



MUELLER AFFORDABLE HOMES PROGRAM *RESOURCES*

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MUELLER AFFORDABLE HOMES PROGRAM ASSOCIATION

HomeBase Texas

HomeBase Texas, a sister organization of Austin Habitat for Humanity, serves as the program administrator for the Mueller Affordable Homes Program on behalf of the Mueller Foundation, including management of the resale program. HomeBase partners with public, private, and non-profit organizations to ensure permanently affordable homeownership for communities and future homeowners. Our services include design and development guidance, implementing affordability requirements, and marketing shared equity housing models to prospective buyers.

Website: <http://homebasetexas.org>

Address: 500 W Ben White Blvd. Suite 100, Austin, TX 78704

For General Inquiries

Email: info@homebasetexas.org

Phone Number: (512) 865-6091

For Homeownership and Eligibility Verification Inquiries

Email: info@homebasetexas.org

Phone Number: (737) 402-8211

For Established Resale Home Inquiries

Email: mueller@homebasetexas.org

Phone Number: (512) 884-5136

For Affordable Apartment Rental and Eligibility Verification Inquiries

Email: rental@homebasetexas.org

Phone Number: (512) 884-5133



CREDIT COUNSELING AND HOMEBUYER EDUCATION

1. Frameworks Community Development Corporation

Frameworks Community Development Corporation offers online homebuyer education classes and pre-purchase homeownership counseling over the phone.

Website: www.frameworkscdc.org

Phone Number: (512) 385-1500

Address: 701 Tillery St. Suite A-7B, BOX 15, Austin, TX 78702

Contact: Joyce McDonald, joyce@frameworkscdc.org

2. Austin Habitat for Humanity

A core commitment of Austin Habitat for Humanity is to provide long-term housing solutions for every household they serve. This includes helping ALL Austin families – beyond just those affiliated with Austin Habitat – in avoiding debt and protecting their assets.

Website: <https://austinhabitat.org/programs/housing-counseling/>

Phone Number: (512) 472-8788 x 122

Address: 500 W Ben White Blvd. Suite 100, Austin, TX 78704

Contact: Bertie Samilpa, bsamilpa@ahfh.org

3. Business & Community Lenders (BCL) of Texas

BCL offers online classes on financial readiness and capability, and homeownership counseling.

Website: <https://bcloftexas.org/>

Phone Number: (512) 912-9884

Address: 1011 San Jacinto Blvd. Suite 500, Austin, TX 78701

Contact: Jamey Kirby, jkirby@bcloftexas.org

4. Neighborhood Assistance Corporation of America (NACA)

NACA is a HUD-certified nonprofit organization focused on homeownership and advocacy, requiring a \$25 membership fee. NACA is committed to helping economically disadvantaged individuals become homeowners by offering credit counseling services to its members.

Website: www.naca.com

Phone Number: (425) 602-6222

5. City of Austin

Currently, the Neighborhood Housing and Community Development (NHCD) HousingSmarts Classes have been canceled until further notice from the City Manager. While NHCD is not offering classes at this time, the Down Payment Assistance (DPA) Program can accept HUD-approved First-Time Homebuyer Certificates from other local organizations that provide Homebuyer Education Training, including online courses and the options listed above.

Website: <https://www.austintexas.gov/homebuyers>



ESTABLISHED LENDERS

These mortgage lenders have experience working with homebuyers participating in the Mueller Affordable Homes Program:

1. University of Federal Credit Union

Michelle Higdon, Senior Mortgage Loan Officer, NMLS 308010

www.ufcu-MichelleHigdon.com

C: (512) 297-4200

O: (512) 997-2391

MHigdon@ufcu.org

Jennifer Hernandez, Senior Mortgage Loan Officer, NMLS 581426

www.ufcu-JenniferHernandez.com

C: (210) 416-8452

O: (512) 997-4612

JLHernandez@ufcu.org

2. Priority Home Mortgage

Dollitta Cooke, President/Residential Mortgage Loan Officer, NMLS 212064

ApplyWithDollitta.com

C: (512) 587-4189

O: (512) 527-0500

dcooke@priorityhomemtg.com

3. Guardian Mortgage

Daisy Ramirez, Mortgage Loan Officer, NMLS 1850335

www.guardianmortgageonline.com/DaisyRamirez

C: (830) 837-1614

DaisyRamirez@gmc-inc.com

4. Frost Mortgage

Rita Arrieta-Abbenante, Assistant Vice President-Mortgage Loan Advisor III, NMLS 1061744

www.frostbank.com

C: (210) 774-8742

O: (210) 220-5468

rita.abbenante@frostbank.com

5. LoanPeople

Kristin Bailey, Senior Mortgage Loan Officer, NMLS 1160161

www.LoanPeople.com

C: (512) 964-8412

O: (512) 886-4481

kristin.bailey@loanpeople.com

Amanda Stewart, Senior Mortgage Loan Officer, NMLS 292478

www.loanpeople.com

C: (512) 695-1795

O: (512) 716-3525

amanda.stewart@loanpeople.com



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HOMEBUILDERS PARTICIPATING IN THE MUELLER AFFORDABLE HOMES PROGRAM

The following builder is constructing new homes only. For established resale home opportunities, please contact HomeBase Texas at mueller@homebasetexas.org.

Austin Modern Lofts by InTown Homes

Website: www.austinintown.com/mueller

Address: 2826 Tom Miller St., Austin, TX 78723

Contact: Wendy Feeley, New Home Consultant

Phone Number: (512) 699-7333

Email: wendyf@austinintown.com

HOMEBUILDER-AFFILIATED LENDERS

These mortgage lenders are affiliated with homebuilders participating in the Mueller Affordable Homes Program:

1. Priority Home Mortgage, L.P.

Priority Home Mortgage, L.P. is a mortgage company owned and operated by David Weekley Homes.

While they offer incentives for using their services, homebuyers are not obligated to use them.

Please refer to the contact information provided in the previous section.

2. Movement Mortgage

Movement Mortgage is the preferred lender for Wes Peoples Homes; however, homebuyers are not obligated to use them.

Website: lo.movement.com/michael-nasserfar/home

Phone Number: (512) 797-8916

Email: michael.nasserfar@movement.com

3. CMG Mortgage

CMG Mortgage is the preferred lender for Cal Atlantic with InTown Homes; however, homebuyers are not obligated to utilize their services.

Website: www.cmgfi.com

Randeep “Randy” Nag, Loan Officer, NMLS 31036

Phone Number: (937) 830-5533

Email: rnag@cmgfi.com



MORTGAGE AND DOWN PAYMENT ASSISTANCE OPTIONS

1. City of Austin Down Payment Assistance (DPA) Program

The website includes FAQs, a list of participating lenders, and the application.

Website: www.austintexas.gov/page/homebuyer-education-and-assistance

2. Texas State Affordable Housing Corporation (TSAHC)

TSAHC offers mortgage loans, down payment assistance grants, second liens, and Mortgage Credit Certificates to eligible home buyers through the following programs:

Homes for Texas Heroes Home Loan Program: for teachers, firefighters and EMS personnel, police and correctional officers, and veterans.

Homes Sweet Texas Home Loan Program: for Texas home buyers with low and moderate incomes.

Website: www.tsahc.org

Phone Number: (877) 508-4611 (for homebuyer inquiries)

Address: 2200 E. Martin Luther King Jr. Blvd., Austin, TX 78702

Email: homeownership@tsahc.org

3. Neighborhood Assistance Corporation of America (NACA)

NACA is a HUD-certified nonprofit organization focused on homeownership and advocacy, requiring a \$25 membership fee. NACA is committed to helping economically disadvantaged individuals become homeowners by offering credit counseling services to its members.

Website: www.naca.com

Phone Number: (425) 602-6222



MUELLER NEIGHBORHOOD RESOURCES

1. Mueller Austin

The Mueller Austin website is a landing page for all things Mueller.

Website: www.muelleraustin.com

Email: muellercentral@catellus.com

Phone Number: (512) 703-9202

Address: 4550 Mueller Blvd., Austin, TX 78723

2. Mueller Foundation

The Mueller Foundation stewards the affordable homeownership program at Mueller and supports the social goals of the Mueller neighborhood.

Website: www.muellerfoundation.org

Email: info@muellerfoundation.org

Phone Number: (512) 827-3303

Address: 4550 Mueller Blvd., Austin, TX 78723

3. Mueller Property Owners Association (POA)

The Mueller POA manages all of Mueller's common areas, such as parks and medians, as well as certain maintenance for attached row home products. However, the POA does not manage the affordable homes program.

Website: www.muelleraustinonline.com

Email: muellerpoa@associa.us

Phone Number: (512) 703-9202

Address: 4550 Mueller Blvd., Austin, TX 78723





MULTIFAMILY COMMUNITIES WITH AFFORDABLE APARTMENTS IN MUELLER

The following multifamily communities in Mueller are predominantly affordable, with at least 80% of the apartment units designated for income-qualified families:

Aldrich 51

Owned and managed by DMA Companies

Website: aldrich51@dmacompanies.com

Phone Number: (512) 904-0501

Address: 2604 Aldrich St., Austin, TX 78723

The Jordan

Owned and managed by Foundation Communities

Website: www.foundcom.org/housing/our-austin-communities/the-jordan-at-mueller/

Phone Number: (512) 381-4580

Address: 2724 Philomena St., Austin, TX 78723

Wildflower Terrace

For individuals who are 55 years of age and older - owned and managed by DMA Companies

Website: www.dmawildflower.com

Phone Number: (512) 843-3801

Address: 3801 Berkman Dr., Austin, TX 78723



ADDITIONAL MULTIFAMILY COMMUNITIES WITH AFFORDABLE APARTMENTS IN MUELLER

The following multifamily communities in Mueller have between 10% to 15% of their units reserved for income-qualified families:

AMLI on Aldrich

Website: www.amli.com/apartments/austin/mueller-apartments/amli-on-aldrich

Phone Number: (855) 207-7623

Address: 2401 Aldrich St., Austin, TX 78723

AMLI at Mueller

Website: www.amli.com/apartments/austin/mueller-apartments/amli-at-mueller

Phone Number: (844) 886-9485

Address: 1900 Simond Ave., Austin, TX 78723

Mosaic at Mueller

Website: www.mosaicaustin.com

Phone Number: (512) 474-5483

Address: 4600 Mueller Blvd., Austin, TX 78723

Overture

For individuals who are 55 years of age and older

Website: www.liveoverture.com/communities/austin-mueller/

Phone Number: (512) 271-6264

Address: 4818 Berkman Dr., Austin, TX 78723

Sync at Mueller

Website: www.syncatmueller.com

Phone Number: (512) 354-8431

Address: 4646 Mueller Blvd., Austin, TX 78723

AMLI Branch Park

Website: <https://www.amli.com/apartments/austin/mueller-apartments/amli-branch-park>

Phone Number: (844) 469-1802

Address: 1911 Philomena St., Austin, TX 78723

AMLI North Park

Website: <https://www.amli.com/apartments/austin/mueller-apartments/amli-north-park>

Phone Number: (833) 798-4310

Address: 2300 Aldrich St., Austin, TX 78723

Rivette Tower

Website: <https://rivettemueller.com/>

Phone Number: (737) 260-6996

Address: 2401 Sorin St. Unit 1110S, Austin, TX 78723



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