluebonnet Studios 2301 South Lamar Austin, TX 78704 512-447-2026	Efficiency (Rooms)	Income Level A (Tenant Based) Income Restricted	107 Total Units 107 Low-Income Units Low Income Housing Tax Credit Program
Blunn Creek Apartments 701 Woodward Street Austin, TX 78704 512-326-8588	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	280 Total Units 280 Very Low- Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Bouldin Oaks 1203 Cumberland Road Austin, TX 78704 512-447-1228	1,2,3,4 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	144 Total Units 144 Low-Income Units Public Housing
Buckingham Place Duplexes 743 Yarsa Boulevard Austin, TX 78748 512-280-5127	2,3 (Rooms)	Income Level B, C (Tenant Based) Income Restricted Section 8 Voucher	166 Total Units 114 Low-Income Units 50 Very Low- Income Units Section 8 Voucher

Cherry Creek Duplexes 5510-B Fernview Road Austin, TX 78745 512-441-6646	2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher	120 Total Units 120 Income Restricted Units Section 8 Voucher
Circle S Apartments 7201 South Congress Avenue Austin, TX 78745 512-445-5000	1,2,3 (Rooms) Central Air Laundry Hook Ups	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher	200 Total Units 200 Low-Income Units Section 8, VASH, TCHFC Bond Program, Low Income Housing Tax Credit Program
CityView at the Park Seniors Apts. 2000 Woodward Street Austin, TX 78741 512-804-5296	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Public Housing Elderly	70 Total Units 70 Income- Restricted Units 70 Low-Income Units Public Housing, Housing Tax Credit, RHDA
Cobblestone Court 2101 Davis Lane Austin, TX 78745 512-292-1652	1 (Rooms)	Income Level A (Tenant Based) Housing Project Elderly	69 Total Units 65 Very Low- Income Units HUD Section 202, AHFC Multifamily Bond Program
Cornerstone 1322 Lamar Square Austin, TX 78704 512-448-9628	Efficiency,1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted	30 Total Units 30 Low-Income Units HOME, RHDA, Low Income Housing Tax Credit
Country Club Creek 4501 East Riverside Drive Austin, TX 78741 512-462-3300	1,2,3,4 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	212 Total Units 212 Income Restricted Units Low Income Housing Tax Credit Program



Daffodil Apartments 6009 Daffodil Drive Austin, TX 78744 512-385-5606	2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher	40 Total Units 32 Low-Income Units 8 Very Low- Income Units
Douglas Landing 2347 Douglas Street Austin, TX 78741 512-442-0816	1,2,3 (Rooms)	Income Level A, B (Tenant Based)	96 Total Units 96 Low-Income Units Low Income Housing Tax Credit Program
Eastern Oaks 4922 Nuckols Crossing Road Austin, TX 78744 512-480-8245	1,2,3 (Rooms)	Income Level A Public Housing	30 Total Units 30 Low-Income Units Public Housing
Eberhart Place 808 Eberhart Lane Austin, TX 78745 512-441-5551	Efficiency,1 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Elderly, Disabled	38 Total Units 38 Very Low- Income Units HUD Section 811
Riverside Town Homes 6118 Fairway Drive Austin, TX 78741 512-386-8888	1,2,3,4 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	128 Total Units 128 Very Low- Income Units Section 8 Voucher, and Section 236, Low Income Housing Tax Credit Program
Flagship 1312 Lamar Square Austin, TX 78704 512-448-9628	1 (Rooms) Central Air On Site	Income Level A (Tenant Based) Income Restricted Section 8 Voucher Elderly	22 Total Units 22 Very Low- Income Units Section 8 Voucher HUD 202

Garden Terrace SRO Apartments 1015 West William Cannon Drive Austin, TX 78745 512-416-8300	Efficiency (Rooms)	Income Level A	123 Total Units 73 Low-Income Units 50 Very Low-Income Units AHFC Multifamily Bond Program, RHDA
Gibson Flats 1219 S Lamar Boulevard Austin, TX 78704 512-326-9000 <a href="https://www.greystar.com/properties/austin-tx">https://www.greystar.com/properties/austin-tx</a>	1,2 (Rooms) Central Air, Fans Laundry In Unit Wifi Common Area	Income Level D	202 Total Units Development Incentives, VMU, SMART
Goodrich Place 2126 Goodrich Avenue Austin, TX 78704 512-447-0967	1,2,3,4 (Rooms)	Income Level A Public Housing	40 Total Units 40 Low-Income Units Public Housing
Green Doors 1503 South IH 35 Austin, TX 78741 512-469-9130	1,2,3 (Rooms)	Income Level A Section 8 Voucher	Section 8 Voucher and VASH, AHFC Multifamily Bond Program, Go Bonds
Grove Place Apartments 1881 Grove Boulevard Austin, TX 78741 512-389-0917	Efficiency,1,2,3,4,5 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	184 Total Units 184 Low-Income Units Section 8 Voucher, RHDA, Low Income Housing Tax Credit Program
Heights on Congress Apartments 2703 South Congress Avenue Austin, TX 78704 512-441-1437	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	172 Total Units 172 Low-Income Units Section 8 Voucher and Section 236, Low Income Housing Tax Credit Program, AHFC Bond Program

Homestead Oaks Apartments 3226 W. Slaughter Lane Austin, TX 512-610-2222	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	140 Total Units 140 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Vouchers
Ivy Condos 3204 Manchaca Road Austin, TX 78704 512-615-3377	1,2 (Rooms) Central Air Laundry In Units Wifi	Income Level A (Tenant Based) Income Restricted Housing Project Disabled	18 Total Units 18 Low-Income Units HUD Section 811
King Fisher Creek Apartments 4601 East Saint Elmo Road Austin, TX 78744 512-442-9500	2,3,4 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	35 Total Units 35 Low-Income Units Low Income Housing Tax Credit Program
Kinney Avenue Apartments 1703 Kinney Avenue Austin, TX 78704 512-745-7152	1 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Mentally Disabled	9 Total Units 9 Low-Income Units HUD Section 811
Lamar Union 1100 S Lamar Boulevard Austin, TX 78704 512-524-5500 www.lamarunion.com	Efficiency,1,2 (Rooms) Central Air Laundry In Unit Wifi	Income Level B	442 Total Units Development Incentives, VMU
Legacy 1342 Lamar Square Drive Austin, TX 78704 512-448-9628	Efficiency,1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted	40 Total Units 4 Low-Income Units 36 Very Low- Income Units HOME Program
Lexington Hills Apartments 2430 Cromwell Circle Austin, TX 78741 512-389-2021	1,2 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi	Income Level A, B, C, D Section 8 Voucher	238 Total Units Section 8 Voucher

Oak Creek Village Apartments 2301 Durwood St Austin, TX 78704 512-538-1760	1,2,3,4 (Rooms) Laundry In Unit	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	173 Total Units 173 Very Low- Income Units Section 8 Voucher
Manchaca II 6113 A Buffalo Pass Austin, TX 78745 512-416-7494	1,2,3,4 (Rooms)	Income Level A Public Housing	33 Total Units 33 Low-Income Units Public Housing
Manchaca Road Apartments 3810 Manchaca Road Austin, TX 78704 512-745-7152	1 (Rooms) Central Air Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Housing Project Mentally Disabled	11 Total Units 11 Low-Income Units HUD Section 811
Manchaca Village 3628 Manchaca Road Austin, TX 78745 512-447-0967	1,2,3,4,5 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	33 Total Units 33 Low-Income Units Public Housing
Mary Lee Charles Place 1345/1347 Lamar Square Drive Austin, TX 78704 512-448-9628	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Housing Project Disabled	16 Total Units 16 Very Low- Income Units HUD Section 811
Meadowbrook Apartments 1201 West Live Oak Street Austin, TX 78704 512-440-0448	2,3,4,5 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	160 Total Units 160 Low-Income Units Public Housing
Metropolis Apartments 2200 Pleasant Valley Road Austin, TX 78741 512-416-7586	1,2,3,4,5 (Rooms)	Income Level A, B, C, D Income Restricted	308 Total Units 308 Income- Restricted Units TCHFC Bond Program
Paradise Oaks Apartments 1500 Faro Drive Austin, TX 78741 512-464-5700	1,2,3,4 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	248 Total Units 248 Income Restricted Units Low Income Housing Tax Credit Program Section 8 Voucher

<p>Post South Lamar  1500 S Lamar Boulevard  Austin, TX 78704  512-445-9797  <a href="http://www.maac.com/texas/austin">http://www.maac.com/texas/austin</a></p>	<p>Efficiency,1,2 (Rooms)  Central Air, Fan  Laundry In Unit,  Laundry Hook  Ups, Laundry  On Site  Wifi Common  Area</p>	<p>Income Level C</p>	<p>298 Total Units  Development  Incentives, UNO,  SMART</p>
<p>Post South Lamar 2  1414 S Lamar Boulevard  Austin, TX 78704  512-445-9797  <a href="http://www.maac.com/texas/austin">www.maac.com/texas/austin</a></p>	<p>1,2 (Rooms)</p>	<p>Income Level A</p>	<p>350 Total Units  Development  Incentives, VMU</p>
<p>Pleasant Hill Apartments  2501 Anken Drive  Austin, TX 78741  512-447-7244</p>	<p>1,2,3 (Rooms)</p>	<p>Income Level A, B  (Tenant Based)  Income Restricted</p>	<p>99 Total Units  99 Low-Income  Units  Section 8  Voucher, Low  Income Housing  Tax Credit  Program</p>
<p>Residences at Onion Creek  810 E. Slaughter Lane  Austin, TX 78744  512-505-8040</p>	<p>1,2,3,4 (Rooms)</p>	<p>Income Level A, B  (Tenant Based)</p>	<p>222 Total Units  222 Income Units  Low Income  Housing Tax  Credit Program</p>
<p>Rosemont at Oak Valley  2800 Collins Creek Drive  Austin, TX 78741  512-326-5155</p>	<p>2,3,4 (Rooms)  Central Air  Laundry On Site</p>	<p>Income Level A, B  (Tenant Based)  Income Restricted  Housing Project</p>	<p>280 Total Units  280 Low-Income  Units  Low Income  Housing Tax  Credit Program,  AHFC Bond  Program, Project-  Based Section 8</p>

Rosemont at Williamson Creek 4509 East St. Elmo Road Austin, TX 78744 512-916-9275	2,3,4 (Rooms) Central Air Laundry Hook Ups, Laundry On Site Wifi	Income Level A, B (Tenant Based) Income Restricted Housing Project	163 Total Units 130 Low-Income Units Low Income Housing Tax Credit Program, Project-Based Section 8
Shadowbend Ridge 6328 Shadow Bend Austin, TX 78745 512-416-7494	1,2,3,4,5 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	50 Total Units 50 Low-Income Units Public Housing
Sierra Ridge Apartments 201 West St. Elmo Road Austin, TX 78745 512-462-0888	1,2,3 (Rooms)	Income Level A, B, C Income Restricted Section 8 Voucher	149 Total Units 149 Low-Income Units Section 8 Voucher
Sierra Vista Apartments 4320 South Congress Austin, TX 78745 512-448-4884	1,2 (Rooms) Central Air Laundry In Unit	Income Level A, B, C (Tenant Based) Income Restricted Max of 39,000/yr Section 8 Voucher	238 Total Units 24 Low-Income Units 214 Very Low- Income Units Housing Tax Credit, RHDA, AHFC Bond program
Skyline Terrace 1212 West Ben White Boulevard Austin, TX 78704 512-440-0300	Efficiency (Rooms)	Income Level A (Tenant Based) Income Restricted	100 Total Units 100 Very Low- Income Units HOME, Low Income Housing Tax Credit
Solaris Apartments 1601 Royal Crest Drive Austin, TX 78741 512-444-7797	Efficiency,1,2,3, 4 (Rooms)	Income Level D	562 Total Units 105 Low-Income Units 283 Very Low- Income Units (AHDP/AHP)
South Fourth Street Apartments 2402 South 4th Street Austin, TX 78704 512-745-7152	1 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Mentally Disabled	11 Total Units 11 Low-Income Units HUD Section 811

South Shore District Apartments 1333 Shore District Drive Austin, TX 78741 512-710-0242 <a href="http://www.southshoredistrict.com/">http://www.southshoredistrict.com/</a>	1,2 (Rooms)	Income Level B	500 Total Units Development Incentives, PUDDA
Southpark Ranch Apartments 9401 South 1st Street Austin, TX 78748 512-292-6400	1,2,3,4 (Rooms) Central Air Laundry Hook Ups	Income Level A, B Tenant Based Income Restricted Public Housing Section 8 Voucher	192 Total Units 192 Low-Income Units Public Housing, Section 8 Voucher, VASH, Low Income Housing Tax Credit
Spring Valley Apartments 2302 East William Cannon Drive Austin, TX 78744 512-448-3600	2,3,4 (Rooms)	Income Level A, B (Tenant Based)	230 Total Units 173 Low-Income Units Low Income Housing Tax Credit Program
Southwest Trails Apartments 8405 Old Bee Caves Road Austin, TX 78735 512-301-2442	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	160 Total Units 160 Income Restricted Units Housing Tax Credit, AHFC Multifamily Bond Program, Section 8 Voucher
Stassney Apartments 5600 Nancy Austin, TX 78745 512-745-7152	1 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project Disabled	9 Total Units 9 Low-Income Total Units HUD Section 811
Stony Creek Apartments 4911 Manchaca Road Austin, TX 78745 512-444-5700 <a href="https://www.rentstonycrek.com/">https://www.rentstonycrek.com/</a>	1,2 (Rooms) Central Air, Fan Laundry On Site Wifi	Income Level B, C	132 Total Units Development Incentives

The 704 3101 S Lamar Boulevard Austin, TX 78704 512-481-7230 www.cwsapartments.com	Efficiency, 1,2 (Rooms)	Income Level B	378 Total Units Development Incentives, VMU
The Willow 1330 Lamar Square Drive Austin, TX 78704 512-448-9629 marylee foundation.org	1,2 (Rooms)	Income Level A	64 Total Units RHDA, Go Bond
Thornton Flats 2501 Thornton Road Austin, TX 78704 512-298-4327 http://www.thornton flats.com/	1,2 (Rooms)	Income Level B	105 Total Units Development Incentives
Town Vista Apartments 2201 Montopolis Drive Austin, TX 78741 512-220-0600	1,2,3 (Rooms) Central Air Laundry Hook Ups, Laundry On Site Wifi	Income Level A, B (Tenant Based) Income Restricted (Max \$35,000/year) Section 8 Voucher	280 Total Units 280 Low-Income Units Low Income Housing Tax Credit Program, TCHFC Bond Program
Trails at the Park Apartments 815 West Slaughter Lane Austin, TX 78748 512-280-5200	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher	200 Total Units 148 Low-Income Units Section 8 Voucher Low Income Housing Tax Credit program
Travis Park Apartments 1100 East Oltorf Austin, TX 78704 512-444-6773	1,2,3 (Rooms)	Income Level A (Tenant Based) Income Restricted Housing Project	199 Total Units 199 Low-Income Units Project-Based Section 8
Treaty Oaks 3700 Manchaca Road Austin, TX 78704 512-469-9130	1,2,3 (Rooms) Central Air Laundry On Site Wifi	Income Level A	47 Total Units RHDA, Go Bond



Urban Oaks 6725 Circle S Road Austin, TX 78745 512-524-0621 urbanoaksapts.com	1,2,3 (Rooms)	Income Level B (Tenant Based) Income Restricted Section 8 Voucher	194 Total Units Section 8 Voucher
Villas of Cordoba 5901 East Stassney Lane Austin, TX 78744 512-444-7430	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups Wifi, Common Area	Income Level A, B (Tenant Based)	156 Total Units 93 Low-Income Units Low Income Housing Tax Credit Program
West Gate Ridge 8700 West Gate Boulevard Austin, TX 78745 512-717-5706 www.pedcor management.com	2,3 (Rooms)	Income Level D	Development Incentives
Western Trail Apartments 2422 Western Trails Boulevard Austin, TX 78745 512-447-8759	1,2 (Rooms)	Income Level A (Tenant Based) Section 8 Voucher Housing Project	99 Total Units 99 Low-Income Units Section 8 Voucher Section 202
William Cannon Apartment Homes 2112 East William Cannon Drive Austin, TX 78744 512-717-6179	Efficiency,1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	252 Total Units 252 Income Restricted Units Low Income Housing Tax Credit Program
Willows 1332 Lamar Square Drive Austin, TX 78704 512-448-9628	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Housing Project	64 Total Units 32 Low-Income Units 32 Very Low- Income Units GO Bond Project-Based Section 8

Windsor South Lamar 809 S Lamar Boulevard Austin, TX 78704 512-445-9000 <a href="https://www.windsor-sola.com">https://www.windsor-sola.com</a>	Efficiency,1,2,3 (Rooms) Central Air Laundry On Site	Income Level B	340 Total Units 34 Low-Income Units Development Incentives, VMU
Woodway Square Apartments 1700 Teri Road Austin, TX 78744 512-693-9808	Efficiency,1,2,3 (Rooms) Central Air, Fans Laundry In Unit Wifi Common Area	Income Level A, B (Tenant Based) Income Restricted	240 Total Units 240 Low-Income Units TCHFC Bond Program, Low Income Housing Tax Credit Program
Woodway Village Apartments 4600 Nuckols Crossing Road Austin, TX 78744 512-442-1300	1,2,3 (Rooms)	Income Level A& B (Tenant Based) Income Restricted Section 8 Voucher	160 Total Units 160 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher

West Austin Listings			
Contact Information	Amenities	Communities Served	Property Info and Funding
Cardinal Point 11011 1/2, 11015, 11017 Four Points Drive Austin, TX 78726 512-381-4599	1,2,3 (Rooms)	Income Level A, B Income Restricted	120 Total Units RHDA, Go Bond
West Koenig Flats 5608 Avenue F Austin, TX 78751 512-374-0733 <a href="https://www.westkoenig-austin.com/">https://www.westkoenig-austin.com/</a>	1,2,3 (Rooms)	Income Level C	210 Total Units Development Incentives

Bastrop County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Alamo Plaza Apartments 401 East Alamo Street Elgin, TX 78621 512-285-2475	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Disabled	28 Total Units 15 Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program
Bastrop Village Oaks Apartments I II 1910 Wilson Street Bastrop, TX 78602 512-321-7933	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	47 Total Units 47 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit Program, USDA Rural Development
Crescent Village Apartments 13817 County Line Road Elgin, TX 78621 512-281-1000	1,2 (Rooms)	Income Level A, B (Tenant Based) Disabled	28 Total Units 12 Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program
Hill Street Project 201-207 Hill Street Smithville, TX 78957 979-540-2980	1,2 (Rooms)	Income Level A, B (Tenant Based) Housing Project	32 Total Units 26 Low-Income Units Project-Based Section 8, USDA Rural Development, Low Income Housing Tax Credit Program

Meadowpark Apartments 401 North Highway 95 Elgin, TX 78621 512-285-3755	4 (Rooms) Central Air Hook ups	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher Families of 5 or more	4 Total Units 4 Income- Restricted Units HOME Program, Section 8 Voucher
Piney Creek North 2110 North Main Bastrop, TX 78602 512-321-3398	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Elderly	70 Total Units 70 Low-Income Units Low Income Housing Tax Credit Program
Riverwood Commons 440 Old Austin Highway Bastrop, TX 78602 512-308-1490	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Public Housing	28 Total Units 28 Very Low- Income Units Public Housing
Settlement Estates Senior Apartments 149 Settlement Drive Bastrop, TX 78602 512-321-1447	Efficiency,1,2,3,4 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing Elderly	131 Total Units 131 Low-income Housing Public Housing
Smithville Garden Apartments 1002 SE Martin Luther King Smithville, TX 78957 512-237-5912	1 (Rooms)	Income Level A, B (Tenant Based)	20 Total Units HOME, Low Income Housing Tax Credit Program
Willows Apartments 324 Webb Street Smithville, TX 78957 512-237-2900	1,2,3 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B (Tenant Based) Income Restricted Housing Project Elderly	152 Total Units 68 Low-Income Units 8 Very Low- Income Units Low Income Housing Tax Credit Program, Project-Based Section 8

Bell County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Pecos Street Apartments 400 Mesquite Granger, TX 76530 254-947-0342	1,3 (Rooms)	Income Level A, B, C Elderly, Disabled	14 Total Units 14 Very Low-Income Units USDA Rural Development
Belle Oaks 1100 Shady Lane Belton, TX 76513 254-939-1841 <a href="http://www.mybelleoaks.com/">http://www.mybelleoaks.com/</a>	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	100 Total Units 100 Low-Income Units Public Housing
Buckholts Apartments 1000 S. 8th Street Buckholts, TX 76518 254-939-1479	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Housing Project	237 Total Units 221 Income-Restricted Units Low Income Housing Tax Credit Program, Project- Based Section 8
Canyon Creek Townhomes 1476 Canyon Creek Drive Temple, TX 76502 254-773-0101	1,2 (Rooms) Central Air Laundry Hook Ups	Income Level A, B (Tenant Based) Section 8 Voucher Elderly	152 Total Units 92 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Chateau Apartments 504 West Calhoun Temple, TX 76501 254-773-2009	1,2 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B Income Restricted (Max \$25,000/year) Section 8 Voucher Elderly	60 Total Units 54 Low-Income Units Low Income Housing Tax Credit Program
Chisholm Trail Senior Village 1003 West 9th Avenue Belton, TX 76513 254-939-7400	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher Elderly	102 Total Units 98 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher

Country Lane Seniors 2916 Country Lane Drive Temple, TX 76504 254-771-2900 <a href="http://countrylaneseniors.com/">http://countrylaneseniors.com/</a>	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher Elderly	172 Total Units 159 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Country Square Apartments 724 East Avenue North Belton, TX 76513 254-939-1479 <a href="http://www.countrysquareapartments.com/">http://www.countrysquareapartments.com/</a>	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	200 Total Units 183 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Fairways at Sammons Park 2201 West Adams Avenue Temple, TX 76504 254-773-3110	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher Elderly	102 Total Units 98 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Golden Haven Apartments 505 N 2nd St Temple, TX 76501 254-773-2009	1,2 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B (Tenant Based) Income Restricted Public Housing Section 8 Voucher Elderly	112 Total Units 112 Income-Restricted Units Low Income Housing Tax Credit Program, Public Housing, Section 8 Voucher
Grand Reserve Seniors 2816 Country Lane Temple, TX 76504 254-771-2900	1,2,3 (Rooms) Central Air On Site Laundry (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	68 Total Units 68 Low-Income Units Low Income Housing Tax Credit Program, USDA Rural Development, Section 8 Voucher

Holland House Apartments 616 Josephine Street Holland, TX 76534 254-657-2757	1,2 (Rooms)	Income Level A, B Income Restricted	24 Total Units 24 Low-Income Units USDA Rural Development
Kyle Building 111 North Main Street Temple, TX 76503 254-773-2009 <a href="http://www.centexhousing.org/department/the_kyle/index.php">www.centexhousing.org/department/the_kyle/index.php</a>	1,2 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B (Tenant Based) Public Housing Income Restricted (Max \$25,000/year) Section 8 Voucher Elderly, Disabled	64 Total Units 60 Low-Income Units Low Income Housing Tax Credit Program, Public Housing, Section 8 Voucher
Montrose Apartments 2200 Montrose Place Belton, TX 76513 254-939-8126	2,3 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B (Tenant Based) Income Restricted Max of \$25050/year Section 8 Voucher	128 Total Units 128 Low-Income Units Low Income Housing Tax Credit Program
Stone Ranch Apartment Homes 401 East Rancier Avenue Killeen, TX 76543 254-634-2450	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	88 Total Units 88 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Prairie Village Apartments 611 Paul Street Rogers, TX 76569 254-642-3971	1,2,3 (Rooms)	Income Level A Section 8 Voucher	202 Total Units 181 Low-Income Units Section 8 Voucher
Raintree Apartments 1617 Canyon Creek Temple, TX 76502 254-771-3338	1,2,3 (Rooms) Central Air Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Housing Project	160 Total Units 160 Low-Income Units Project-Based Section 8
Ridge Pointe Apartments 1900 Bacon Ranch Road Killeen, TX 76542 254-501-7149	2 (Rooms)	Income Level A, B, C	80 Total Units 29 Low-Income Units USDA Rural Development

Tembell Home 210 West Avenue R Temple, TX 76504 254-773-2009	1,2 (Rooms)	Income Level A, B, C	94 Total Units 67 Low-Income Units USDA Rural Development
Temple College Apartments 265 East Marvin R. Felder Drive Temple, TX 76503 254-773-2009	1,2,3 (Rooms)	Income Level A, B, C	48 Total Units 7 Low-Income Units USDA Rural Development
Tremont Apartment 1700 Bacon Ranch Road Killeen, TX 76542 254-526-0570	1,2 (Rooms)	Income Level A, B Income Restricted Section 8 Voucher	24 Total Units 24 Low-Income Units USDA Rural Development, Section 8 Voucher
Turtle Creek Apartments 2200 Montrose Place Belton, TX 76513 254-939-8126 <a href="http://www.turtlecreekvillageapts.com/">http://www.turtlecreekvillageapts.com/</a>	1,2 (Rooms)	Income Level A, B, C, D (Tenant Based) Public Housing	184 Total Units 65 Very Low- Income Units Public Housing
Twin Oaks Village 1407 West Main Street Little River, TX 76554 254-982-4243	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	56 Total Units 56 Low-Income Units HOME Program, Housing Tax Credit Program, Public Housing
Veranda at Twin Creek 1101 Twin Creek Drive Killeen, TX 76543 254-200-4553	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	22 Total Units 22 Low-Income Units HOME Program, Public Housing



Village at Fox Creek 2900 Illinois Avenue Killeen, TX 76543 254-690-3301 <a href="http://www.liveatvillageatfoxcreek.com/">http://www.liveatvillageatfoxcreek.com/</a>	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	26 Total Units 26 Low-Income Units HOME, Low Income Housing Tax Credit program, Public Housing
Village at Meadowbend I II 2787 Martin Luther King Jr. Drive Temple, TX 76504 254-770-3099 <a href="http://www.villageatmeadowbend.com/">http://www.villageatmeadowbend.com/</a>	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Public Housing Elderly ,Disabled	61 Total Units 61 Low-Income Units Public Housing
Wayman Manor Apartments 1811 East Avenue K Temple, TX 76501 254-778-7568	1 (Rooms)	Income Level A, B, C	12 Total Units 12 Low-Income Units USDA Rural Development

Blanco County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Blanco Plaza 380 Blanco Ave Blanco, TX 78606 830-833-2635	1,2,3 (Rooms)	Income Level D	30 Total Units
Chandler Place Apartments 500 Blanco Avenue Blanco, TX 78606 830-833-3203	1 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Elderly, Disabled	20 Total Units 20 Income-Restricted Units Low Income Housing Tax Credit Program USDA Rural Development

City Oaks Apartments 301 North Winters Furr Johnson City, TX 78636 830-868-7365	1,2 (Rooms)	Income Level A, B, C (Tenant Based)	24 Total Units 17 Very Low- Income Units Low Income Housing Tax Credit Program, USDA Rural Development
Creek View 2 Apartments 316 North Winter Furr Johnson City, TX 78636 830-868-2750	Efficiency,1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Housing Project Elderly, Disabled	50 Total Units 50 Low-Income Units HUD Section 202, HUD Section 811
Creek View 3 Apartments 316 North Winter Furr Johnson City, TX 78636 830-868-2750	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Housing Project Elderly, Disabled	10 Total Units 10 Low-Income Units HUD Section 202, HUD Section 811, HOME Program, Low Income Housing Tax Credit
Creek View Apartments 316 North Winter Furr Johnson City, TX 78636 830-868-2750	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Public Housing Section 8 Voucher	28 Total Units 4 Low-Income Units 2 Very Low- Income Units HOME, Section 8 Voucher
Leaning Oaks 502 South Avenue F Johnson City, TX 78636 830-868-7322	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Public Housing Section 8 Voucher	20 Total Units 18 Low-Income Units 1 Very Low- Income Unit HOME, Section 8 Voucher

Oak Crest 304 South Avenue F Johnson City, TX 78636 830-868-7322	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Public Housing Section 8 Voucher	16 Total Units 15 Low-Income Units 1 Very Low- Income Unit HOME, Section 8 Voucher
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Burnett County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Alta Visa Apartments I&II 1001 Pecan Valley Drive Marble Falls, TX 78654 830-693-5632/512-756-6809	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	64 Total Units 60 Low-Income Units Low Income Housing Tax Credit, USDA Rural Development, Section 8 Voucher
Creekside Townhomes 103 North Hill Street Burnet, TX 78611 512-756-9100	1,2,3 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	40 Total Units 40 Low-Income Units Public Housing
Garden Gate Apartments 300 E Third Street Burnet, TX 78611 512-715-9324	1 (Rooms)	Income Level A, B Income Restricted Housing Project Elderly Disabled	51 Total Units 51 Low-Income Units HUD Section 202
Hamilton Creek 805 Southwater Burnet, TX 78611 512-756-4745	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	64 Total Units 40 Income- Restricted Units Housing Tax Credit, Section 8 Voucher, HUD USDA Rural Development

Highland Oaks Apartments 1600 Mustang Drive Marble Falls, TX 78654 830-693- 0460	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	56 Total Units 20 Very Low- Income Units Housing Tax Credit, USDA Rural Development, Section 8 Voucher
Highview Retirement Village 200 Highway 1431 East Marble Falls, TX, 76654 830-963-5818	1,2,3 (Rooms)	Income Level A, B, C Housing Project Elderly	40 Total Units HUD Section 202
Northgate Apartments 105 Northgate Circle Burnet, TX 78611 512-756-7311	3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	24 Total Units 24 Very Low- Income Units HOME Program, Low Income Housing Tax Credit Program
Oak Creek Townhomes 1101 6 <sup>th</sup> Street Marble Falls, TX 78654 830-693-9800	1,2,3 (Rooms)	Income Level A, B, C Public Housing	54 Total Units 28 Income- Restricted Units HOME Program
Romberg Apartments I&II 806 North Romberg Burnet, TX 78611 512-756-8148	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	30 Total Units 30 Income- Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Rivercrest Apartments 1102 Avenue K Marble Falls, TX 78654 830-693-4711	1,2 (Rooms) Central Air Laundry Hook Ups, Laundry On Site	Income Level A, B, C, D (Tenant Based) Income Restricted Section 8 Voucher Elderly	76 Total Units 76 Income- Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program

Southwest Village Apartments 1106 Brazos Street Marble Falls, TX 78654 830-798-8259	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	60 Total Units 53 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Turtle Creek Townhomes 1106 Brazos Street Marble Falls, TX 78654 830-798-8259	1,2,3 (Rooms) Central Air Laundry Hook Ups Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Public Housing Section 8 Voucher	124 Total Units 124 Income-Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Vistas Apartments 1700 Mustang Drive Marble Falls, TX 78654 830-798-8171	1,2,3 (Rooms) Central Air Laundry Hook Ups Laundry On Site	Income Level A, B (Tenant Based) Income Restricted (Max of \$43,000/year) Section 8 Voucher Public Housing	80 Total Units 46 Income Restricted Units Section 8 Voucher, Low Income Housing Tax Credit Program

Caldwell County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Burleson Heights Apartments 490 Highway 36 South Caldwell, TX 77836 979-846-8878	2,3 (Rooms) Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	24 Total Units 24 Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program Section 8 Voucher

Golden Age Home 1505 South Main Street Lockhart, TX 78644 512-398-2421 <a href="http://goldenagehome.com/">http://goldenagehome.com/</a>	Efficiency (Rooms) Wifi	Income Level A, B, C (Tenant Based) Elderly, Disabled	44 Total Units 16 Low-Income Units HOME Program
Imperial Garden Apartments 801 Blackjack Street Lockhart, TX 78644 512-398-6768	2,3 (Rooms)	Income Level A (Tenant Based) Housing Project	24 Total Units 24 Low-Income Units Project-Based Section 8
Jennings Retirement Village 100 Carter Circle Luling, TX 78648 830-875-5023	1 (Rooms)	Income Level A, B, C Income Restricted Elderly, Disabled	20 Total Units 20 Low-Income Units USDA Rural Development
Landing Apartments 400 Spinnaker Street Lockhart, TX 78644 512-376-4847	1,2 (Rooms)	Income Level A, B, C	82 Total Units 12 Low-Income Units 17 Very Low- Income Units (AHDP/AHP)
Lockhart Senior Apartments 610 West San Antonio Street Lockhart, TX 78644 512-398-6087	1 (Rooms)	Income Level A, B, C Elderly, Disabled	16 Total Units USDA Rural Development
Martindale Apartments 12943 Highway 142 Martindale, TX 78655 512-357-1167	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	24 Total Units 24 Income- Restricted Units 16 Low-Income Units Housing Tax Credit, USDA Rural Development, Section 8 Voucher
Medina Court Senior Housing 1313 South Medina Street Lockhart, TX 78644 512-477-1472/512-376- 7500	1 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Elderly	20 Total Units 20 Low-Income Units HUD Section 202, HOME Program

Milam Creek Senior Village 1330/1380 Est Milam Luling, TX 78648 830-875-5400	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Elderly	46 Total Units 46 Income- Restricted Units 46 Low-Income Units HOME Program
Sandia Crossing 1115 N. Magnolia Luling, TX 78648 830-351-8411 <a href="https://sandiacrossing.com/">https://sandiacrossing.com/</a>	1,2,3 (Rooms)	Income Level A, B (Tenant Based)	40 Total Units 30 Low-Income Units Low Income Housing Tax Credit Program
Southpark Village I&II 1825/1817 S Colorado Street Lockhart, TX78644 512-398-2500 <a href="http://www.southparkvillage.com">www.southparkvillage.com</a>	2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi Common Area	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	144 Total Units Section 8 Voucher
Springfield Villas 1300 Pancho Street Lockhart, TX 78644 512-398-3100 <a href="http://springfieldvillas.net/">http://springfieldvillas.net/</a>	2,3,4 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	32 Total Units 32 Income- Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Stone Street Retirement 401 Molly Drive Caldwell, TX 77836 979-846-8878	1,2 (Rooms)	Income Level B (Tenant Based) Income Restricted Elderly, Disabled	32 Total Units 32 Income- Restricted Units USDA Rural Development, Low Income Housing Tax Credit Program
Westwood Apartments 449 West San Antonio Street Lockhart, TX 78644 512-398-4814	1,2 (Rooms)	Income Level A, B Income Restricted	20 Total Units 20 Income- Restricted Units USDA Rural Development

Nolan Terrace 221 Peach Street Luling TX 78648 830-875-9132	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Housing Project	40 Total Units 40 Income- Restricted Units 40 Low-Income Units Project-Based Section 8
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Hays County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Allen Woods Homes 1201 Thorpe Lane San Marcos, TX 78666 512-353-5059	Efficiency,1,2,3,4,5 (Rooms) Central Air Laundry In Unit	Income Level A, B C (Tenant Based) Income Restricted Public Housing	228 Total Units 125 Low-Income Units Public Housing
Ashbury Place Apartments 1350 Wonder World Drive San Marcos, TX 78666 512-805-7045	2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	64 Total Units 64 Income- Restricted Unit Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher
Champions Crossing Apartments 345 Champions Boulevard San Marcos, TX 78666 512-878-2110	2,3,4 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	156 Total Units 156 Income- Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Chapultepec Homes 701 South LBJ Drive San Marcos, TX 78666 512-396-3364 or 512- 353-5059	2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	30 Total Units 30 Low-Income Units Public Housing



Charles Young Housing 417 West 2nd Street Kyle, TX 78640 512-268-7801	1,2,3 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	21 Total Units 21 Low-Income Units Public Housing
CM Allen Homes 795 River Road San Marcos, TX 78666 512-353-1116	1,2,3,4,5 (Rooms) Central Air Laundry Hook Ups	Income Level A, B, C (Tenant Based) Income Restricted Public Housing	100 Total Units 100 Low-Income Units Public Housing
Country Oaks Apartments 1951 Aquarena Springs Drive San Marcos, TX 78666 512-754-8911	1,2 (Rooms)	Income Level A, B Income Restricted Section 8 Voucher	80 Total Units 80 Income- Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Creekside Villas Senior Village 590 FM 967 Buda, TX 78610 512-295-1900	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	144 Total Units 144 Income Restricted Low Income Housing Tax Credit Program, Section 8 Voucher
Encino Pointe 1800 Post Road San Marcos, TX 78666 512-392-0628	1,2,3,4 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	252 Total Units 252 Income- Restricted Units Low Income Housing Tax Credit Program, HOME Program, Section 8 Voucher
Hill Country Cottages Inc. 1300 Highway 290 West Dripping Springs, TX 78620 512-858-5131	1,2 (Rooms)	Income Level A, B, C Income Restricted Elderly Disabled	14 Total Units 14 Income- Restricted Units USDA Rural Development

Huntington Apartments 1255 Firecracker Drive Buda, TX 78610 512-295-4071	1,2 (Rooms) Central Air, Fans Laundry Hook Ups	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
La Vista Retirement Community 1615 Redwood Road San Marcos, TX 78666 512-396-2333	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	200 Total Units 150 Income-Restricted Units 150 Low-Income Units Low Income Housing Tax Credit Program
Langtry Apartments 205 Craddock Avenue San Marcos, TX 78666 512-353-3002, ext 26	1,2 (Rooms)	Income Level A, B, C	56 Total Units 8 Low-Income Units 12 Very-Low-Income Units Land Use Restrictive Agreement (LURA)
Mariposa Apartment Homes at Hunter Road 2600 Hunter Road San Marcos, TX 78666 512-392-9588	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	117 Total Units 117 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Merritt Hill Country Senior Living 28725 Ranch Road 12 Dripping Springs, TX 78620 512-806-6700	1,2 (Rooms) Central Air, Fans Laundry On Site, Laundry Hook Ups Wifi	Income Level A, B, C (Tenant Based) Section 8 Voucher Elderly	80 Total Units Low Income Housing Tax Credit, Section 8 Voucher

Onion Creek Village 300 Bluff Street Buda, TX 78610 512-295-2678	1 (Rooms)	Income Level A, B	32 Total Units 32 Income-Restricted Units Low Income Housing Tax Credit Program, USDA Rural Development
Onion Creek Village 300 Bluff Street Buda, TX 78610 855-598-9416	1,2,3 (Rooms)	Income Level D	32 Total Units 32 Low-Income Units
Overlook at Plum Creek 4850 Cromwell Drive Kyle, TX 78640 512-428-8558	1,2 (Rooms)	Income Level A, B Elderly	94 Total Units 14 Income-Restricted Units 82 Low-Income Units Low Income Housing Tax Credit Program
Pete Dressen Housing Complex 101 Post Road Circle Kyle, TX 78640 512-268-7801	1,2,3,4 (Rooms)	Income Level A, B Income Restricted Public Housing	30 Total Units 30 Low-Income Units Public Housing, USDA Rural Development
Porter Homes 1231 1235 MLK Drive San Marcos, TX 78666 512-353-5059	2,3,4 (Rooms)	Income Level A, B C (Tenant Based) Income Restricted Public Housing	8 Total Units 8 Low-Income Units Public Housing
River Oaks Villas 1900 Aquarena Springs Road San Marcos, TX 78666 512-392-6955/ 512-504-7145	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	200 Total Units 200 Low-Income Units Low Income Housing Tax Credit Program

Riverview Apartments 601 River Road San Marcos, TX 78666 512-353-1593	1,2,3 (Rooms) Central Air Laundry On Site	Income Level A (Tenant Based) Income Restricted Housing Project	53 Total Units 13 Income-Restricted Units 40 Low-Income Units Project-Based Section 8
Saddle Creek Apartments 21393 IH 35 Kyle, TX 78640 512-268-8180	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	104 Total Units 104 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Sienna Pointe 2913 Hunter Road San Marcos, TX 78666 866-386-8042	1,2,3,4 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	228 Total Units 228 Income Restricted Units Low Income Housing Tax Credit program
Springs Apartments 289 Spring Lane Dripping Springs, TX 78620 512-858-2440	1,2,3 (Rooms)	Income Level C Income Restricted	68 Total Units 68 Low-Income Units
Springtown Villa 503 Springtown Way San Marcos, TX 78666 512-396-3363	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Housing Project Elderly, Disabled	76 Total Units 16 Low-Income Units 60 Very Low-Income Units Low Income Housing Tax Credit Program Project- Based Section 8

Stone Brook Seniors Community 300 South Stagecoach Trail San Marcos, TX 78666 512-392-9330	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Housing Project Elderly, Disabled	60 Total Units 60 Low-Income Units Project-Based Section 8
Summit in San Marcos 1348 Thorpe Lane San Marcos, TX 78666 512-392-1234	1,2 (Rooms) Central Air Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	206 Total Units 206 Income-Restricted Units Low Income Housing Tax Credit Program
Sunrise Village San Marcos Seniors Community 500 Parker Drive San Marcos, TX 78666 512-754-7230	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Elderly	112 Total Units 56 Low-Income Units 56 Very Low-Income Units Low Income Housing Tax Credit Program
Timbers Apartments 900 Peques Street San Marcos, TX 78666 512-396-8495 and 512-212-7190	1 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	100 Total Units 100 Income Restricted Units Low Income Housing Tax Credit program
Tuscany Park at Buda 5500 Overpass Road Buda, TX 78610 512-295-7539	Efficiency,1,2,3 (Rooms)	Income Level A, B, C	155 Total Units 23 Low-Income Units 31 Very Low-Income Units (AHDP/AHP)
Villas at Willow Springs 1506 South IH 35 San Marcos, TX 78666 512-392-8452	1,2,3 (Rooms) Central Air Laundry Hook Ups Wifi	Income Level A, B (Tenant Based) Income Restricted (Max of \$34,200/year) Section 8 Voucher	176 Total Units 176 Income-Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher

Windmill Townhomes 109 Windmill Drive San Marcos, TX 78666 512-396-4181	2 (Rooms) Central Air	Income Levels A, B, C	32 Units Total 5 Low-Income Units 7 Very Low- Income Units (AHDP/AHP)
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Travis County Listings			
Contact Information	Amenities	Communities Served	Property Information and Funding
Cambridge Villas 15711 Dessau Road Pflugerville, TX 78660 512-990-2348	1,2 (Rooms)	Income Level A, B (Tenant Based) Elderly Section 8 Voucher	208 Total Units 208 Low-Income Units Section 8 Voucher VASH, Low- Income Low Income Housing Tax Credit
Heatherwilde Park Retirement Apartments 16500 Yellow Sage Boulevard Pflugerville, TX 78660 512-670-7900	1, 2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher Elderly	168 Total Units 128 Low-Income Units Low Income Housing Tax Credit Program
HomeTown at Picadilly 500 Grand Avenue Parkway Pflugerville, TX 78660 512-990-5400	1, 2 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site	Income Level A, B (Tenant Based) Income Restricted Elderly	168 Total Units 168 Income Restricted Units Low-Income Low Income Housing Tax Credit Program
Liberty Manor 122 Bailey Lane Liberty Hill, TX 78642 512-548-6751	1,2 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Section 8 Voucher Elderly	68 Total Units Tax Credit, Section 8 Voucher

Pflugerville Meadows Apartments 201 Meadow Ln Pflugerville, TX 78660 512-251-3729	2,3,4 (Rooms) Central Air Laundry On Site Wifi Common Area	Income Level D	19 Total Units
Rosemont at Heather Bend 16701 Heatherwilde Boulevard Pflugerville, TX 78660 512-989-9600	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Public Housing	256 Total Units 256 Low-Income Units Low Income Housing Tax Credit Program, TCHFC Bond Program
Westchester Woods Apartments 19600 Heatherwilde Boulevard Pflugerville, TX 78660 512-989-1900	1,2 (Rooms)	Income Level A, B Income Restricted Section 8 Voucher	250 Total Units 250 Income Restricted Units TCHFC Bond Program, Low Income Housing Tax Credit Program

<b>Williamson County Listings</b>			
<b>Contact Information</b>	<b>Amenities</b>	<b>Communities Served</b>	<b>Property Info and Funding</b>
Apple Creek Apartments 1501 Lawnmont Drive Round Rock, TX 78664 512-244-3715	1,2 (Rooms)	Income Level A, B, C, D	176 Total Units 36 Very Low-Income 26 Low-Income Units (AHDP/AHP)
Avery Apartments 309 Avery Drive Taylor, TX 76574 512-352-6217/512-352-3231	1,2,3,4 (Rooms)	Income Level A Public Housing	70 Total Units (51 damaged in flood) 70 Low-Income Units Public Housing

Bluffs Landing Senior Village 3201 Bluffs Landing Way Round Rock, TX 78665 512-238-1400	1,2 (Rooms) Central Air Laundry In Unit Wifi	Income Level A, B (Tenant Based) Income Restricted (Max of \$34,200/year) Section 8 Voucher Elderly	143 Total Units 143 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit Program
Burnett Place Apartments 405 Sloan St Taylor, TX 76574 512-365-2500	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	72 Total Units 54 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher and VASH
Capital Area RD 401 East Pietzsch Street Bartlett, TX 76511 254-527-3850	1 (Rooms) Central Air Laundry Hook Ups	Income Level A, B, C Income Restricted	6 Total Units 6 Low-Income Units USDA Rural Development
Cedar Park Townhomes 400 East Cypress Creek Road Cedar Park, TX 78613 512-401-2881	2,3,4 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	226 Total Units 136 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit Program
Cedar Ridge Apartments 2702 South Bagdad Road Leander, TX 78641 512-259-7648	2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted	152 Total Units 152 Income Restricted Units HOME Program
Chisholm Trail 1525 Chisolm Trail Round Rock, TX 78681 512-255-7122	1,2,3 (Rooms)	Income Level A, B, C (Tenant Based) Income Restricted Housing Project	50 Total Units 50 Low-Income Units Project-Based Section 8



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) Central Air Laundry Hook Ups, Laundry On Site	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 512-352-7620	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted	36 Units Total 36 Low-Income Units Low Income Housing Tax Credit Program

<p>Gateway Northwest 1617 Northwest Boulevard Georgetown, TX 78628 512-688-5230</p>	<p>1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site</p>	<p>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</p>	<p>180 Units Total 180 Income Restricted Units Low Income Housing Tax Credit Program Section 8 Voucher</p>
<p>Georgetown Place Apartments 805 Quail Valley Drive Georgetown, TX 78626 512-930-0021</p>	<p>2,3 (Rooms) Central Air Laundry On Site</p>	<p>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</p>	<p>176 Units Total 176 Income- Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher</p>
<p>Georgetown Square Apartments 206 Royal Drive Georgetown, TX 78626 512-863-3782</p>	<p>1,2,3,4 (Rooms)</p>	<p>Income Level A, B Income Restricted Section 8 Voucher</p>	<p>55 Units Total 55 Low-Income Units Section 8 Voucher</p>
<p>Grace Place Apartments 301 Grace Lane Taylor, TX 76574 512-352-9711</p>	<p>1,2 (Rooms) On Site Laundry</p>	<p>Income Level A Elderly</p>	<p>40 Units Total 20 Low-Income Units USDA Rural Development</p>
<p>Henna Townhomes 2500 Louis Henna Boulevard Round Rock, TX 78664 512-255-4577</p>	<p>3,4 (Rooms)</p>	<p>Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher</p>	<p>160 Units Total 160 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher</p>

Lance Haven 1505 Lance Lane Round Rock, TX 78664 512-255-9159	1,2,3 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	30 Units Total 30 Low-Income Units Public Housing
Leander Station Senior Village 11450 Old 2243 West Leander, TX 78641 512-260-6700	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	192 Units Total Section 8 Voucher, Low Income Housing Tax Credit Program
Liberty Hill Villas, 2225 Ranch Road 1869, Liberty Hill, TX,78642, 844-852- 8288,	1,2,3 (Rooms)	Income Level D	100 Total Units
Main Street Commons Apartments 3700 North Main Street Taylor, TX 76574 512-352-6068	1,2 (Rooms) Central Air, Fans Laundry In Unit Wifi	Income level A, B (Tenant Based) Income Restricted Section 8 Voucher Elderly	75 Units Total Low Income Housing Tax Credit Program, HOME Program
Mallard Run Apartments 1000 Mallard Lane Taylor, TX 76574 512-352-8660	1,2 (Rooms)	Income Level A, B, C Section 8 Voucher	39 Units Total 6 Low-Income Units 8 Very Low- Income Units (AHDP/AHP), Section 8 Voucher
Mariposa Apartment Homes at River Bend 121 River Bend Drive Georgetown, TX 78628 512-930-4242	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	198 Units Total 198 Income Restricted Units Project-Based Section 8, Low Income Housing Tax Credit Program

Mary Olson Apartments 311 East 7th Street #C Taylor, TX 76574 512-352-3231	1,2,3,4,5 (Rooms)	Income Level A, B, C	46 Units Total 46 Low-Income Units Low Income Housing Tax Credit
Merritt Legacy 1350 Sonny Drive Leander, TX 78641 512-379-0333	1,2,3 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi, Common Area	Income Level A, B Income Restricted Section 8 Housing Choice Voucher	208 Units Total Low-Income Low Income Housing Tax Credit Program
Oaks at Georgetown 550 West 22nd Street Georgetown, TX 78626 512-863-8548 or 512-930-0380	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Housing choice Voucher	192 Units Total 192 Low-Income Units Section 8 Voucher, Low Income Housing Tax Credit Program
Parkview Place 2111 North Austin Street Georgetown, TX 78626 512-819-0033	1,2,3 (Rooms) Wifi	Income Level A (Tenant Based) Income Restricted Section 8 Voucher	176 Units Total 176 Low-Income Units HOME Program, Section 8 Voucher
Ranch at Cedar Park 1301 West Whitestone Boulevard Cedar Park, TX 78613 512-996-0700	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	180 Units Total 180 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
Red Hills Villas 1401 South A.W. Grimes Blvd. Round Rock, TX 78664 512-828-4175	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	168 Units Total 168 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher

Rock Terrace Apartments 13100 IH 35 Jarrell, TX 76537 254-939-8126	1,2 (Rooms)	Income Level A, B	12 Units Total 4 Very Low-Income Units USDA Rural Development
Round Rock Oak Grove 900 Westwood Drive, Round Rock, TX,78681, 512-255-0816,	1,2 (Rooms)	Income Level D	24 Total Units 24 Low-Income Units
Round Rock Village Oak Apartments 900 Westwood Drive Round Rock, TX 78681 512-255-0816	2 (Rooms)	Income Level A, B Section 8 Voucher	23 Units Total 23 Low-Income Units USDA Rural Development, Section 8 Voucher
San Gabriel Crossing 155 Hillcrest Lane Liberty Hill, TX 78642 512-548-6280	1,2,3 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	76 Units Total 71 Income Restricted Units Low Income Housing Tax Credit Program, Section 8 Voucher
San Gabriel Senior Village 2101 Railroad Street Georgetown, TX 78626 512-864-9475	1,2 (Rooms)	Income Level A, B (Tenant Based) Section 8 Voucher	100 Units Total 100 Low-Income Units Low Income Housing Tax Credit Program, Section 8 Voucher
Shady Oaks Apartments 501 Janis Drive Georgetown, TX 78628 512-863-2522	1,2,3,4 (Rooms)	Income Level A, B (Tenant Based) Housing Project	60 Units Total 60 Low-Income Units Housing Tax Credit, Project-Based Section 8

Stepping Stone Apartments 2501 Davis Street Taylor, TX 76574 512-352-1332	1,2 (Rooms)	Income Level A, B (Tenant Based) Elderly, Disabled	44 Units Total 44 Low-Income Units 31 Very Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program
Stonehaven Apartments 210 West 18th Street Georgetown, TX 78626 512-863-5565	1,2,3,4 (Rooms)	Income Level A (Tenant Based) Income Restricted Public Housing	158 Units Total 158 Very Low-Income Units Public Housing
Tamaric Apartments 1507 Cedar Park Drive Cedar Park, TX 78613 512-918-0665	1,2 (Rooms)	Income Level A, B (Tenant Based) Income Restricted Section 8 Voucher	24 Units Total 24 Income Restricted Units 10 Very Low-Income Units USDA Rural Development, Low Income Housing Tax Credit Program, Section 8 Voucher
Trinity Place Apartments 1203 Cushing Drive Round Rock, TX 78664 512-244-0366	Efficiency, 1 (Rooms)	Income Level A (Tenant Based) Income Restricted Section 8 Voucher Elderly, Disabled	68 Units Total 68 Income-Restricted Units Section 8 Voucher, HUD Section 202
Waters at Sunrise 2750 Sunrise Road Round Rock, TX 78665 (512) 647-2440	1,2,3,4 (Rooms) Central Air, Fans Laundry Hook Ups, Laundry On Site Wifi	Income level A, B (Tenant Based) Income Restricted Section 8	300 Total Units Low Income Housing Tax Credit

## 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.

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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](mailto:hcd@hacanet.org)

### **Georgetown Housing Authority**

210 W. 18<sup>th</sup> 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>

### **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.smphha.org](http://www.smphha.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](http://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.

Apartment or Housing Authority Name	Who I Spoke With	Notes (Criteria, Rent, Fees, Appointment Details...)



## 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

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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.

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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/departments/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.

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

<http://foundcom.org/financial-stability/financial-coaching/>

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## 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>.

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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.

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## 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.

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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.

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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.

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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.

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## 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.

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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.

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## 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.

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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.

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## 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.

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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.

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## 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)

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## 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>.

**Federal Trade Commission**- Takes reports of fraud, identity theft, scams, debt collection and unfair business practices. Telephone: 512-371-0033.

**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](http://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 27<sup>th</sup> 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 2<sup>nd</sup> Street, Austin TX 78702. Telephone: 512-472-7592.

**Catholic Charities of Central Texas-** Provides limited financial assistance for utilities, rent, deposits, and short-term mortgage payments. Address: 1625 Rutherford Lane. Telephone: 512-651-6100.

**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 1<sup>st</sup> 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/>.

**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 8<sup>th</sup> 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 10<sup>th</sup> 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>.

**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 met. 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](http://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](http://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.

**Austin Area Urban League**- Provides home repair services to low-income residents. Address: 8011A Cameron Road. Telephone: 512-478-7176.

**Austin Energy-** Assists with questions about bills, financial assistance, questions, and utility emergencies (power/waste/water). Address: 2500 Montopolis Drive. Telephone: 512-494-9400. Utility emergency telephone: 512-322-9100.

**Texas Gas Service-** Assists with questions about bills, financial assistance, questions, and emergencies (gas leaks). Address: 1301 South Mopac Expressway #400. Telephone: 1-800-700-2443. Gas leak emergency telephone: 1-888-782-8477.

**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>. Email: [contact@texasrose.org](mailto: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

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

**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> .

**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> .

**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>; Email: [expunction@law.utexas.edu](mailto:expunction@law.utexas.edu). Telephone: 512-232-1472, to determine eligibility and to receive detailed instructions for applying for legal assistance.

**Texas Department of Criminal Justice (TDCJ) Reentry Resource Guide-** The TDCJ Guide provides information about resources across the state of Texas. The link to the TDCJ Reentry Resource Guide can be found here:

[http://tdcj.state.tx.us/documents/rid/RID\\_Reentry\\_Resource\\_Guide.pdf](http://tdcj.state.tx.us/documents/rid/RID_Reentry_Resource_Guide.pdf)

**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.traviscountytexas.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.traviscountytexas.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>.

**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/>.

**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>.

## Resources for Domestic Violence Survivors

**Casa Marianella: Posada Esperanza Family Shelter-** Shelter for immigrant women and children escaping violence. Telephone: 512-928-8862.

**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/>.

**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/>.

**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

**Aging and Disability Resource Center**- Works to help the elderly and disabled access long term service care programs. Telephone: 855-937-2372. Website: <https://hhs.texas.gov/services/aging/long-term-care/aging-disability-resource-center>.

**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](mailto:email@mealsonwheelscentraltexas.org).

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

**Office of the Attorney General: Senior Texans/Elder Abuse**- Provides resources for victims of elder abuse. Website: <https://www.texasattorneygeneral.gov/seniors/elder-abuse>.

**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.

**Casa Marianella: Adult House-** Shelter for single immigrant women and men. Address: 821 Gunter Street. Telephone: 512-385-5571.

**Casa Marianella: Posada Esperanza Family Shelter-** Shelter for immigrant women and children escaping violence. Telephone: 512-928-8862.

**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/>.

**Foundation for the Homeless (Interfaith Hospitality Network and Passages)-** Shelter for families and individuals with children. Address: 8505 Cross Park Drive #120, Austin TX 78754. Telephone: 512-453-6570.

**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/> 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/>. 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.

**Salvation Army: Emergency Downtown Shelter**- Available for women, men, and families with children. Address: 501 East 8<sup>th</sup> Street. Telephone: 512-476-1111 ext. 5926.



## 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.

**Casa Marianella: Posada Esperanza Family Shelter-** Shelter for immigrant women and children escaping violence. Telephone: 512-928-8862.

**Immigration Legal Services: Catholic Charities of Central Texas-** Offers assistance in immigration law to eligible low-income persons. Address: 1625 Rutherford Lane. Telephone: 512-651-6100.

**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).

**Refugee Services of Texas-** Helps refugees with legal assistance, employment, medical access, social adjustment, and resettlement. Address: 500 East St. Johns Avenue #1.280. Telephone:512-472-9472.

## Resources for Military Personnel and Veterans

**City of Austin Veterans' Resources Directory**- Features resources for military members and veterans including employment, housing, and legal services.

[http://www.austintexas.gov/sites/default/files/files/WELCOME\\_HOME.pdf](http://www.austintexas.gov/sites/default/files/files/WELCOME_HOME.pdf).

**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>. 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/> .

**Texas Veterans Portal**- Connects veterans, their families and caregivers to benefits and services. <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.traviscountytexas.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/>.

**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

**Casa Marianella-** Provides legal services surrounding immigration issues to people in their shelters and living in poverty in the community. 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.

**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).

**Equal Justice Center-** Nonprofit law firm that serves low-income clients. Telephone: 512-474-0007. Website: [www.equaljusticecenter.org](http://www.equaljusticecenter.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>; 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.

**Immigration Legal Services: Catholic Charities of Central Texas-** Offers assistance in immigration law to eligible low-income persons. Address: 1625 Rutherford Lane. Telephone: 512-651-6100.

**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>. 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 1<sup>st</sup> and 3<sup>rd</sup> 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](http://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](http://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](http://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 than 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 and 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.traviscountytexas.gov/corporations/housing-finance](http://www.traviscountytexas.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](http://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](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](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](https://www.huduser.gov/portal/datasets/il/il2018/select_Geography.odn)