

HOUSING OPPORTUNITIES RESOURCE GUIDE

HOUSTON FIELD OFFICE
SOUTHEAST TEXAS

HOUSING OPPORTUNITIES RESOURCE GUIDE



Office of Field Policy Management Houston Field Office – 2023 Southeast Texas

HUD's Mission: *Create strong, sustainable, inclusive communities and quality, affordable homes for all.*

HUD Basics: *HUD funds government agencies, housing organizations, non-profits and private developers that have programs to help people in their communities. HUD does not provide direct grants to families or individuals, or direct rental assistance to families and individuals.*

Resources: *To inquire or apply for the different types of assistance and supportive services, please visit or call your points of contacts provided in this document, or [CONTACT US](#) (click on link for information which is listed under Houston Field Office) and we will be glad to assist and refer you to the right agency.*

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Houston Field Office Jurisdiction – Serving 35 Counties:

Angelina	Madison
Austin	Matagorda
Brazoria	Montgomery
Brazos	Nacogdoches
Burleson	Newton
Chambers	Orange
Colorado	Polk
Fort Bend	Robertson
Galveston	Sabine
Grimes	San Augustine
Hardin	San Jacinto
Harris	Shelby
Houston	Trinity
Jasper	Tyler
Jefferson	Walker
Leon	Waller
Liberty	Washington
	Wharton



Houston-Galveston Area Region



Deep East Texas Region

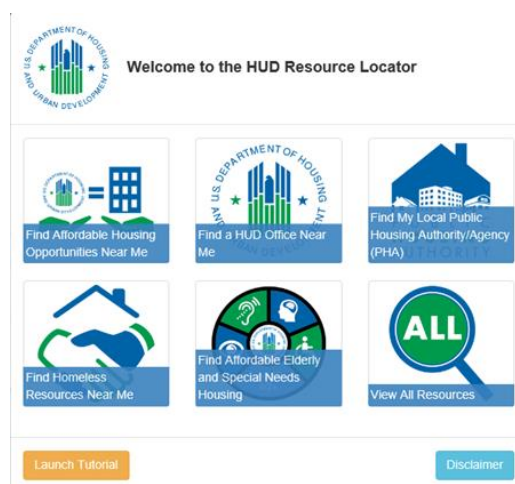


Southeast Texas Region



Brazos Valley Region

U.S. Department of Housing and Urban Development ([HUD](https://resource.hud.gov/)) [Resource Locator](https://resource.hud.gov/) (<https://resource.hud.gov/>) was compiled to assist low-moderate income families locate DECENT, SAFE, and AFFORDABLE rental housing and other associated resources. HUD provides funding for the various housing complexes and entities listed in this directory. However, HUD does not administer these programs directly. *Persons seeking housing or services MUST apply directly to the Housing Authority, Apartment complex and/or the entity listed within this guide.*



<https://resources.hud.gov/>

(Click the above link to access the Resource Locator)

Part 1 – INTRODUCTION

This information is being sent to you in response to your request for information about HUD assisted rental housing. The beginning of this brochure describes the various programs/types of assistance available. Once you have reviewed the program's information, consult the listings for the nearest agency that offers the program you are interested in or apartment complex in the area that you wish to live. This brochure also explains how to apply for the program's assistance.

****IMPORTANT NOTE:**

**HUD does not manage the
Apartments/Developments/Agencies, nor does it process
applications. You MUST APPLY DIRECTLY TO THE
AGENCY OR APARTMENTS.**

This information is to the best of our knowledge current at this time and is updated periodically. However, it is possible that some of the information will be out of date from time to time. We apologize in advance for any inconvenience this may cause. In this brochure, you will also find information on how to purchase a HUD-owned home or how to obtain assistance for financing for low-to-moderate income families.

Part 4 – 7 contains listings of various agencies and apartment complexes within the HUD Houston Field Office jurisdiction. If you are interested in housing outside of this area, you may contact the HUD office in Fort Worth, TX at (817) 978-5965. You can also search for housing on the Internet at www.hud.gov/apps/section8/.

*****Persons seeking housing or services MUST apply directly to the Housing Authority,
Apartment Complex and/or the Entity listed within this guide.***

Part 2 – GENERAL INFORMATION

INCOME REQUIREMENTS – You must meet the income limits to be eligible for assistance. These limits are updated yearly and vary nationwide and from agency to agency. Most of these programs do not require you to have a job or a certain income but may in some cases require you to take part in a job training/placement program or community service program. Public Housing is limited to low-income families and individuals. A Housing Authority (HA) determines your eligibility based on: **1)** annual gross income; **2)** whether you qualify as elderly, person with a disability, or as a family; and **3)** U.S. citizenship or eligible immigration status. If you are eligible, the HA will check your references to make sure you and your family will be good tenants. HAs will deny admission to any applicant whose habits and practices may have a detrimental effect on other tenants or on the project's environment.

HAs use [income limits](#) developed by HUD. HUD sets the **lower income** limits at 80% and **very low-income** limits at 50% of the median income for the county or metropolitan area in which you choose to live. [Income limits](#) vary from area to area so you may be eligible at one HA but not at another. The HA serving your community can provide you with the Income Levels for your area and family size, or you can also find the [income limits](#) on the HUD Internet site.

VACANCIES – Due to the high demand for housing assistance, there may not be any vacancies in most of the programs in the Houston Metropolitan Area and very few complexes or Public Housing Authorities (PHA) with vacancies in the outlying areas. You should expect to have your name put on a waiting list until a unit or Housing Choice Voucher (HCV) that you qualify for becomes available. The length of time your name would be on a waiting list varies – in some cases, an agency's waiting list can become so long that HUD will allow the agency to temporarily close its waiting list and stop taking applications until the list is reduced. The more flexible you are about where you are willing to live and the more programs you apply, you can better your chances of obtaining assistance. The reason there are such long waiting lists for some programs is that the federal government can only fund a certain number of housing units in any given area and very few new allocations are funded each year. Due to the security that these programs provide, current residents are hesitant to leave the programs, resulting in a slower turnover. We suggest that before you spend time and money traveling to any agency or apartment complex, you contact them by telephone to determine whether or not units are available, how long the waiting list is, and income guidelines. The farther out you go from major towns and cities, the better your chances are in finding a vacancy.

WAITING LISTS – Each Housing Authority has its own system for accepting applications for the rental programs they administer. In some cases, there are waiting lists, and sometimes those waiting lists can be very long. Contact the Housing Authority to inquire. The sooner you apply, the sooner you can get assistance. When you apply for housing assistance and put on a waiting list, **it is your responsibility** to keep your application updated with your current address, telephone, etc., so that the agency/apartments can contact you when an opening occurs. Most agencies purge their waiting lists periodically by sending out letters to applicants to verify that you are still in need of assistance. If you do not receive/respond to this notice, your name will be removed from the waiting list. It is also important to report any changes in your income/family size.

Part 3 – HUD PROGRAM DESCRIPTIONS & OTHER RESOURCES

LOW-RENT PUBLIC HOUSING – Public Housing was established to provide **Decent, Safe, Sanitary** rental housing for eligible low-income families, the elderly, and persons with disabilities. Public Housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. This program is administered by PHAs, which own various apartment complexes and scattered site homes that are exclusively for low-income families. In this program, your rent is generally thirty (30%) percent of your monthly income after allowances for such things as dependents and medical expenses, or ten (10%) of your gross income. If you pay your own utilities, an allowance for this will be subtracted from your rent. To apply for this program, you will need to get an application from the PHA that you want assistance from, complete it, and return it to them and be placed on their waiting list. A list of these PHAs and property addresses are included in **Part 5**.

HOUSING CHOICE VOUCHER PROGRAM – (**formerly the Section 8 Program**) Housing Choice Vouchers allow very low-income families to choose, lease or purchase safe, decent, and affordable privately owned rental housing. The agencies administering this program are listed in **Part 6**, with applications made directly to the housing authority covering the area in which you wish to live. If you are accepted in this program, you will receive a voucher that entitles you to rent an apartment unit/house within the jurisdiction of the issuing agency. The bedroom size is based on family size and the **rental unit would have to meet Housing Quality Standards (HQS)** as well as, fall within an **allowable rent range**. After you select a unit and have it approved by the issuing agency, you would sign a one-year lease with the owner, giving you the same rights and responsibilities as any non-assisted renter. At the end of this one-year lease, you can either renew the lease or move to another unit. This move would have to be coordinated with the agency issuing the voucher. Rent is calculated like the rent in Low-Rent Public Housing with some minor differences.

****REMEMBER:** Just because an owner tells you that they accept Section 8 and has a unit available, does not mean that you are accepted into the program. **You must obtain a voucher from a participating agency prior to selecting your unit.** A list of these PHAs is included in **Part 6**.

MULTI-FAMILY PROPERTIES (**Privately Owned Subsidized Housing**) – In privately owned subsidized housing, the government provides subsidies directly to the owner, who then applies those subsidies to the rents they charge low-income tenants. There are units for senior citizens, people with disabilities, as well as families and individuals.

In **Part 7**, you will find a list of these apartment complexes. Each complex maintains its own waiting list and you will need to apply directly to the complex that you wish to live. This program does not have the flexibility of the Voucher Program because the **rental assistance is not transferrable**. If you decide to move from your unit, you would begin the process over by applying to another complex and being placed on a waiting list. In this program, your rent is 30% of your monthly income after allowances or 10% of your monthly gross income, whichever is **GREATER**. Project-Based Section 8 properties usually have a shorter waiting list than the Housing Choice Voucher Programs.

Emergency Housing Assistance – The agencies listed in **Parts 5 – 8** are **not intended to be a source of emergency housing**. **HUD DOES NOT HAVE FUNDING FOR EMERGENCY HOUSING PROGRAMS**. However, in hopes of assisting those in need of emergency housing, we have listed several shelters in the Houston area in **Part 3** of this brochure. For assistance in other areas, we suggest that you contact a local church/community organization that can refer you to the nearest shelter in your area.

Rural Rental Assistance Programs – In rural communities, *the Department of Agriculture* provides rental

assistance programs, home improvement/repair loans and grants, and self-help housing loans to low-income individuals and families. To apply, visit the [Rural Housing Service web site](http://www.rurdev.usda.gov/rhs/) (<http://www.rurdev.usda.gov/rhs/>) or contact your local Rural Development office (toll-free) (800) 414-1226 or (254) 742-9770.

Home Buyer Information – HUD Home Store is the listing site for HUD Real Estate Owned (REO) Single-Family properties. This site provides the public, brokers, potential owner-occupants, state and local governments and nonprofit organizations a centralized location to search the inventory of HUD properties for sale. HUD registered real estate brokers and other organizations can place bids on behalf of their clients to purchase a HUD property. You can use FHA or Conventional financing to purchase a HUD home. You may also purchase a property with cash.

HUD Home Store also includes many informative user-friendly features providing advice and guidance for consumers on the home buying process. For more information visit www.HUDHomeStore.com or contact HUD's FHA Resource Center at 1-800-CALLFHA or 1-800-225-5342. Several non-profit organizations have been funded by HUD to provide down-payment and settlement cost assistance to first time homebuyers. (Someone who has not owned a home in the past three years). There are certain requirements that must be met to qualify. For information about assistance for first time home buyers contact the following agencies:

- **City of Houston Housing and Community Development** (713) 522-4663
- **S. E. Texas Housing Finance Corp.** (281) 484-4663
- **Texas Dept. of Housing & Community Affairs** 1-800-792-1119
- **City of College Community Development** (979) 764-3778
- **Harris County Community Services Dept.** (713) 578-2210

Texas Department of Housing & Community Affairs - TDHCA

The Texas Department of Housing and Community Affairs (TDHCA) maintain a list of available bond programs for first time, low to moderate-income homebuyers. For information call: **1-800-792-1119**

TDHCA website is: <http://www.tdhca.state.tx.us/>

You may search for a variety of resources including **homeownership assistance, weatherization, rental assistance, reduced-rent apartments, utility assistance**, and other assistance throughout Texas.

For a listing of **reduced-rent apartments**, go to "Help for Texans", then "Vacancy Clearinghouse", and enter a city or zip code.

Legal Aid Resources:

Lone Star Legal Aid: (713) 652-0077

Houston Volunteer Lawyers: (713) 228-0735

Disability Rights Texas: 1-833-212-4212

Office of Inspector General (OIG) (fraud) Hotline: 1-800-347-3735

Office of Public and Indian Housing Customer Service: 1-800-955-2232

Office of Multi-Family Complaints – Southwest Housing Compliance Corporation: 1-800-568-2893

Part 3(a) HUD – APPROVED HOUSING COUNSELLING AGENCIES

HUD sponsors Housing Counseling Agencies throughout the country to provide free or low-cost advice on buying a home, renting, default, foreclosure prevention, credit issues, reverse mortgage, or homelessness. There is never a fee for matters regarding foreclosure or homelessness. To locate HUD-approved Housing Counseling Agencies in your area call **HUD's Automated Housing Counselor Locator at 1-800-569-4287** and follow the prompts.

<u>Agency Name</u>	<u>Street Address</u>	<u>Phone</u>
Avenue Community Development Corporation	707 Quitman, 77009	713-864-9099
Catholic Charities of Southeast Texas	2780 Eastex Freeway, Beaumont 77703	409-924-4400
Chinese Community Center	9800 Town Park Drive, 77036	713-271-6100
Covenant Community Capital	3300 Lyons Avenue, #203 77020	832-879-2203
Credit Coalition	3300 Lyons Avenue, #203A, 77020	713-224-8100
Easter Seals of Greater Houston	4500 Bissonnet, #340, Bellaire, TX 77401	713-838-9050
Fifth Ward Community Redevelopment Corporation	4300 Lyons Avenue, #300, 77020	713-674-0175
Houston Area Urban League	5320 Griggs Road, 77021	713-393-8700
Keystone Community Development Corp.	309 W. X Street, Deer Park, TX 77536	281-476-3592
Money Management International (MMI)	Locations throughout Texas	866-232-9080
Neighborhood Assistance Corporation of America (NACA)	6201 Bonhomme Road, Ste 450N	713-706-3400
NID-HCA-Cooksey	4018 Charles Street, 77004	713-987-7003
NID-HCA-Dightman	4018 Charles Street, 77004	713-349-8008
Tejano Center for Community Concerns	2950 Broadway Street, 77017	713-640-3743

Homeowner Assistance Programs

HUD funds are allocated to states, counties, and cities on an annual basis. **If you are a citizen in need of assistance with home repairs, rehabilitation, or reconstruction, please contact your local municipality or county officials for eligibility requirement.**

Home Repairs and/or First-Time Home Buyer:

* Harris County Home Repair Program	(832) 927-4957
* City of Houston	(832) 394-6200
*Baytown	(281) 420-5394
*Beaumont	(409) 980-8311
*Bryan	(979) 209-5175
*Brazoria County Community Development	(979) 864-1860
*College Station Community Development	(979) 764-3778
*Galveston TX	(409) 797 3820
*Fort Bend	(281) 341-4410
*Missouri City TX	(281) 403-8500
* Montgomery County	(936) 441-5888
*Pasadena TX	(713) 475-4912
*Sugar Land TX	(281) 275-2170
*Texas City	(409) 643-5731
* Texas Veteran Land Board	1-(800) 252-VETS
* USDA Home Repair Grant Program	(254) 742-9770

Texas Homeowner Assistance:

<https://texashomeownerassistance.com/>

Homeowner Assistance Fund (HAF):

<https://www.tdhca.state.tx.us/haf/index.htm>

Part 3 (b) HOUSING DISCRIMINATION

Federal law prohibits housing discrimination based on race, color, national origin, religion, sex, familial status, or disability. If you have been trying to buy or rent a house or apartment and you believe your rights have been violated, you can file a fair housing complaint.

There are several ways to file a housing discrimination complaint: You can call toll free:
1-800-669-9777



You can file a complaint via the Internet using our online form:
<http://www.hud.gov/complaints/housediscrim.cfm>

You can print a form, complete it and drop it off at your local HUD office or mail it to: Office of Fair Housing and Equal Opportunity
US Department of Housing and Urban Development
451 Seventh Street S.W.,
Room 5204
Washington, D.C. 20410-2000

OR

You can write a letter to:
Fair Housing Hub
801 N. Cherry St. PO
Box 2905 Fort Worth,
TX 76113-2905

(Include in the letter - your name & address; the name and address of the person your complaint is about; the address of the house or apartment you are trying to rent or buy; the date of the incident; and a short description of what occurred).

You may also telephone the office above at: 1-800-498-9371 or (817) 978-5900.

Part 3 (c) DISASTER ASSISTANCE

What is Disaster Assistance?

Disaster assistance is money or direct assistance to individuals, families and businesses in an area whose property has been damaged or destroyed and whose losses are not covered by insurance. It is meant to help you with critical expenses that cannot be covered in other ways. This assistance is not intended to restore your damaged property to its condition before the disaster.

While some housing assistance funds are available through our Individuals and Households Program, most disaster assistance from the Federal government is in the form of loans administered by the Small Business Administration. To apply and for more information go online to: www.fema.gov

Available Disaster Assistance:

- [Disaster assistance available from FEMA](#)
- [Disaster loans available from the Small Business Administration](#)
- [Disaster assistance available from other organizations and agencies](#)

DisasterAssistance.gov consolidates information about federally funded government assistance to disaster victims. You can apply for FEMA individual assistance and Small Business Administration loans through a single online application.

There are many government agencies and non-government organizations providing disaster assistance. Below is a quick list of basic numbers and a link to a more comprehensive list.

FEMA Help Numbers:

1-800-621-FEMA (3362); Hearing or speech impaired: 1-800-462-7585

24-Hour Toll-Free Line for any questions about government:

1-800-FED-INFO

To contact the CDC, dial 1-800-CDC-INFO, 1-888-232-6348 (TTY) or via email at cdcinfo@cdc.gov

Disaster Response Information:

Natural and man-made disasters, from hurricanes to power outages to ice storms, can strike at any time with little or no warning. This website includes links to information and organizations that will help you prepare for and mitigate the effects of disasters.

<http://www.texas.gov>

Texas General Land Office (GLO):

The GLO is committed to assisting Texans in the recovery process through this program and has the following services available: <http://recovery.texas.gov/individuals/programs/index.html>

- TTD line for the hearing impaired: 512-463-5330
- **Texas RELAY** for speech or hearing impaired: 7-1-1

GLO LANGUAGE ASSISTANCE- Those who are not able to speak, read, write, or understand the English language may call 512-463-5139 and leave a detailed message to request translation assistance with documents, events, or other information from the Texas General Land Office (GLO).

Texas Health and Human Services:

<https://hhs.texas.gov/services/financial/disaster-assistance>

Part 3 (d) HOMELESS SHELTERS & OTHER ASSISTANCE

Continuum of Care Program (COC)

The CoC Program provides funding to states, localities, and nonprofit organizations to provide permanent housing, transitional housing, supportive services, HMIS, and, in some cases, homelessness prevention. Local agencies provide a range of services, including food, housing, health, and safety.

Contact a national hotline or locate an organization near you. **If you are experiencing a life-threatening emergency, please dial 911.** <https://www.hudexchange.info/housing-and-homeless-assistance/>

SHELTERS:

	<u>Contact#</u>
<u>Beaumont/Port Arthur/Southeast Texas CoC</u>	
Buckner Children and Family Services, Inc.	409-866-0976
Family Services of Southeast Texas, Inc.	409-833-2668
Neighborhood Development Corp.	409-670-0051
Orange Affordable Housing	409-883-5882
Port Cities Rescue Mission Ministries	409-982-0202
Some Other Place, Inc.	409-832-7976
Triangle AIDS Network	409-832-2409
<u>Bryan/College Station/Brazos Valley CoC</u>	
Twin City Mission, Inc.	979-822-7511
<u>Conroe/Montgomery County CoC</u>	
Montgomery County Emergency Assistance	936-539-1095
<u>Galveston/Gulf Coast CoC</u>	
Resource & Crisis Center of Galveston County	409-763-1441
Salvation Army - Galveston	409-763-1691
The Gulf Coast Center	409-763-2373
The Jesse Tree, Inc.	409-762-2233
WOMAN, Inc.	713-869-9727
<u>Houston/Harris County CoC</u>	
AIDS Foundation Houston, Incorporated	713-623-6796
Bay Area Turning Point, Incorporated	281-338-7600
Bonita House of Hope	713-691-0900
Bridge Over Troubled Waters	713-472-2801
Career and Recovery Resources, Incorporated	713-754-7050
Catholic Charities of Archdiocese of Galveston-Houston	713-805-3627
Change Happens!	713-651-1470
Coalition for the Homeless of Houston/Harris County, Inc.	713-739-7514
Covenant House Texas	713-523-2231
DePelchin Children's Center	713-730-2335
Families Under Urban and Social Attack, Incorporated	713-651-1470
Fort Bend Women's Center	281-464-4545
Harmony House, Incorporated	713-236-0119
Houston Area Women's Center	713-528-6798
Mental Health Mental Retardation Authority of Harris County	713-970-7000
Mission of Yahweh	713-466-4785
Montrose Counseling Center, Incorporated	713-529-0037
Northwest Assistance Ministries	713-885-4577
Open Door Mission	713-921-7520
Santa Maria	713-691-0900
SEARCH, Incorporated	713-739-7752
Star of Hope Mission	713-748-7242
The Bridge Over Troubled Waters, Incorporated	713-472-0753
The Salvation Army, A Georgia Corporation	713-750-6530
The Women's Home	713-521-3150
United States Veterans Initiative	832-203-1626

Volunteers of America Texas, Inc.
Wellsprings, Incorporated
YMCA (Downtown)

713-460-0781
713-529-6559
713-659-8501

GENERAL HOMELESS ASSISTANCE INFORMATION (Not all inclusive and subject to change without notice)

<u>Agency Name</u>	<u>Address</u>	<u>Contact #</u>
Men:		
Joshua House for Men		325-388-0293
Magnificent House	3209 Austin St., Houston 77004	713-529-4231
Modest Family Health Care Center	1008 Danube, Houston 77051	713-733-2458
Open Door Mission	5803 Harrisburg, Houston 77011	713-921-7520
Star of Hope - Men's	1811 Ruiz, Houston 77002	713-227-8900
Ultimate Changes	10417 Rosehaven Dr., Houston, 77051	713-731-4404
Men, Women & Families:		
Bay Area Turning Point	210 S Walnut, Webster 77598	281-286-2525
Interfaith Hospitality Network - Northwest	15555 Kuykendahl Rd., Houston 77090	281-885-4555
Salvation Army – Conroe	304 Avenue E, Conroe 77301	936-760-2440
Women:		
Renewed Innovations, Inc. (Formerly Bethel Home for Women)	3415 Hornbeam Dr., Houston 77082	832-894-9348
Magnificent House	3209 Austin St., Houston 77004	713-529-4231
Modest Family Health.	1008 Danube, Houston 77051	713-733-2458
Women and Children:		
Bay Area Homeless	3406 Wisconsin, Baytown 77520	281-837-1654
DePriest Outreach	5609 E Mt Houston, Houston 77093	281-449-0994
Mission of Yahweh	10247 Algiers, Houston 77041	713-466-4785
Salvation Army	1603 McGowen, Houston 77004	713-650-6530
Star of Hope – Family	2575 Reed Rd, Houston 77051	713-222-2220
Battered Women and Children:		
Houston Area Women's Center		713-528-2121
Bridge Over Troubled Waters		713-473-2801
Family Time Foundation		281-446-2615
Fort Bend Women's Center		281-342-4357
Montgomery Co. Women's Center		281-292-4155
Montrose Counseling Center – G.L.B.T.		713-529-0037
New Horizon Family Center – S.A.		713-492-2846
		Baytown: 281-424-3300
OTHER HOUSTON AREA HELPFUL NUMBERS:		
American Red Cross		713-526-8300
Gulf Coast Community Services		713-393-4700
Harris County Social Services		713-696-7900
Houston Area Urban League		713-393-8700
United Way Helpline		713-957-4357
Texas- Information and Referral Network		or 800-833-5948
Houston- Help and Information Helpline		2-1-1 TEXAS 3-1-1 Houston

Part 3(e) VETERANS ADMINISTRATION (VA) HELP FOR HOMELESS VETERANS AND GENERAL INFORMATION

Free Help for Homeless Veterans-

Veterans who are homeless or at risk of homelessness—and their family members, friends and supporters—can make the call to or chat online with the National Call Center for Homeless Veterans, where trained counselors are ready to talk confidentially 24 hours a day, 7 days a week. Call: (877) 424-3838.

<https://www.va.gov/homeless/nationalcallcenter.asp>

If you are a Homeless Veteran and eligible for Veterans Administration (VA) Health Care, the HUD-VASH Program may be able to help you. This program offers case management through a VA Social Worker and permanent housing through the Public Housing Authority.

Beaumont HUD -VASH

Contact: Michelle Shrader (281) 782-6453

Galveston HUD-VASH

Contact: Orville McNeil (409) 383-7019

*Includes Galveston and some parts of Houston

Houston HUD-VASH

Contact: McGovern Drop-In Center (713) 794-7848 or (713) 794-7533

Lufkin HUD-VASH

Contact: Akela Austin (281) 217-8226

Veterans Housing Directory (Veterans Only)

U.S. Vets: Founded in 1997, U.S. VETS – Houston has four facilities at Midtown, Fannin Street, Downtown, and one in the Museum District. The Midtown location is the main hub for programs, supplemented by a service center located at the Historic DeGeorge at Union Station. 1200 Binz Street, Suite 290, Houston, TX 77004 (832) 208-1626/ Housing Service Center (713) 797-2912

Career and Recovery Veteran Services

2403 Caroline, Houston, TX 77004 (located 4 blocks west of I-45 in Midtown) **(713) 754-7059**

Hours: Monday-Friday, 8:30 AM – 4:30 PM

Services: Case management; assistance with basic needs (food, clothing, emergency housing); short-term rental assistance; security and utility deposits; childcare; transportation; and referral to the VA or community resources.

Haven of Hope House of Houston, Inc. (Single Female Veterans Only

with/without children) 5106 Weaver Rd., Houston, TX 77016

(713) 633-1915

Hours: Please call

Services: Transitional housing for single homeless female veterans and those with children. VA housing benefits will be determined by the VA GPS Liaison and Homeless Coordinator after six months in the program. Application for permanent housing and services made available from VA HUD-VASH, House Choice Vouchers, Section 8, Harris County Housing Authority, Houston Housing Authority and Houston Habitat for Humanity.

Midtown Terrace Suites

4640 Main St., Houston, TX 77002

(713) 523-3777

Hours: Extended hours Monday-Friday, 7:00 AM to 11:00 PM; Saturday 9:00 AM – 5:00 PM

Services: Subsidized vouchers; all bills paid; efficiencies; fully furnished; newly renovated apartments; gated community; great location; onsite services for heroes.

The De George at Union Station

1418 Preston Avenue, Houston, TX 77002
(713) 229-8122, (713) 794-7533

Hours: Monday-Friday, 8:30 AM – 4:30 PM

Services: Case management; assistance with basic needs (food, clothing, emergency housing); short-term rental assistance; security and utility deposits; childcare; transportation; and referral to the VA or community resources...

The Housing Corporation of Greater Houston

Intake and Initial Screening

(713) 697-4411

Hours: Please Call

Services: Case management, assistance with basic needs (food, clothing, emergency housing); short-term rental assistance; security and utility deposits; childcare; transportation; and referral to the VA or community resources.

Santa Maria Hostel, Inc (FEMALE VETERANS ONLY)

Residential and Outpatient

Admissions 2605 Parker Road,

Houston, TX 77093

(713) 691-0900

Residential Treatment and Supportive

Housing 2005 Jacquelyn Dr., Houston,

TX 77055

(713) 957-2413

Santa Maria's Bonita House

Residential and Outpatient Treatment, Supportive Housing,

Admissions 2605 Parker Rd., Houston, TX 77093

(713) 691-0900

Hours: Please call

Services: Transitional housing bed for homeless female veterans. Support services based on individualized needs, to include transitional housing for up to 12 months; case management; referrals and information; educational and vocational services; life skills training; parenting classes; transportation assistance; integrated mental health services; and residential and/or outpatient substance abuse treatment if needed.

United States Veterans Initiative-Houston

4604 Main Street, Houston, TX 77002

(832) 203-1626

Hours: Monday-Friday 8:00 AM – 5:00 PM

Services: Veterans in Progress (VIP) – 52 bed program facilitating homeless veterans; Critical Time Intervention (CTI) – 35- bed program tailored to chronically homeless veterans with severe mental illness including Post Traumatic Stress Disorder; Permanent Housing for Disabled Veterans (PHDV) – 54-bed program designed to aid veterans suffering with permanent mental or physical disabilities by providing long-term rental subsidies and supportive case management services.

Service Center

1418 Preston Ave., Houston TX 77002:

(713) 229-8122

shassell@usvetsinc.org

Hours: Monday-Friday 8:00 AM - 8:00 PM, Saturday 9:00 AM – 5 PM, Sun 9:00 AM – 1:00 PM

Services: The Service Center provides intake and referrals into our programs, computer email, voicemail, fax and copy machines, sack lunches, and initial case management services. Located adjacent to the Veterans Administration (VA) Downtown Drop-In Clinic on the ground floor of SRO housing facility.

Part 4 PUBLIC AND HOUSING CHOICE VOUCHER PROGRAM INFORMATION

PUBLIC HOUSING PROGRAM

WHAT IS PUBLIC HOUSING?

Public Housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public Housing comes in all sizes and types, from scattered single-family houses to Highrise apartments for elderly families. There are approximately 1.2 million households living in public housing units, managed by some 3,300 **Housing Agencies (HAs)**. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local HAs that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments.

WHO IS ELIGIBLE?

Public Housing is limited to low-income families and individuals. An HA determines your eligibility based on 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and 3) U.S. citizenship or eligible immigration status. If you are eligible, the HA will check your references to make sure you and your family will be good tenants. HAs will deny admission to any applicant whose habits and practices may be expected to have a detrimental effect on other tenants or on the project's environment.

HAs use **income limits** developed by HUD. HUD sets the **lower income** limits at 80% and **very low-income** limits at 50% of the median income for the county or metropolitan area in which you choose to live. **Income limits** vary from area to area so you may be eligible at one HA but not at another. The HA serving your community can provide you with the income levels for your area and family size, or you can also find the **income limits** [here](#) on the internet.

HOW DO I APPLY?

If you are interested in applying for public housing, contact your **local HA**. If you have trouble contacting the HA, contact the local **HUD Field Office**.

HOW DOES THE APPLICATION PROCESS WORK?

The application must be written. Either you or the HA representative will fill it out. An HA usually needs to collect the following information to determine eligibility:

- (1) Names of all persons who would be living in the unit, their sex, date of birth and relationship to the family head
- (2) Your present address and telephone number
- (3) Family characteristics (e.g., veteran) or circumstances (e.g., living in substandard housing) that might qualify the family for tenant selection preferences
- (4) Names and addresses of your current and previous landlords for information about your family's suitability as a tenant
- (5) An estimate of your family's anticipated income for the next twelve months and the sources of that income
- (6) The names and addresses of employers, banks, and any other information the HA would need to verify your income and deductions, and to verify the family composition; and
- (7) The PHA also may visit you in your home to interview you and your family members to see how you manage the upkeep of your current home.

After obtaining this information, the HA representative should describe the public housing program and its requirements and answer any questions you might have.

WILL I NEED TO PRODUCE ANY DOCUMENTATION?

Yes, the HA representative will request whatever documentation is needed (e.g., birth certificates, tax returns) to verify the information given on your application. The PHA will also rely on direct verification from your employer, etc. You will be asked to sign a form to authorize release of pertinent information to the PHA.

WHEN WILL I BE NOTIFIED?

A HA has to provide written notification. If the HA determines that you are eligible, your name will be put on a waiting list, unless the HA is able to assist you immediately. Once your name is reached on the waiting list, the HA will contact you. If it is determined that you are ineligible, the HA must say why and, if you wish, you can request an informal hearing.

WILL I HAVE TO SIGN A LEASE?

If you are offered a house or apartment and accept it, you will have to sign a lease with the HA. You may have to give the HA a security deposit. You and the HA representative should go over the lease together. This will give you a better understanding of your responsibilities as a tenant and the HA's responsibilities as a landlord.

ARE THERE ANY SELECTION PREFERENCES?

Sometimes there are. Giving preference to specific groups of families enables an HA to direct their limited housing resources to the families with the greatest housing needs. Since the demand for housing assistance often exceeds the limited resources available to HUD and the local HAs, long waiting periods are common. In fact, an HA may close its waiting list when there are more families on the list than can be assisted in the near future.

Each HA has the discretion to establish preference to reflect needs in its own community. These preferences will be included in the HAs written policy manual. You should ask what preferences the HA honors so you will know whether you qualify for a preference.

HOW IS RENT DETERMINED?

Your rent, which is referred to as the Total Tenant Payment (TTP) in this program, would be based on your family's anticipated gross annual income less deductions, if any. HUD regulations allow HA to exclude from annual income the following allowances: \$480 for each dependent; \$400 for any elderly family, or a person with a disability; and some medical deductions for families headed by an elderly person or a person with disabilities. Based on your application, the HA representative will determine if any of the allowable deductions should be subtracted from your annual income. Annual income is the anticipated total income from all sources received from the family head and spouse, and each additional member of the family 18 years of age or older.

The formula used in determining the TTP is the highest of the following, rounded to the nearest dollar:

- (1) 30 percent of the monthly adjusted income. (Monthly Adjusted Income is annual income less deductions allowed by the regulations)
- (2) 10 percent of monthly income
- (3) Welfare rent, if applicable; or
- (4) \$25 minimum rent or higher amount (up to \$50) set by an HA.

WHAT IS THE ROLE OF THE HA?

An HA is responsible for the management and operation of its local public housing program. They may also operate other types of housing programs.

(1) On-going functions: (a) Assure compliance with leases. The lease must be signed by both parties; (b) Set other charges (e.g., security deposit, excess utility consumption, and damages to unit); (c) Perform periodic reexaminations of the family's income at least once every 12 months; (d) Transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred; (e) Terminate leases when necessary; and (f) maintain the development in a decent, safe, and sanitary condition.

(2) Sometimes HAs provide other services that might include such things as: homeownership opportunities for qualified families; employment training opportunities, and other special training and employment programs for residents; and support programs for the elderly.

HOW LONG CAN I STAY IN PUBLIC HOUSING?

In general, you may stay in public housing as long as you comply with the lease.

If, at reexamination your family's income is sufficient to obtain housing on the private market, the HA may determine whether your family should stay in public housing.

PUBLIC AND INDIAN HOUSING (PIH) CUSTOMER SERVICE CENTER

The PIH Customer Service Center serves as a central source of information for all programs operated by the Office of Public and Indian Housing. The PIH Customer Service Center is designed to provide information to the general public, Public Housing Agencies, Public and Indian Housing residents, members of resident associations, recipients of Housing Choice Voucher assistance, housing professionals, members of local Boards of Commissioners, landlords and HUD staff on various aspects of Public, Indian and Assisted Housing Programs.

Contact the PIH Customer Service Center through our toll-free number at **(800) 955-2232** from 9:00 a.m. to 5:00 p.m. Eastern Standard Time (EST) daily Monday through Friday, except for Federal holidays.

HOUSING CHOICE VOUCHER PROGRAM

WHAT ARE HOUSING CHOICE VOUCHERS?

The Housing Choice Voucher Program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing Choice Vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

AM I ELIGIBLE?

Eligibility for a housing voucher is determined by the PHA based on the total annual gross income and family size and is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income. Median income levels are published by HUD and vary by location. The PHA serving your community can provide you with the income limits for your area and family size.

During the application process, the PHA will collect information on family income, assets, and family composition. The PHA will verify this information with other local agencies, your employer and bank, and will use the information to determine program eligibility and the amount of the housing assistance payment.

If the PHA determines that your family is eligible, the PHA will put your name on a waiting list, unless it is able to assist you immediately. Once your name is reached on the waiting list, the PHA will contact you and issue to you a housing voucher.

HOW DO I APPLY?

If you are interested in applying for a voucher, **contact the local PHA**. For further assistance, please contact the **HUD Office** nearest to you.

LOCAL PREFERENCES AND WAITING LIST-WHAT ARE THEY AND HOW DO THEY AFFECT ME?

Since the demand for housing assistance often exceeds the limited resources available to HUD and the local housing agencies, long waiting periods are common. In fact, a PHA may close its waiting list when it has more families on the list than can be assisted in the near future.

PHAs may establish local preferences for selecting applicants from its waiting list. For example, PHAs may give a preference to a family who is (1) homeless or living in substandard housing, (2) paying more than 50% of its income for rent, or (3) involuntarily displaced. Families who qualify for any such local preferences move ahead of other families on the list who does not qualify for any preference. Each PHA has the discretion to establish local preferences to reflect the housing needs and priorities of its particular community.

HOUSING VOUCHERS –HOW DO THEY FUNCTION?

The Housing Choice Voucher Program places the choice of housing in the hands of the individual family. A very low-income family is selected by the PHA to participate is encouraged to consider several housing choices to secure the best housing for the family needs. A housing voucher holder is advised of the unit size for which it is eligible based on family size and composition.

The housing unit selected by the family must meet an acceptable level of health and safety before the PHA can approve the unit. When the voucher holder finds a unit that it wishes to occupy and reaches an agreement with the landlord over the lease terms, the PHA must inspect the dwelling and determine that the rent requested is reasonable.

The PHA determines a payment standard that is the amount generally needed to rent a moderately-priced dwelling unit in the local housing market and that is used to calculate the amount of housing assistance a family will receive. However, the payment standard does not limit and does not affect the amount of rent a landlord may charge or the family may pay. A family which receives a housing voucher can select a unit with a

rent that is below or above the payment standard. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent.

THE RENT SUBSIDY

The PHA calculates the maximum amount of housing assistance allowable. The maximum housing assistance is generally the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of monthly adjusted income

CAN I MOVE AND CONTINUE TO RECEIVE HOUSING CHOICE VOUCHER ASSISTANCE?

A family's housing needs change over time with changes in family size, job locations, and for other reasons. The Housing Choice Voucher Program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the PHA ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing.

Under the voucher program, new voucher-holders may choose a unit anywhere in the United States if the family lived in the jurisdiction of the PHA issuing the voucher when the family applied for assistance. Those new voucher-holders not living in the jurisdiction of the PHA at the time the family applied for housing assistance must initially lease a unit within that jurisdiction for the first twelve months of assistance. A family that wishes to move to another PHA's jurisdiction must consult with the PHA that currently administers its housing assistance to verify the procedures for moving.

ROLES – TENANT, LANDLORD, HOUSING AGENCY AND HUD

Once a PHA approves an eligible family's housing unit, the family and the landlord sign a lease and, at the same time, the landlord and the PHA sign a housing assistance payments contract that runs for the same term as the lease. This means that everyone -- tenant, landlord and PHA -- has obligations and responsibilities under the voucher program.

TENANT'S OBLIGATIONS: When a family selects a housing unit, and the PHA approves the unit and lease, the family signs a lease with the landlord for at least one year. The tenant may be required to pay a security deposit to the landlord. After the first year the landlord may initiate a new lease or allow the family to remain in the unit on a month-to-month lease.

When the family is settled in a new home, the family is expected to comply with the lease and the program requirements, pay its share of rent on time, maintains the unit in good condition and notify the PHA of any changes in income or family composition.

LANDLORD'S OBLIGATIONS: The role of the landlord in the voucher program is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent. The dwelling unit must pass the program's housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments. In addition, the landlord is expected to provide the services agreed to as part of the lease signed with the tenant and the contract signed with the PHA.

HOUSING AUTHORITY'S OBLIGATIONS: The PHA administers the voucher program locally. The PHA provides a family with the housing assistance that enables the family to seek out suitable housing and the PHA enters into a contract with the landlord to provide housing assistance payments on behalf of the family. If the landlord fails to meet the owner's obligations under the lease, the PHA has the right to terminate assistance payments. The PHA must reexamine the family's income and composition at least annually and

must inspect each unit at least annually to ensure that it meets minimum housing quality standards.

HUD's ROLE: To cover the cost of the program, HUD provides funds to allow PHAs to make housing assistance payments on behalf of the families. HUD also pays the PHA a fee for the costs of administering the program. When additional funds become available to assist new families, HUD invites PHAs to submit applications for funds for additional housing vouchers. Applications are then reviewed, and funds awarded to the selected PHAs on a competitive basis. HUD monitors PHA administration of the program to ensure program rules are properly followed.

ADDITIONAL INFORMATION AND OTHER SUBSIDY PROGRAMS

For additional information about the voucher program, contact either the **local PHA** serving your community or the Office of Public Housing within your **local HUD office**. There may be a long wait for assistance under the housing voucher program. If the PHA also administers the public housing program, applicants for the housing choice voucher program may also ask to be placed on the waiting list for the public housing program. HUD also administers other subsidized programs, and you may obtain a list of programs in your area from the Office of Housing at your local HUD office.

Part 5 – LOW RENT PUBLIC HOUSING AUTHORITIES

Complaints and Inquiries: Complaints and Inquiries about Public Housing should be directed to phone number 800-955-2232 or FAX at 877-338-2570 or E-mail at pihirc@firstpic.org for customer service assistance

<u>Housing Authority</u>	<u>Address</u>	<u>Phone#</u>
Bay City	3012 Sycamore, Bay City	979-245-2652
Baytown	805 W. Nazro, Baytown	281-427-6686
Beaumont	1890 Laurel, Beaumont	409-951-7200
Bellville	300 S. Thomas, Bellville	979-865-3722
Bremond	600 S. Main Street, Bremond	254-746-7260
Bryan	1306 Beck Street, Bryan	979-822-2013
Buffalo	Main @ Center	903-322-3654
Caldwell	509 Hall Street, Caldwell	979-567-4244
Calvert	1200 Beech Street, Calvert	979-364-2844
Center	1600 Sweetgum Trail Center	936-598-2332
Centerville	130 E. Main St, Centerville	903-536-2378
Cleveland	801 S. Franklin Avenue	281-593-1159
Corrigan	600 S. Home Street	936-398-5351
Crockett	186 E. Fannin Avenue	936-544-2057
Dayton	2502 N. Winfree Street	936-258-5372
Diboll	702 S. 1 st Street	936-829-5440
El Campo	1303 Delta Street El Campo	979-543-6991
Franklin	500 Center Street Franklin	979-828-5246
Galveston	4700 Broadway, Galveston	409-765-1900
Garrison	1001 Francis Street, Garrison	936-347-2285
Grapeland	500 Willow Street, Grapeland	936-687-4767
Groveton	209 Martin Luther King, Groveton	936-687-4767
Hearne	809 W. Davis, Hearne	979-279-3221
Hemphill	Ash @ Texas, Hemphill	409-787-3937
Houston	2640 Fountainview	713-260-0800
Huntsville	299 Ave F, Huntsville	936-294-0277
Jasper	200 Myrtis Street, Jasper	409-384-4430
Kirbyville	414 S. Vallie, Kirbyville	409-423-4751
Livingston	1102 N. Pine, Livingston	936-327-5100
Madisonville	601 S. Madisonville Street, Madison	936-348-6346
Nacogdoches	715 Summitt Street	936-569-1131
Navasota	553 Allen White Street	936-825-7024
Newton	103 Satain Street, Newton	409-379-5198
Orange	516 Burton	409-883-5883
Palacios	45 Seashell, Palacios	361-972-3721
Pineland	317 Dogwood Street	409-584-2654
San Augustine	700 S. Broadway Street	936-275-5254
Tenaha	239 E. Church Street	936-248-4424
Timpson	312 Houston Street	936-254-2378
Texas City	817 2 nd Ave N, Texas City	409-945-4011
Walker County	340 State Hwy., 75 N.	936-291-3306
Woodville	1114 Albert Drive	409-283-3628

Part 5(a) Low-Rent Public Housing Complexes - Houston

The average waiting period for Public Housing at this time is 18 months to 2 years for everyone under the age of 62. It is an average wait of 6 to 9 months for the elderly waiting list. You will be housed according to availability. You have the right to accept or decline the public housing offer. Clients who decline the Houston Housing Authority's offer will be withdrawn from the waiting list and will not be eligible to reapply until one year from the withdrawn date.

Houston Housing Authority (HHA) Locations

<u>Complexes</u>	<u>Address</u>	<u>Contact#</u>	<u>Bedrooms</u>
Clayton Homes	1919 Runnels 77003	713-223-4442	1-4 bedrooms
Cuney Homes	3260 Truxillo 77004	713-748-4973	1-4 bedrooms
Ewing	1815 Ewing 77004	713-522-9844	1-2 bedrooms
Forest Green	8945 Forest Hollow 77078	713-635-5779	2-4 bedrooms
Irvinton	2901 Fulton 77009	713-224-1948	1-4 bedrooms
Kelly Village	1119 Grove 77020	713-228-2461	1-4 bedrooms
Kennedy Place	505 Bayou 77020	713-225-5929	2-4 bedrooms
Long Drive	6767 Long Drive 77087	713-643-8232	1-4 bedrooms
Wilmington	4000 Wilmington 77051	713-733-5630	2-4 bedrooms

Site Based Waiting Lists – Apply at these locations: HHA Mixed Income (Sites with Public Housing Units)

<u>Complexes</u>	<u>Address</u>	<u>Contact#</u>	<u>Bedrooms</u>
Allen Parkway	1600 Allen Parkway 77019	713-651-1250	1-5 bedrooms
Fulton Village	3300 Elser 77009	713-228-9722	1-4 bedrooms
Heatherbrook	2000 Tidwell 77093	713-694-6655	2-4 bedrooms
Lincoln Park	790 W. Little York 77091	281-445-0570	1-3 bedrooms
Oxford Place	605 Berry Rd. 77022	713-884-8235	1-3 bedrooms
Victory Place	1520 Bailey 77019	713-529-8773	1-3 bedrooms

HHA Tax Credit Projects (Sites with NO Public Housing Units)

<u>Complexes</u>	<u>Address</u>	<u>Contact#</u>	<u>Bedrooms</u>
Uvalde Ranch	5300 S. Lake Houston Pkwy. 77049	713-450-1552	1-3 bedrooms
The Pinnacle (E)	9200 Wilcrest 77099	281-933-6200	1-2 bedrooms
Villas at Winkler (E)	8625 Winkler 77017	713-910-7774	1-2 bedrooms
Willow Park	14001 Fondren 77489	281-437-9993	1-3 bedrooms
2100 Memorial (E)	2100 Memorial 77007	713-587-5000	1-2 bedrooms
Peninsula Park	4855 W. Fuqua 77045	713-434-8275	1-3 bedrooms

HHA Elderly Locations – For Ages 62 and Older

<u>Complexes</u>	<u>Address</u>	<u>Contact#</u>	<u>Bedrooms</u>
Bellerive Apartments (E)	7225 Bellerive 77036	713-789-5000	1-2 bedrooms
Lyerly Apartments (E)	75 Lyerly 77022	713-694-6681	1 -- bedroom
Telephone Road Apartments (E)	6000 Telephone Road 77087	713-645-2131	1-2 bedrooms

Harris County Housing Authority (HCHA) Tax Credit Properties (Apply at these locations)

<u>Complexes</u>	<u>Address</u>	<u>Contact#</u>	<u>Bedrooms</u>
Sierra Meadows (E)	9835 North Sam Houston Pkwy., 77396	281-441-3000	1-2 bedrooms
Primrose @ Heritage Park (E)	10335 Old Bammel 77086	832-249-6290	1-2 bedrooms
Cornerstone Village (E)	3133 Cornerstone Park Drive 77014	281-880-0100	1-2 bedrooms
Waterside Court Family Residences	530 West Road 77038	281-447-0594	4 -- bedrooms
Baybrook Park (E)	500 W. Texas, Webster 77598	281-332-6262	1-2 bedrooms
Magnolia Estates (E)	101 Norway Road 77015	713-455-3333	1-2 bedrooms
Louetta Village (E)	1601 Louetta Road, Spring 77388	281-350-1540	2 -- bedrooms

HCHA Property

<u>Complexes</u>	<u>Address</u>	<u>Phone#</u>	<u>Bedrooms</u>
Cypresswood Estates	15331 Kuykendahl 77016	281-580-LEED (5333)	1-2 bedrooms

Part 6 – HOUSING CHOICE VOUCHER HOUSING AUTHORITIES

Complaints and Inquiries: Complaints and Inquiries about Public Housing should be directed to Phone: 800-955-2232 or FAX: 877-338-2570 or E-mail: pihirc@firstpic.org for customer service assistance

<u>Housing Authority</u>	<u>Address</u>	<u>Phone#</u>
Bay City	3012 Sycamore, Bay City	979-245-2562
Baytown	1805 Cedar Bayou Road, Baytown	281-427-6686
Beaumont	1890 Laurel, Beaumont	409-951-7200
Brazoria County	1524 E. Mulberry, Suite 162 Angleton	979-864-1427
*Brazos Valley COG	3991 E. 29 th Street, Bryan	979-595-2800
Brenham	1801 Northview Circle Drive, Brenham	936-836-9221
**DETCOG	210 Premier Drive, Jasper	409-384-5704
Galveston	4700 Broadway, Galveston	409-765-1900
Harris County	1933 Hussion Street, Houston	713-578-2100
Houston	2640 Fountainview, Houston	713-260-0500
La Marque	817 2 nd Avenue N., Texas City	409-945-4011
Liberty County	2103 Cos Street, Liberty	936-336-4558
Montgomery Co.	1500 N. Frazier, Suite 101, Conroe	936-539-4984
Nacogdoches	715 Summit Street, Nacogdoches	936-569-1131
Orange	516 Burton Street, Orange	409-883-4042
Palacios	45 Seashell, Palacios	361-972-3721
Pasadena	1114 Davis Street, Pasadena	713-475-5544
Port Arthur	920 DeQueen Boulevard, Port Arthur	409-982-6442
Rosenberg	117 Lane Drive, #118, Rosenberg	281-342-1456
Texas City	817 Second Avenue North, Texas City	409-945-4011
*** TDHCA (Austin)	221 E. 11th Street, Austin	512-475-2634
Walker County	340 Hwy 75 North, Suite E, Huntsville	936-291-3306

***Brazos Valley Council of Governments**, Counties are Burleson, Brazos, Grimes, Leon, Madison, Robertson, and Washington.

****Deep East Texas Council of Governments (DETCOG)**, Counties are Angelina, Hardin, Houston, Jasper, Newton, Polk, Sabine, San Augustine, San Jacinto, Shelby, Trinity, and Tyler.

*****Texas Dept of Housing & Community Affairs**, covers all areas of Texas not covered by a separate HCV Program (Call Toll Free 1- 800-237-6500)

Part 7 – HUD Multi-Family Section 8 Properties - Houston

(Privately-Owned, Subsidized Housing) – The government provides subsidies directly to the owner, who applies those subsidies to the rents that they charge low-income tenants. These are housing units for senior citizens, people with disabilities, as well as families and individuals. Please contact properties directly to apply. Be prepared to answer questions about income and household size.

For complaints, please contact Southwest Housing Compliance Corporation:

1-888-842-4484

(E) = Elderly (62 and over) (E/H) = Elderly/Handicapped (H) = For Persons w/ Disabilities

*** = Non-elderly, wholly developmentally disabled**

Property Name	Address	Contact#	Sec 8 Units	Total Units
333 Holly	333 HOLLY CREEK CT	281-367-7718	139	180
Acres Homes Gardens Apartments	1909 W Little York Rd	713-812-7441	14	15
AHEPA Apartments (E)	13830 Canyon Hills 77083	281-495-9977	251	251
AHEPA DOP 54 PHASE II (E)	8113 Creekbend Dr 77071	713.778.8060	45	45
Anna Dupree Terrace (E/H)	10012 Cullen Blvd. 77051	713-733-9570	150	150
ANDOVER PLACE	14175 CYPRESS N. HOUSTON RD	281-890-4395	102	102
Azalea Terrace (E)	121 Peach Street 77327	281-592-1952	52	53
BAY TERRACE	1502 NOLAN RD	281.428.2660	130	130
Bayou Glen (E)	11810 South Glen Drive 77099	281-568-8994	43	44
BAYSHORE TOWERS	3219 BURKE RD 77504	713.947.0754	100	100
Bayview Senior Apartments (E)	1111 Bayshore Drive 77380	281-471-6055	61	61
BELL CREST APTS (RAD PRAC)	808 FRAWLEY STREET 77009	713-692-4186	63	64
Bellfort Park Apartments	4135 W. Bellfort Street 77025	713-668-1621	64	65
Bellfort Village	7950 Bellfort Street 77061	713-645-9051	56	272
BELLSHIRE II & III	907 BELLSHIRE DR 77301	936-756-8849	176	312
BRAZOS BEND VILLA	2020 Rocky Falls Rd 77469	281-342-5252	120	120
CAMELOT PINES (E)	200 Camelot St 77304	936-539-5880	72	73
Centennial Square Apartments (E)	805 SCHILLING ST 77520	281-420-2112	100	100
Cherry Crest Court (E)	2627 CHERRYBROOK LANE 77502	713-920-1844	62	63
Chisolm Trail Apartments	18204 Chisholm Trl. 77060	281-209-2222	20	218
Chupik House (E/H)	2808 Chupik Street	832-595-2566	6	6
Cleme Manor	5300 Coke Street 77020	713-672-6614	284	284
COLONY OF HUMBLE APARTMENTS	831 WILSON RD 77338	281-540-1248	175	200
Coolwood Oaks	777 Coolwood Drive 77013	713-451-0584	168	168
Coppertree Village	1415 W. Gulf Bank Rd., 77080	281-445-7000	263	324
Cornerstone Gardens (E)	14522 Cornerstone Vlg 77014	281-580-8004	64	66
COUNTRYSIDE VILLAGE APARTMENT HOMES	615 WILSON RD 77338	281-540-2135	182	182
Creekbend Gardens (E)	8106 Creekbend 77071	713-272-7717	79	80
CROSBY PLAZA	6616 FM 2100 RD 77532	281-328-4774	86	86
CROSSROADS VILLAS	4706 Airport Ave 77471	281-342-5252	14	14
Cullen Park Apartments	4700 Wenda St 77033	713-734-9945	240	240
Cypress Creek at Fayridge	14155 Fayridge Drive 77048	713-987-5700	10	142
Cypress Creek at Wayside	14220 South Wayside Drive 77048	713-991-2700	0	190
Dyersdale Village	9700 Mesa Drive 77078	713-631-1246	32	152
El Redentor Apts (E)	8800 Frey Road 77034	713-910-0102	47	47
EL REDENTOR APARTMENTS II (E)	8815 Frey Rd 77034	713-910-2120	33	33
EMPIRE VILLAGE APARTMENTS	1100 BURKE RD 77506	(713) 473-2834	48	240
Evening Star Villa (E)	11800 S. Glen Drive 77099	281-498-7758	61	63
Evergreen Commons (E/H)	8484 Jason Street 77074	713-272-0201	72	73
Evergreen Village (H)	8601 Wednesbury Lane 77074	713-272-8787	44	44
Faith Village (E)	1580 Greensmark Drive 77067	281-874-1191	70	70
FAWN RIDGE APTS.	12420 Sawmill Road 7380	(281)364-7880	97	120
FORT BEND GARDENS (E)	313 Lane Dr. 77471	281-342-2423	67	68
FULTON GARDENS (E)	3724 Fulton St 77009	713-526-9470	48	48

Part 7 – HUD Multi-Family Section 8 Properties - Houston

(E) = Elderly (62 and over) (E/H) = Elderly/Handicapped (H) = For Persons w/ Disabilities

Gala at Four Corners	15010 Old Richmond Road 77498	281-616-9508	9	81
Garden City	9601 W. Montgomery Rd., 77018	832-672-8905	252	252
Goldberg B'nai B'rith Towers (E)	10909 FONDREN RD. 77096	215-689-5340	300	300
Glenwood Trails Apartments	4305 Glenwood Avenue 77536	281-479-8600	10	104
GRACEMONT HOUSE (H)			14	15
APARTMENTS	105 Ward Road 77520	281-422-3970		
GRANADA TERRACE	1301 AVENUE A 77587	713-946-1789	156	156
Happy Harbor Apartments (E)	900 Parkway St 77571	(281) 471-6055	51	51
Harvestwood Apartments (E)	4550 S Panther Creek Dr 77381	281-367-5611	66	66
Haverstock Hills I, II, III	5609 Aldine Bender 77032	281-449-2323	700	700
Heights House (E/H)	1950 Heights Blvd., 77008	713-880-1441	150	150
Heights Manor (H)	1127 Herkimer Street 77008	713-862-1981	25	25
HOUSTON HEIGHTS TOWERS	330 W 19TH ST 77008	713-862-8058	64	223
INDEPENDENCE OAKS/MHMR	303 Sleepy Hollow Dr 77327	210-220-1908	14	15
INDEPENDENCE PLACE	2510 Lone Star Pkwy 77356	936-597-3040	14	15
Independence Heights (E)	109 E. Whitney Street 77022	713-699-2846	62	63
JOHN GOLDBERG APTS FOR SENIORS	114 Eastwood St 77011	713-921-2383	64	65
KINGS ARMS APARTMENTS	1317 Mahlmann St 77471	281-342-7112	69	120
Kings Row	4141 Barberry Drive 77051	713-733-9351	180	180
Lakeview Place (E/H)	8950 Hammerly Blvd., 77080	713-984-9003	78	78
Langwick Senior Residence	955 Langwick Drive 77060	281-876-1812	10	94
Las Villas De Magnolia (E)	7123 Harrisburg Blvd., 77011	713-923-4300	74	75
Lighthouse Living Center I (H)	10600 Hazen Road 77072	713-530-1236	39	40
Lighthouse Living Center II (H)	8650 Wednesbury Lane, 77074	713-988-4236	40	40
Long Drive Townhomes	6767 Long Drive 77087	713-643-8232	100	100
Mid-Towne Apartments	820 Carrell Street 77375	281-255-9274	9	44
Missionary Village	4002 Corder Street 77021	713-741-4075	160	160
North MacGregor Arms	3533 N. MacGregor Way 77004	713-523-8542	64	64
NORTHVALE Apartments (E)	14422 Cornerstone Village Dr. 77014	281-880-6144	70	71
Nueva Vida (E)	2950 Broadway Street 77017	713-641-1164	65	66
OAK HAVEN APTS. (E)	11211 Resource Pkwy 77089	281-484-9515	94	96
Oasis on Ella	13655 Ella Blvd 77014	281-872-7000	10	125
Oleander Commons (E)	12805 Bissonnet Street 77099	832-328-0812	64	65
Palomino Place Apartments	4400 W. Airport Blvd., 77045	713-721-3471	178	272
PARK PLACE APARTMENTS (H)	100 Campbell Street 77327	281-592-0332	60	60
PASADENA INTERFAITH MANOR	2112 EASTHAVEN ST. 77506	713-475-2880	175	175

Part 7 – HUD Multi-Family Section 8 Properties - Houston

(E) = Elderly (62 and over) (E/H) = Elderly/Handicapped (H) = For Persons w/ Disabilities

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Property Name	Address	Contact#	Sec 8 Units	Total Units
Paul Chase Commons (H)	16440 Moonrock Drive 77058	651-645-7271	24	25
Pear Grove	6400 Bowling Green St 77021	832.316.4862	14	15
Pecan Grove Manor (E)	600 E Rogers St 77022	713.692.2436	58	58
Pecan Village aka MHMR of Baytown (H)	2208 Cedar Bayou Road 77520	281.428.5100	17	18
Penelope 54 Apartments	8100 Creekbend Road 77071	713.271.2987	67	67
PILGRIM PLACE III (E)	5055 Sunflower St 77033	713.738.7883	40	40
PINES OF WOODFOREST APARTMENTS	90 UVALDE RD 77015	713.453.6947	54	266
PINEVIEW AT GROGAN'S MILL (E)	10510 Six Pines Rd 77380	281.367.2585	300	300
Provision at Four Corners	15014 Old Richmond Rd 77498	281-875-1800	10	122
Provision at West Bellfort	13701 West Bellfort Street 77498	281-815-4669	10	134
RAINBOW VILLAGE (E)	6300 Corporate Dr. 77036	713-995-4538	79	80
RAINBOW VILLAGE II (E)	6338 Corporate Dr 77036	713-526-9470	67	68
REACH UNLIMITED I, INC. (H)	11832 Mueller Cemetery Rd 77429	281-213-2582	36	54
Ridgewood at Panther Creek (E)	4407 S PANTHER CREEK DR 77381	(281) 363-4978	300	300
Rollingbrook Apartments (H)	730 Rollingbrook St 77521	1-800-466-7722 x 219	24	25
Royal Palms	5601 Royal Palms Street 77021	713-649-2985	126	126
Sagetree Terrace (E)	15505 Bammel N Houston Rd 77014	281-440-7000	60	65
SCOTT PLAZA APARTMENTS	9703 Scott ST 77051	713-734-7450	105	148
SETTEGAST HEIGHTS	7373 N WAYSIDE DR 77028	713-635-3064	200	200
Silver Glen	7601 CURRY ST 77093	713-692-6247	160	160
Somerset Lofts	8506 Hempstead Road 77008	281-769-8415	10	110
SOUTH HOUSTON VISTA APARTMENTS (E)	7800 Easthaven Blvd 77017	713-943-9729	45	46
SOUTH LAKE VILLAS	12355 TIDWELL 77044	281-459-2550	200	228
ST. JAMES VILLAGE aka CHATEAU VILLAGE	3815 W FUQUA ST 77045	713-434-2225	150	150
Sterling Court Senior Residences	9590 Minnesota Street 77075	832-678-4160	0	130
STERLINGSHIRE	9002 STERLINGSHIRE ST 77078	713-631-4133	188	200
Summit at Hirsch Road	6603 HIRSCH RD 77026	713-635-2344	160	160
SUNFLOWER TERRACE	5050 SUNFLOWER ST 77033	713-734-7901	160	160
TALL TIMBERS APARTMENTS	1101 S 7TH ST 77301	936-756-0014	148	148
TANGLE BRUSH VILLA (E)	3300 Tangle Brush Dr. 77381	281-803-5189	59	59
TELEPHONE ROAD APARTMENTS (E)	6000 TELEPHONE RD 77087	713-645-2131	200	200
THE PINEMONT (E)	6000 Pinemont Dr 77092	713-957-4430	130	130
The Pines	3451 Tangle Brush Drive 77381	281-367-8975	152	152
TOMBALL PINES (H)	525 School St 77375	281-357-4095	21	22
VILLA AMERICANA	5901 SELINSKY ST 77048	713-733-4318	258	258
VILLAGE APARTMENTS	4601 VILLAGE LN 77521	281-424-4566	190	210
Village at Hickory Glen (H)	3911 Hickory Glen Court 77339	281-312-1992	14	15
VILLAS AT BAYOU PARK APARTMENTS (H)	10955 Kipp Way 77099	713-970-7435	18	18
VISTA VILLA APARTMENTS (H)	3600 Pansy St 77505	651-645-7271	14	15
W. LEO DANIELS TOWERS (E)	8826 HARRELL ST 77093	713-692-8541	100	100
WESLEY SQUARE APARTMENTS	7402 CALHOUN ST 77033	713-733-9206	252	252
West Oaks Terrace aka Broadway Tower Inc (E)	15025 Caseta Dr 77082	281-531-4406	65	65
WEST OAKS TERRACE II (E)	15025 Caseta 77082	281-531-4406	35	35
WILLOW SPRINGS	4433 5th St 77423	281-934-3525	44	44
Windsor Gardens Apartments	1620 Spencer Hwy 77587	713-944-1600	10	182
Winston Enclave Partners	900 Winston Street 77009	850-890-2554	10	114
WOODLAND CHRISTIAN TOWER (E)	600 E Tidwell Rd 77022	713-692-2439	126	127
Woodlands, Texas Supportive housing (H)	8500 N Windvale Cir 77384	651-645-7271	19	19
YALE VILLAGE	5673 Yale St 77076	713-699-2038	250	250

Part 8 – HUD Multi-Family Section 8 Properties - Southeast Texas

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Property Name	Address	Contact#	Sec. 8 Units	Totals Units
Alvin Memorial Gardens (E/H)	916 S. Gordon Alvin, TX 77511	281-331-1214	103	103
Andover Apartments	14175 Cypress-North Houston Rd Cypress, TX 77429	281-890-4395	102	102
Baten Arms (E/H)	4340 Westridge Lane Beaumont, TX 77706	409-899-4617	100	100
Bay Breeze Apartments	800 Avenue "F" Bay City, TX 77414	979-245-9790	100	100
Bayshore Towers (E/H)	3219 Burke Road Pasadena, TX 77504	713-947-0754	100	100
Bay Terrace	1502 Nolan Road Baytown, TX 77520	281-428-2660	130	130
Bellshire II & III	800 Bellshire Drive Conroe, TX 77301	936-756-8849	170	312
Beverly Place Apartments	5307 Gulfway Drive Groves, TX 77619	409-962-0213	99	124
Brazos Bend Villa	2020 Rocky Falls Road Richmond, TX 77469	281-342-5252	120	120
Brenham Housing Complex	600 Pleasant View Brenham, TX 77833	979-836-9204	75	75
Buckingham Gardens (E/H)	200 Buckingham Lane Navasota, TX 77868	936-825-1999	48	48
Camelot Pines	200 Camelot Street Conroe, TX 77304	936-539-5880	72	73
Cedar Ridge Apartments	7601 Ninth Ave Port Arthur, TX 77642	409-727-0338	143	204
Centennial Square (E/H)	806 E. Schilling Street Baytown, TX 77520	281-420-2112	100	100
Church Village	2902 Deats Road Dickinson, TX 77539	281-337-3579	100	100
Colonial Park (E/H)	1120 34 th Street (Hwy 146) Texas City, TX 77590	409-945-9643	50	50
Colony of Humble	831 Wilson Road Humble, TX 77338	281-540-1248	175	175
Columbus Village	830 Riley Street Hearne, TX 77859	979-279-3473	100	100
Copperwood I & II (E/H)	4407 S. Panther Creek Drive The Woodlands, TX 77381	281-363-4978	300	300
Countryside Village	615 Wilson Road Humble, TX 77338	281-446-8248	182	182
Crestview Place (E/H)	2501 E. Villa Maria Road Bryan, TX 77802	979-776-9294	44	44
Crestview Terrace (E/H)	2503 E. Villa Maria Road Bryan, TX 77802	979-776-9294	100	100
Crosby Plaza	6616 FM 2100 Crosby, TX 77532	281-328-4774	86	86
Cypress Cottage (*)	11914 Mueller Cemetery Road Cypress, TX 77429	281-469-8058	6	6

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Property Name	Address	Contact#	Sec. 8 Units	Totals Units
Eastwood Terrace	Wooden & Campbell Road Nacogdoches, TX 75961	936-569-8533	100	100
Empire Village	1100 Burke Road Pasadena, TX 77506	713-473-2834	48	240
Evangeline Booth Gardens (E)	2627 Cherrybrook Lane Pasadena, TX 77502	713-920-1844	62	62
Fort Bend Gardens (E/H)	313 Lane Drive Rosenberg, TX 77471	281-342-2423	67	67
Fox Run	2600 Allie Payne Road Orange, TX 77630	409-883-4828	70	70
Granada Terrace	1301 Avenue "A" South Houston, TX 77587	713-946-1789	156	156
Happy Harbor Apts (E/H)	900 Parkway La Porte, TX 77571	281-471-6055	51	51
Harvestwood (E/H)	4550 S. Panther Creek Drive The Woodlands, TX 77381	281-367-5611	66	66
Heatherbrook (E/H)	7900 Heatherbrook Trail Arthur, TX 77642	409-722-6527 Port	256	256
Heritage Center (E/H)	310 5 th Street Orange, TX 77630	409-886-3505	60	60
Heritage Square (E/H)	520 3 rd Ave North Texas City, TX 77590	409-945-9345	50	50
Hilliard Memorial	1408 Whitson Bay City, TX 77414	979-245-6582	60	60
Holly Creek I & II	333 Holly Creek Court The Woodlands, TX 77381	281-367-7718	152	332
Hope Village Apts	700 Pollard Street Jasper, TX 75951	409-384-2509	88	88
Independence Manor (E/H)	1501 Pruitt Hill Drive Nacogdoches, TX 75961	936-560-4574	24	24
Independence Manor II (E/H)	836 Ridgeview Nacogdoches, TX 75961	936-564-4970	40	40
Independence Village (H)	7041 Hwy 75 South Huntsville, TX 77340	936-293-8302	14	15
Independent Missionary Village	6607 Prino Rd Hitchcock, TX 77563	409-986-6556	72	72
Inez Tims Apartments (E/H)	800 N. Chestnut Lufkin, TX 75901	936-632-5706	70	70
Kevin Courtwood Apartments (E/H)	400 S. Austin Road Eagle Lake, TX 77434	409-234-2855	50	50
Kings Arms Apts	1301 Mahlman Rosenberg, TX 77471	281-342-7112	69	120
Lewis-Toran Ret Comm (E)	910 Kurth Dr Lufkin, TX 75904	936-634-8899	16	16
Lexington Square Apartments	1324 E. Hospital Angleton, TX 77515	979-849-4321	80	80
Lone Star Gardens (H)	497 Twin Street Jasper, TX 75951	409-489-9380	18	19

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Property Name	Address	Contact#	Sec. 8 Units	Totals Units
Louis Manor	1300 Joe Louis Street Port Arthur, TX 77640	409-982-6313	132	132
LULAC Oak Hill (E/H)	1105 Anderson College Station, TX 77840	979-693-6676	50	48
Meadows, The	502 W. Willow Lane Wharton, TX 77488	979-532-5550	82	82
Ministry in Action (E/H)	907 Kurth Drive Lufkin, TX 75901	936-634-8899	32	32
Morning Star Apartments (E/H)	1520 Barfield Road Wharton, TX 77488	409-532-4007	39	39
Mueller House (*)	11910 Mueller Cemetery Road Cypress, TX 77429	281-373-9406	9	9
Northside Terrace	1800 N Park Brenham, TX 77833	979-836-9221	50	50
Northway Landing (E/H)	5301 Northway Drive Nacogdoches, TX 75961	936-560-0031	47	48
O.W. Collins (E/H)	4440 Gulfway Dr Port Arthur, TX 77642	409-982-6442	200	200
Oak Bluff Village (E/H)	1513 Oak Bluff Village Columbus, TX 78934	409-732-6983	35	35
Oak Hill Plaza	100 W. Plaza Drive Nacogdoches, TX 75961	936-564-0322	92	92
Oaks, The (E/H)	325 Oaks Street Sealy, TX 77474	979-885-7946	44	44
Optimist Village (E/H)	3650 Optimist Way Orange, TX 77630	409-883-9949	96	96
Park Place	100 Campbell Drive Cleveland, TX 77327	281-592-0332	60	60
Parkview Place (E/H)	110 Avenue "N" Huntsville, TX 77340	936-291-6460	41	41
Pasadena Interfaith (E/H)	2112 Easthaven Pasadena, TX 77506	713-475-2880	175	176
Pebble Creek	4251 75 th Street Port Arthur, TX 77642	409-724-1525	176	208
Pecan Village	310 University Ave Wharton, TX 77488	409-532-0241	80	80
Pine Lake Estates (E/H)	2012 Durst Nacogdoches, TX 75961	936-560-3073	100	100
Pinewood Park	120 Kirksey Lufkin, TX 75901	936-632-6322	94	94
Plymouth Village	5080 Helbig Road Beaumont, TX 77708	409-892-2532	150	150
Prairie Village (E/H)	1915 N. Wharton Street El Campo, TX 77437	979-543-3027	37	37
Prince Hall Manor	1100 Commerce Crockett, TX 75835	936-544-7771	70	70
Prince Hall Plaza	1106 Washington Street Navasota, TX 77868	936-825-6379	60	60

Part 8 – HUD Multi-Family Section 8 Properties - Southeast Texas

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Property Name	Address	Contact#	Sec. 8 Units	Totals Units
Prince Hall Villa	2500 M.L.K Drive Silsbee, TX 77656	409-385-4204	100	100
Prince Hall Village	934 W. 14 th Street Port Arthur, TX 77640	409-983-3933	120	120
Raintree Towers (E/H)	3030 French Road Beaumont, TX 77706	409-892-0196	150	150
Rampart Apartments	1700 Village East Blvd Port Arthur, TX 77642	409-963-2185	150	150
Roland Hillard	1408 Whitson St Bay City, TX 77414	979-245-6582	60	60
Royal Oaks Apartments	103 Shady Bend Lufkin, TX 75901	936-632-2127	11	44
Sandpiper Cove	3916 Winnie Street Galveston, TX 77550	409-763-2461	192	192
Seville Apartments	4335 Crow Road Beaumont, TX 77706	409-898-7656	90	90
Silver Lake Ret Ctr (E/H)	801 Main Street Sealy, TX 77477	979-885-4663	46	46
Southgate Village	134 Luther Street College Station, TX 77840	409-696-3702	200	200
Starcrest Apartments	3255 Elmira St Beaumont, TX 77705	409-842-0743	150	150
Stonegate Manor	4121 Turtle Creek Drive Port Arthur, TX 77642	409-727-0709	215	215
Sundance Apartments	3404 9 th Ave North Texas City, TX 77590	409-945-0967	48	240
Sunlight Manor	2950 S. 8 th Street Beaumont, TX 77701	409-833-1491	120	120
Sunset Hills	Hollie Courts St, San Augustine, TX 75972	936-275-5380	52	52
Tall Timbers	1101 S. 7 th Street Conroe, TX 77301	409-756-0014	148	148
Tamarac Pines I & II	10510 Six Pines Drive The Woodlands, TX 77386	281-367-2585	300	300
Tangle Brush Villa (E)	3300 Tangle Brush Dr The Woodlands, TX 77318	800-466-7722	59	59
TARC Group Home (*)	825 Tovrea Road Alvin, TX 77511	409-331-7413	6	6
Tejas Cove	1900 Palm Village Bay City, TX 77414	979-245-4339	61	61
Texas 4 VOA (*)	2808 Chupik Rosenberg, TX 77471	281-342-2423	6	6
Timber Edge	1075 Pinchback Road Beaumont, TX 77707	409-860-4146	150	150
Timberidge Apartments	1212 E. Denman Lufkin, TX 75901	936-634-2289	38	96
Tomball Pines (H)	825 School Street Tomball, TX 77375	281-357-4095	22	22

Part 8 – HUD Multi-Family Section 8 Properties - Southeast Texas

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Property Name	Address	Contact#	Sec. 8 Units	Totals Units
Union Acres	818 Cotton Ford Road Center, TX 75935	409-598-3634	100	100
Villa Brazos	850 Avenue "J" Freeport, TX 77541	409-233-6148	77	156
Villa Main	1200 Main Street Port Arthur, TX 77642	409-963-1224	61	140
Village Walk	407 W. Gibson Street Jasper, TX 75954	409-384-5720	13	88
Vista Villa Apartments (H)	600 Pansy St Pasadena, TX 77505	800-466-7722	14	15
Waverly Village	Tafelski Rd @ Hwy 75 New Waverly, TX 77358	409-344-6943	50	50
Westover Cove (H)	2200 Mustang Road Alvin, TX 77511	281-756-8877	14	0
White River (*)	12335 White River Tomball, TX 77375	281-351-9735	6	7
Willows, The	7924 Willowood Lane Port Arthur, TX 77642	409-721-5204	60	168
Willow Springs	4433 Fifth Street Brookshire, TX 77423	281-934-3525	44	44
Windvale Pines	8500 N. Windvale Circle The Woodlands, TX	800-466-7722	19	20
Wood Glen Apartments	3451 Tangle Brush The Woodlands, TX 77381	281-367-8975	150	150

Section 236 Complexes

Primarily for moderate income residents (Tenants pay 30% of adjusted monthly income or Basic rent, whichever is greater)

Property Name	Address	Contact#	Sec 8	236	Total
Cedarwood Apts	2201 Bobby K. Marks Drive Huntsville TX 77340	409-295-6961	51	17	68
Fawn Ridge	12420 Sawmill Road The Woodlands, TX 77380	281-292-8971	72	48	120
Heights Towers (E/H)	330 W. 19 th Street Houston, TX 77008	713-862-8058	64	158	222
Independence Hall (E)	6 E. Burress Houston, TX 77022	713-692-6237	0	292	292
Lotus Lane Apartment. (E)	3301 Lotus Lane Lufkin, TX 75901	936-634-2529	0	100	100
Northline Point	7313 Northline Houston, TX 77076	713-694-2205	138	62	200
The Village	4601 Village Lane Baytown, TX 77521	281-424-4566	190	20	210
Virginia Manor	2250 W. Virginia Beaumont, TX 77705	409-843-3547	44	66	110

Part 9 – City of Houston Multi-Family Section 8 Properties

(Not HUD)

The City of Houston also subsidizes several properties through various State and local funding sources. These properties are privately owned but are required to set aside a certain number of units to be affordable for lower income persons and families. However, this is not a guarantee that units will be available at any given time. When you contact them, be prepared to report all your family income, and ask if they have any units available for that income group. They will let you know if they can assist you.

*** Projects serving special needs populations (seniors, mentally and physically handicapped, homeless, and HIV/AIDS**

<u>PROPERTY NAME</u>	<u>CONTACT#</u>
1414 Congress SRO* 1414 Congress Street, 77002	(713) 221-5477
2424 Sakowitz (SRO) 2424 Sakowitz Street, 77020	(713) 671-2424
A Caring Safe Place* 1804 Carr Street	(713) 225-5441
AIDS Foundation Houston (various properties) * 3202 Wesleyan Street, 77027	(713) 623-6796
Bellfort Plaza Apartments 7035 Bellfort Street, 77087	(713) 847-6185
Brentwood Economics CDC* 13133 Landmark Street, 77045	(713) 852-2551
Britton Place 3730 Lyons Avenue, 77020	(713) 224-7378
Brompton Square 1323 Witte Road, 77055	(713) 973-7907
Canal Street Apartments (SRO) 2821 Canal Street, 77003	(713) 224-2821
Commons of Grace Senior Estates* 9110 Tidwell Road, 77078	(713) 635-3500
Corder Place* 7210 Peerless Street	(713) 741-4070
Corinthian Village (Seniors)* 6105 West Orem Drive, 77085	(713) 551-8674
Cypress Creek at Reed Road 2910 Reed Road, 77051	(713) 731-9700
Eastend Apartments 222 South 66th Street, 77011	(713) 923-6433
Elder Street Artist Lofts 1101 Elder Street, 77007	(713) 223-2787
Fair Oaks Apartments 910 Fair Oaks Road, 77023	(713) 514-8006
Fairlake Cove Apartments 11100 East FM 1960, 77336	(281) 324-4999
Faith Village 1580 Greensmark Drive, 77067	(281) 874-1191
Fallbrook Apartments 201 Plaza Verde Drive, 77038	(281) 820-3830
Falls of Westpark 6130 Southwest Freeway, 77057	(713) 780-7010
Garden City Apartments 9601 W Montgomery Rd, 77088	(832) 672-8905
Goldberg Towers (Seniors)* 10909 Fondren Road, 77096	(713) 771-2417

Part 9 – City of Houston Multi-Family Section 8 Properties

(Not HUD)

<u>PROPERTY NAME</u>	<u>CONTACT#</u>
Golden Bamboo Village (Seniors)* 12010 Dashwood Drive, 77072	(281) 498-9500
Greentree at the Gardens 6414 Alder Drive, 77081	(713) 664-9626
Hamilton Street Residence (SRO) 320 Hamilton Street, 77002	(713) 223-1995
Hannah Project 2404 Francis Street, 77004	(713) 521-2600
Hidden Pines Apartments 7611 Jalna Street, 77055	(832) 818-5288
HomeTowne on Bellfort (Seniors)* 10888 Huntington Estates Drive, 77099	(281) 568-9990
Independence Hall (Seniors)* 6 Burress Street, 77022	(713) 692-6237
Jackson Hinds Gardens (SRO) 607 Thornton Road, 77018	(713) 697-7711
Jadestone Apartments 7520 Cook Road, 77072	(832) 327-1718
Jefferson House Apartments 6200 Gulfton Street, 77081	(713) 777-3980
Kingwood Senior Village* 435 Northpines Drive, 77339	(281) 548-2500
Knowles-Temenos Place (SRO) 1719 Gray Street, 77002	(713) 860-4036
La Casita 313 Sunnyside Street, 77076	(713) 699-3900
La Fiesta 12845 Market Street, 77015	(713) 450-3028
Langwick Senior Residences* 955 Langwick Drive, 77060	(281) 876-1812
Lansborough Apartments 10010 Cullen Boulevard, 77057	(713) 731-8707
Little York Villas 3111 West Little York, 77091	(713) 957-4394
Mariposa at Reed Road (Seniors)* 2889 Reed Road, 77051	(713) 738-1222
New Hope Housing at Brays Crossing (SRO) 6311 Gulf Freeway, 77023	(713) 777-6311
Northline Point Apartments 7313 Northline Drive, 77076	(713) 694-2205
Northline SRO* 3939 North Freeway, 77022	(713) 694-4100
Orchard Park at Willowbrook (Seniors)* 13350 Perry Road, 77070	(832) 237-7000
Park at Bellaire (Seniors)* 6333 Chimney Rock Road, 77081	(713) 830-5400
Plaza De Magnolia 7310 Sherman Street, 77011	(713) 921-5600
Pleasant Hill Village (Seniors)* 3814 Lyons Avenue, 77020	(713) 224-7378

Part 9 – City of Houston Multi-Family Section 8 Properties**(Not HUD)**

<u>PROPERTY NAME</u>	<u>CONTACT#</u>
Primrose Casa Bella (Seniors)* 5105 Airline Drive, 77022	(713) 697-8862
Primrose Del Sol (Seniors)* 131 Aldine Bender Road, 77060	(281) 445-9210
Rainbow Village (Seniors)* 6300 Corporate Drive, 77036	(713) 995-4538
Reserve at Bankside 10700 Fondren Road, 77096	(713) 981-7500
Rose of Sharon Manor II (Seniors)* 1111 Saulnier Street, 77019	(713) 651-1215
Safe Haven* 1215 Dennis Street, 77004	(713) 658-0972
Sands Point Cove 8600 Sands Point Drive, 77036	(713) 771-3951
San Jacinto Apartments* 111 Mcilhenny Street	(713) 650-0306
Santa Maria Hostel* 2605 Parker Road	(713) 691-0900
Simmons Gardens (Seniors)* 10225 Scott Street, 77051	(713) 734-0283
Skyview at Palm Center 5514 Griggs Road, 77021	(713) 847-8303
Star of Hope – Men’s Development Center* 1811 Ruiz Street, 77002	(713) 227-7827
Sunflower Terrace Apartments 5050 Sunflower Street, 77033	(713) 734-7901
U.S. Vets at Midtown Terrace (SRO)* 4640 Main Street, 77002	(713) 523-3777
Village Park North 8210 Bauman Road, 77022	(713) 692-9200
Victory Apartments 1520 Bailey Street, 77019	(713) 529-8773
WALIPP Senior Residence* 5220 Scott Street, 77004	(713) 527-0343
Wheatley Manor 5201 Market Street, 77020	(713) 672-0871
Young Mothers Residential Program* 2521 Holman Street, 77004	(713) 526-7662
Zion Village (Seniors)* 3154 Gray Street, 77004	(713) 655-1191

Part 10 – U.S. Department of Agriculture (USDA) Rural Multi-Family Section 8 Properties – Listed by County *(Not HUD)*

USDA Rural Development Office – State Office

Federal Building, Suite 102
101 South Main Temple, TX 76501
Voice: (254) 742-9700 Fax: (844) 496-8123

www.rd.usda.gov/tx

COUNTY PROPERTY NAME

Angelina	1st Huntington Apts 415 North Highway 69 Huntington, TX 936) 876-4711			
Austin	Park Place Apts 20 South Mechanic St Bellville, TX 77418 (979) 865-9705	Cedar Cove Apts 1400 Eagle Lake Rd Sealy, TX 77474 (346) 808-7070	Heritage Square 7626 Highway 60 North Wallis, TX 77485 (979) 478-7478	
Brazoria	Northside Manor Apartments 1741 Henderson Ro Angleton, TX 77516 (979) 849-4703 Brazoria Manor Apts 301 Yerby Brazoria, TX 77422 (979) 798-1910 Sweeny Manor Sr 902 Texas Avenue Sweeny, TX 77480 (979) 548-7817 West Columbia Plaza LTD 1 431 Lamar Drive West Columbia, TX 77486 (979) 345-3034	Northside Plaza Apt 1743 Henderson Road Angleton, TX 77515 (979) 848-2347 Danbury Manor Apts 15027 Quail Ridge Ro Danbury, TX 77534 (979) 922-8111 Oaks of West 225 S. 13th Street West Columbia, TX 77486 (979) 345-2494	Northside Senior Citizen Complex 1749 Henderson Rd Angleton, TX 77515 (979) 849-3652 Mckinney Manor Apts 506 Mckinney Street Sweeny, TX 77480 (979) 548-6555 West Columbia Manor 1000 N. 13th St West Columbia, TX 77486 (979) 345-4311	
Burleson	Burleson Heights Apts. 490 State Hwy 36 S Caldwell, TX 77836 (979) 567-7124 Somerville Plaza 785 3rd Street Somerville, TX 77879 (979) 661-4724	Stone Street Ret 401 Molly Drive Caldwell, TX 77836 (979) 567-7712	Cotton Village LTD Pinnacle Homestead 10048 E Highway 60 Snook, TX 77878 (979) 846-8878	
Chambers	Winnie Square LTD 218 W Magnolia Ave #33 Winnie, TX 77665 (409) 296-2100			
Colorado	Columbus Arms Apts 1880 Highway 71 St Columbus, TX 78934 (979) 732-2144	3013 Place Apts LTD 100 Justin Way St Eagle Lake, TX 77434 (346) 808-7070	Courtwood Apts 400 S Austin Road Eagle Lake, TX 77434 (979) 234-2855	Hillwood Apts 308 N. East Weimar, TX 78962 (979) 725-8845

Part 10 – U.S. Department of Agriculture (USDA) Rural Multi-Family Section 8 Properties – Listed by County *(Not HUD)*

COUNTY	PROPERTY NAME		
Galveston	<p>Enchanted Oaks 5825 Delaney Rd Hitchcock, TX 77563 (409) 986-6075</p> <p>Santa Fe Plaza 12200 11th Street Santa Fe, TX 77510 (409) 925-8475</p>	<p>Lively Oak Apts 8010 Highway 6 Hitchcock, TX 77563 (409) 986-7979</p>	<p>Mesquite Woods Apts 5809 Delaney Rd Hitchcock, TX 77563 785) 286-7544</p>
Grimes	<p>Forty-two Place Apt 1105 Center St Navasota, TX 77868 (936) 825-7114</p> <p>Pk Northwood Apts 516 Laredo Street Navasota, TX 77868 936) 825-1130</p>	<p>Navasota Landing 520 Laredo St Navasota, TX 77868 (936) 825-1977</p>	<p>Navasota Manor Apts 1015 Church Street Navasota, TX 77868 (936) 825-4182</p>
Hardin	<p>Autumn Trace Apts 1300 Hwy 327 West Silsbee, TX 77656 (409) 385-6071</p>	<p>Lake Square Apts 830 Hwy 105 East Sour Lake, TX 77659 (409) 287-2809</p>	<p>Sweetwater Apt 865 Hwy 105 West Sour Lake, TX 77659 (409) 287-2577</p>
Harris	<p>Baycity Village Apt 3301 Royal Baytown, TX 77520 (281) 843-2010</p> <p>Country Terrace Village 2500 E Wallisville Rd Highlands, TX 77562 (832) 838-8193</p> <p>Midtowne Apts 820 Carrell St Tomball, TX 77375 (281) 255-9274</p>	<p>Courtyards @ Crosby 304 Krenek Rd. Crosby, TX 77532 (281) 328-3063</p> <p>Katy Manor Apts 5360 East 5th Katy, TX 77493 (281) 391-0941</p> <p>The Village 517 School Street Tomball, TX 77375 (281) 357-0212</p>	<p>Country Terrace Apts II 8410 Oleander Dr Highlands, TX 77562 (281) 426-5896</p> <p>Midtown Apts II 750 E. Carrell St Tomball, TX 77375 (281) 255-9274</p> <p>Tomball Square LTD 611 James Street Tomball, TX 77374 (281) 255-3646</p>
Houston	<p>Crockett Manor 1510 Loop 304 East Crockett, TX 75835 (936) 544-8166</p>	<p>Crockett Manor Senior Complex 1201 Edmiston Dr Crockett, TX 75835 (936) 544-7294</p>	<p>Pine Tree Manor 500 Pine Crest Drive Crockett, TX 75835 (936) 544-8361</p>
Jasper	<p>Walnut Turn Apts 841 Cnty Road 740 Buna, TX 77612 (409) 994-5520</p> <p>Kirbyville Pine Shadows 1001 Charlesie St. Kirbyville, TX 75956 (409) 423-4411</p>	<p>Jasper Manor LTD 310 W. Childress Jasper, TX 75951 (409) 384-6857</p>	<p>Sweetbriar Hills 668 W Milk Blvd Jasper, TX 75951 (409) 384-8822</p>

Part 10 – U.S. Department of Agriculture (USDA) Rural Multi-Family Section 8 Properties – Listed by County *(Not HUD)*

<u>COUNTY</u>	<u>PROPERTY NAME</u>		
Leon	Elmwood 231 Gene Street Buffalo, TX 75831 (903) 322-2078	Willow Oaks Apts 802 N Highway 79 Jewett, TX 75846 (979) 422-7891	
Liberty	Cleveland Plaza LTD 915 E. Hanson Cleveland, TX 77327 (281) 592-7870	Cleveland Square LTD 104 E. Waco St Cleveland, TX 77327 (281) 593-0639	Cedar Ridge Apt 1907 N Winfree Dayton, TX 77535 (936) 258-7745
	Dayton Retirement Center 1900 N. Winfree Dayton, TX 77535 (936) 258-4266	Dayton Square Apts 2800 N. Winfree Dayton, TX 77535 (936) 258-4136	Dayton Townhomes LTD 550 Arron St. Dayton, TX 77535 (281) 689-2030
	Park Forest Apt 200 Cook Road Liberty, TX 77575 (936) 336-6447	Travis Villas 2010 N. Travis St Liberty, TX 77575 (281) 324-6737	Stuart Apts LTD 10527 Langston Rd Mont Belvieu, TX 77580 (281) 576-2458
Madison	Briarcrest Apts 208 E Wells Madisonville, TX 77864 (979) 849-4703	Madisonville Manor 1610 East Collard St Madisonville, TX 77864 (936) 348-9118	Pk Oakwood Apts 701 N Madison Madisonville, TX 77864 (936) 348-5034
Matagorda	Bay City Manor Apts 900 Avenue J Bay City, TX 77414 (979) 245-5869	Bay View Apts 1803 Gray St Palacios, TX 77465 (361) 972-1785	
	Bay Shore Manor LTD 138 Sandpiper Circle Palacios, TX 77465 (361) 972-3718	Henderson Place Apt 501 Henderson Palacios, TX 77465 (361) 972-3428	
Montgomery	Willow Springs Apartments 4433 5th St Brookshire, TX 77423 (281) 934-3525	New Caney Oak II LTD 19633 Fm 1485 New Caney, TX 77357 (281) 689-6111	New Caney Oaks LTD 19633 Fm 1485 New Caney, TX 77357 (281) 689-6111
	Porter Square LTD 24183 Ford Road Porter, TX 77365 (281) 354-4080	White Oak Apts Phase III 24341 Ford Road Porter, TX 77365 (281) 354-4075	White Oak I Apts 24341 Ford Road Porter, TX 77365 (281) 354-4075
	Willis Rental 205 East Watson Dr Willis, TX 77378 (936) 856-5781	Willis South 205 East Watson Dr Willis, TX 77378 (936) 856-5781	
Nacogdoches	East Tx Apts 757 Francis Loop Garrison, TX 75946 (936) 347-5048		

Part 10 – U.S. Department of Agriculture (USDA) Rural Multi-Family Section 8 Properties – Listed by County *(Not HUD)*

COUNTY**PROPERTY NAME**

Newton

Hickory Lane Apts
3827 Hickory Ln Sh 190 E
Newton, TX 75966
[\(409\) 379-5625](tel:(409)379-5625)

Orange

Honeysuckle
Court 600 S.
Main
Vidor, TX 77662
[\(936\) 398-4172](tel:(936)398-4172)

Polk

Corrigan Square Apt
116 Bluebonnet Cir
Corrigan, TX 75939
[\(409\) 385-6071](tel:(409)385-6071)

Livingston Plaza LTD
1001 Forest Hollow
Livingston, TX 77351
(936) 327-1102

Livingston Seniors
1600 N. Houston
Livingston, TX 77351
(504) 561-1172

Ridgecrest Inn Apts
901 Forest Hollow
Livingston, TX 77351
[\(936\) 327-7456](tel:(936)327-7456)

Robertson

Twin Oaks Apts
501 N Anderson St
Bremond, TX 76629
[\(254\) 746-7759](tel:(254)746-7759)

Calvert Arms
705 West Mitchell St
Calvert, TX 77837
[\(979\) 364-2630](tel:(979)364-2630)

Bremond Street Apts
715 N Bremond St
Franklin, TX 77856
[\(979\) 828-3151](tel:(979)828-3151)

Rose Marie Arms
101 Rose Marie Dr
Hearne, TX 77859
[\(979\) 279-2220](tel:(979)279-2220)

Sabine

Westlake Apts
P O Box 1388
Hemphill, TX 75948
[\(409\) 787-3840](tel:(409)787-3840)

San Augustine

San Augustine Seniors
1000 Desoto Dr
San Augustine, TX 75972
[\(936\) 275-1644](tel:(936)275-1644)

San Jacinto

Hillside Terrace Apts
100 Hillside Terrace
Coldspring, TX 77331
[\(936\) 653-3400](tel:(936)653-3400)

Shepherd Seniors Apts.
1791 S Byrd Ave #33
Shepherd, TX 77371
[\(936\) 628-6910](tel:(936)628-6910)

Southwood Apts I
2050 South Byrd
Shepherd, TX 77371
[\(936\) 628-6612](tel:(936)628-6612)

Shelby

Center Place Apts 2
705 Clifford St
Center, TX 75935
[\(936\) 598-8462](tel:(936)598-8462)

Paradise Villa
1281 Sunset Cir
Center, TX 75935
[\(936\) 598-4655](tel:(936)598-4655)

Joaquin Housing LP
11326 U S Hwy 84 E
Joaquin, TX 75954
[\(936\) 269-3110](tel:(936)269-3110)

Timpson Senior Apts
329 Marcus St
Timpson, TX 75975
(936) 254-2717

Part 10 – U.S. Department of Agriculture (USDA) Rural Multi-Family Section 8 Properties – Listed by County *(Not HUD)*

COUNTY **PROPERTY NAME**

Trinity	Groveton Seniors 545 E. First Street Groveton, TX 75845 (936) 642-1762	Trinity Arms I 1000 Leroy Harper Cir Trinity, TX 75862 (979) 846-8878	Trinity Arms II 1000 Leroy Harper Cir Trinity, TX 75862 (979) 846-8878
	Trinity Manor LTD 219 Pagoda Rd Hwy 356 Trinity, TX 75862 (936) 594-6956		
Tyler	Terracewood Apts 300 Cobb Mill Road Woodville, TX 75979		
Waller	Green Manor Apts 2000 4th Street Hempstead, TX 77445 (979) 826-6666	Hempstead Gardens 700 Factory Outlet Dr Hempstead, TX 77445 (979) 826-4877	Pine Meadows Apts 20598 Pine Island Rd Hempstead, TX 77445 (979) 826-3408
	Waller Co Shady Oak 506 Ellen Powell Dr Hempstead, TX 77445 (936) 857-5511	Willowchase Apts 1845 5th Street Hempstead, TX 77445 (979) 826-6091	Oak Place Apts 400 Echols St Prairie View, TX 77446 (979) 826-4487
	Bayou Bend Apts 3025 Waller St Waller, TX 77484 (936) 372-5835		
Washington	Jefferson Square Apartments 801 Jefferson St Brenham, TX 77833 (979) 830-5125		
Wharton	Oakcrest So Apts II 1415 W. Norris El Campo, TX 77437 (979) 543-1074	Oakcrest So I 1415 W. Norris El Campo, TX 77437 (979) 543-1074	Stoneridge Apts 202 W Loop El Campo, TX 77437 (979) 543-1075
	El Campo Ret Apts 2805 West Loop Elcampo, TX 77437 (979) 543-7960	Wharton Plaza Apts 1820 Red River Ave Wharton, TX 77488 (979) 532-5276	Wharton Square Apartments 1510 Barfield Wharton, TX 77488 (979) 532-5276
Nacogdoches	East Tx Apts 757 Francis Loop Garrison, TX 75946 (936) 347-5048		

APARTMENT HEALTH & SAFETY

CHECKLIST



Landlord's Responsibility

"In Texas, it is the landlord's duty to repair or remedy most conditions in an apartment unit that affects a tenant's health and safety if the tenant follows the proper procedure to request the repairs. The landlord does not have obligation to make repairs to anything that was damaged through abnormal use. The law does not require a landlord to repair a condition that does not affect a tenant's health and safety. **Always check the lease for repair terms.**



Tenant's Responsibility

It is the tenant's responsibility to **PAY RENT ON TIME** and to follow the conditions of the lease and house rules of the landlord. This includes NOT disturbing others, NOT violating the law on the property, and NOT damaging property. It is the tenant's duty to report any maintenance issues to the landlord in a timely manner. A tenant's lease may specify routine repairs and maintenance as the tenant's responsibility.



Fair Housing for Tenants

Indicators of unlawful rental discrimination:

- Misrepresenting the availability of housing when housing is available
- Requiring different terms or conditions based solely on a household member's race, color, national origin, religion, sex, familial status, or disability
- Refusal to make reasonable accommodations for a person with disabilities



To File a Fair Housing Complaint:

Call (713) 641-3247 or file online: <https://portalapps.hud.gov/FHEO903/Form903/Form903Start.action>



What are considered health and safety risks?

- Sewage backups
- Faulty wiring
- Roaches
- Roof leaks
- Rats
- Lack of heat or air conditioning



What is the process to request repairs?

1. **First notice to the landlord**—Calling the landlord is the fastest way but it is necessary to also inform them in writing. The tenant should keep a dated copy of the letter. It is recommended to send the repair request by certified mail, return receipt requested.
2. **Pay rent on time**—The *landlord is not obligated to make repairs required by state law unless the tenant is current on rent*. The tenant must pay rent, or the tenant cannot force the landlord to make repairs. The rent

must be current at the time the tenant provides the first notice; otherwise, that notice may not have any legal effect.

3. **Give the landlord reasonable time to make repairs**—The law presumes seven days, from when the landlord receives notice, to be adequate time. However, the nature of the problem, availability of materials and labor are factors that are taken into consideration in determining how much time is reasonable. The landlord must continue to make a diligent effort to remedy the issue.
4. **Call 311**—If the landlord has had a reasonable time to fix the problem and has not done so, call 311. The City of Houston will send an inspector who can determine whether the condition is a health and safety risk. Ask the inspector's name and follow up with 311 to obtain a written report. Tenants can also ask their district At-Large council offices to obtain a report or understand the inspector's determination regarding risks.
5. **Provide a second notice**—After the landlord has had a reasonable time to repair the condition following the initial notice, the tenant must send a second written notice. In this notice, the tenant should state clearly that this is a second notice and should ask the landlord for an explanation of the delay. In this letter, the tenant **MUST** state clearly what will happen if the landlord does not make repairs 1) terminate the lease* 2) file a lawsuit seeking an order directing repairs and damages. The tenant should send this by certified mail and keep a copy of the letter. If the landlord does not respond, the tenant will have an easier time in court, with evidence, to show that the landlord failed to remedy conditions that affect a tenant's health and safety.

**The tenant must be sure that the condition materially affects the physical health or safety of an ordinary tenant, that they have provided proper notices, and are not delinquent in paying rent. Please seek legal advice before taking this step.*



Retaliation

It is illegal for a landlord to retaliate against tenants who:

- Do anything that is allowed by the lease or by law
- Ask landlords to repair or fix something
- File a complaint with a government agency
- Take part in any tenant group



Checklist

Follow this process for repairs. Check off each item as you complete it and note the completion date.

1. **First notice to the landlord:**
 - a. Call landlord/building manager
 - b. Write a letter with clear details about issues and request for repairs
 - c. Keep a dated copy of the letter
 - d. Send the letter by certified mail, return receipt requested
2. **Pay rent on time** (be current on rent).
3. **Give the landlord reasonable time to make repairs.** Wait at least seven days.
4. **Call 311**
 - a. Call or email 311 with details of the issue.
 - b. Make note of the 311 case number
 - c. Ask the inspector's name
 - d. Follow up with 311 to obtain an inspection report

5. Provide a 2nd second notice

- a. Send a second letter
- b. State that this is a 2nd notice in the letter
- c. Ask the landlord for an explanation of the delay
- d. State clearly what will happen in the landlord does not make the repairs (options below):

Option 1: Terminate Lease

1. Be **current** on rent
2. Have **evidence** to show notices sent to landlord (mailing receipt and electronic verification from certified letter, copies of letters sent)
3. Obtain **inspection** report or other evidence to show that the condition affects physical health and safety

Option 2: File a Lawsuit...Seek legal assistance

Houston Volunteer Lawyers:

- **P:** (713) 228-0735 / **E:** makejusticehappen.org

Lone Star Legal Aid:

- **P:** (713) 652-0077 / **E:** lonestarlegal.org

Disability Rights Texas:

- **P:** 1-833-212-4212 / **E:** disabilityrightstx.org"¹

¹ This resource is cited from the City of Houston
<http://www.houstontx.gov/council/4>, retrieved on 09/29/2022



Finding Help In Houston

3-1-1 is a consolidated call center designed to make city government more user-friendly and responsive to city residents by providing citizens with a telephone number to call and speak to a highly trained agent for information on city services, and to report non-emergency concerns. The 311 Houston Help and Information Helpline puts City government at your fingertips – one contact, via the channel of your choice - and you get answers, find the right person, or have your City service problem solved.

From outside the City of Houston, callers can simply dial 713-837-0311. Agents are available 24/7 to answer your calls. Houstonians can also access this helpful service via fax @ 713-837-0210, and via e-mail @t 311@HoustonTX.gov. A self-Service Request (SR) form is also available online at www.houston311.org or by using the 311 smart phone app.



Finding Help in Texas

Texas 211 is a free service of the Health and Human Service Commission's Texas Information and Referral Network. If you need help and do not know where to go, 2-1-1 Texas helps you find information about services in your local Texas area.

Call them to find such services as:

*Food
Shelter
Rental Assistance
Utility Bill Assistance
Counseling*

*Child Care
After School Programs
Senior Services
Disaster Relief
Other Programs*



**Jasper Crutison, Supervisory Management Analyst,
Office of Field Policy and Management**

HOUSTON FIELD OFFICE

1331 Lamar St. Suite 550

Houston, Texas 77010

713-718-3199

www.hud.gov

espanol.hud.gov