



MUELLER AFFORDABLE HOMES PROGRAM *RESOURCES*

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PROGRAM ADMINISTRATION

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: www.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: www.austinhabitat.org/programs/housing-counseling/

Phone Number: (512) 472-8788

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

Contact: Client Services, clientservices@ahfh.org

3. Business & Community Lenders (BCL) of Texas

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

Website: www.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: www.austintexas.gov/homebuyers



ESTABLISHED LENDERS

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

1. University Federal Credit Union

Michelle Higdon, Senior Mortgage Loan Officer, NMLS 308010

www.ufcu-michellehigdon.com

D: (512) 297-4200 | O: (512) 997-2391

mhigdon@ufcu.org

Jennifer Hernandez, Senior Mortgage Loan Officer, NMLS 581426

www.ufcu-jenniferhernandez.com

D: (210) 416-8452 | O: (512) 997-4612

jlhernandez@ufcu.org

2. Fifth Third Bank

David Medrano, Area Sales Manager/Senior Mortgage Loan Officer, NMLS 568150

www.medranoteam.com

D: (512) 593-1684

david.medrano@53.com

Rohan Kothare, Senior Mortgage Loan Officer, NMLS 888266

www.medranoteam.com/team/rohan-kothare/

D: (512) 507-6879

rohan.kothare@53.com

3. Loan People

Kristin Bailey, Senior Mortgage Loan Officer, NMLS 1160161

www.loanpeople.com/loan-officers/kristin-bailey/

D: (512) 964-8412 | O: (512) 886-4481

kristin.bailey@loanpeople.com

Amanda Stewart, Senior Mortgage Loan Officer, NMLS 292478

www.loanpeople.com/loan-officers/amanda-stewart/

D: (512) 695-1795 | O: (512) 716-3525

amanda.stewart@loanpeople.com

4. Priority Home Mortgage

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

www.applywithdollitta.com

D: (512) 587-4189 | O: (512) 527-0500

dcooke@priorityhomemtg.com

5. Frost Mortgage

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

www.frostbank.com

D: (210) 774-8742 | O: (210) 220-5468

rita.abbenante@frostbank.com



PARTICIPATING HOMEBUILDERS

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

Concourse at Mueller by InTown Homes

Website: www.austintown.com/concourse-at-mueller

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

Iris at Mueller by InTown Homes

Website: www.intownhomes.com/communities/austin/pac-liner

Address: 3900 Berkman Dr., Austin, TX 78723

HOMEBUILDER SALES REPRESENTATIVES

The following sales representatives handle all new construction inquiries and listings for homebuilders participating in the Mueller Affordable Homes Program:

MDS Group – MODUS Real Estate

Phone Number: (737) 399-2309

Email: iriscc@modusrealestate.com



MORTGAGE AND DOWN PAYMENT ASSISTANCE

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.coherelife.com/communities/mueller-austin-tx/

Email: mueller@coherelife.com

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: www.aldrich51.com

Phone Number: (512) 298-6188

Address: 2604 Aldrich St., Austin, TX 78723

The Jordan

Owned and managed by Foundation Communities

Website: www.thejordanatmuellerapts.org/

Phone Number: (737) 399-4351

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: 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: 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: www.rivettemueller.com/

Phone Number: (737) 260-6996

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

