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## MUELLER AFFORDABLE HOMES PROGRAM

### RESOURCES

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*This information was last updated on June 4, 2021.*

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### MUELLER AFFORDABLE HOMES PROGRAM ADMINISTRATION

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#### 1. Community Wheelhouse

*Manages Mueller's affordable homes program on behalf of the Mueller Foundation, including the re-sale program. NMLS # 1373788.*

Website: [www.cwhaustin.com](http://www.cwhaustin.com)

Email: [info@cwhaustin.com](mailto:info@cwhaustin.com)

Phone Number: 512-900-3683

Address: 3355 Bee Caves Road, #301A, Austin, TX 78746

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## CREDIT COUNSELING & HOMEBUYER EDUCATION

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### 1. Frameworks Community Development Corporation

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

Website: [www.frameworkscdc.org](http://www.frameworkscdc.org)

Phone Number: 512-385-1500

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

Contact: Joyce McDonald, [joyce@frameworkscdc.org](mailto:joyce@frameworkscdc.org)

### 2. Austin Habitat for Humanity

Part of Austin Habitat for Humanity's promise is to ensure long-term housing solutions for each family we serve. This includes helping ALL Austin families, not just Austin Habitat families, stay out of debt and protect their assets and their home.

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

Phone Number: (512) 472-8788 x 122

Address: 500 W Ben White Boulevard, Austin, TX 78704

Contact: Bertie Samilpa, [bsamilpa@ahfh.org](mailto:bsamilpa@ahfh.org)

### 3. Business & Community Lenders (BCL) of Texas

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

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

Phone Number: (512) 912-9884

Address: 1011 San Jacinto Blvd #500, Austin, TX 78701

Contact: Pamela Guerra, [pgarcia@bcloftexas.org](mailto:pgarcia@bcloftexas.org)

### 4. Neighborhood Assistance Corporation of America (NACA)

NACA is a HUD-certified homeownership and advocacy nonprofit membership organization (\$25 membership fee). NACA is committed to assisting economically disadvantaged individuals with becoming homeowners by offering credit counseling services for members.

Website: [www.naca.com](http://www.naca.com)

Phone Number: 425-602-6222

### 5. City of Austin

At this time, the Neighborhood Housing and Community Development (NHCD) HousingSmarts Classes have been cancelled until further notice from the City Manager. Even though NHCD is not offering Classes at this time; the Down Payment Assistance (DPA) Program can accept First Time Homebuyer Certificate from other local organizations that provide Homebuyer Education Training, including online courses and options listed above.

Website: <http://www.austintexas.gov/department/homebuyer-down-payment-assistance>

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## HOMEBUILDERS PARTICIPATING IN THE MUELLER AFFORDABLE HOMES PROGRAM

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*These following builders are constructing new homes only. For established, re-sale home opportunities, contact Community Wheelhouse at [info@cwhaustin.com](mailto:info@cwhaustin.com).*

### 1. David Weekley Homes

Website: [www.davidweekleyhomes.com](http://www.davidweekleyhomes.com)

Phone Number: 512-354-4274

Address: 1913 Zach Scott Street, Austin, TX 78723

*(sales model; check open hours before arriving)*

Sales Consultant: Emma Parsons, 512-821-8884, [emparsons@dwhomes.com](mailto:emparsons@dwhomes.com)

### 2. Lennar Homes, also known as CalAtlantic Homes

Website: [www.lennar.com](http://www.lennar.com)

Phone Number: 512-489-6838

Address: 4401A Berkman Drive, Austin, TX 78723

*(sales model; check open hours before arriving)*

New Home Consultant: Phillip Norris, 512-479-7300, [phillip.norris@lennar.com](mailto:phillip.norris@lennar.com)

### 3. Wes Peoples Homes

Website: [www.wespepleshomes.com](http://www.wespepleshomes.com)

Phone Number: 512-994-4151

### 4. Empire Communities

Website: [www.empirecommunities.com/austin/community/mueller/](http://www.empirecommunities.com/austin/community/mueller/)

Phone Number: 512-812-7342

Email: [mueller@empirecommunities.com](mailto:mueller@empirecommunities.com)

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## ESTABLISHED LENDERS

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

### 1. First Centennial Mortgage

Website: [www.gofcm.com](http://www.gofcm.com)  
Phone Number: 737-209-5874  
Fax: 737-209-5874  
Address: 7700 HWY 71 W Ste 120, Austin, TX 78735  
Contact: Danielle Norris, [D.Norris@GoFCM.com](mailto:D.Norris@GoFCM.com)  
Application link: [www.DanielleNorrisLoans.com](http://www.DanielleNorrisLoans.com)

### 2. University Federal Credit Union

Website: [www.ufcu.org](http://www.ufcu.org)  
Phone Number: 512-997-4669  
Fax: 512-485-4704  
Address: 8303 N MoPac Expy, Austin, TX 78759  
Contact: Jennifer Jimenez and Michelle Higdon, [affordablehousing@ufcu.org](mailto:affordablehousing@ufcu.org)  
Application link: [www.ufcu-rohankothare.com](http://www.ufcu-rohankothare.com)

### 3. Priority Home Mortgage, L.P.

Website: [www.priorityhomemtg.com](http://www.priorityhomemtg.com)  
Address: 8911 Capital of Texas Hwy. Suite 4300D, Austin, TX 78759

Contact 1: Geoff Potts, [gpotts@priorityhomemtg.com](mailto:gpotts@priorityhomemtg.com)  
Phone Number: 512-527-0500 ext. 102  
Fax: 512-615-8310  
Application Link: [www.ApplyWithGeoff.com](http://www.ApplyWithGeoff.com)

Contact 2: Dollitta Cook, [dcooke@priorityhomemtg.com](mailto:dcooke@priorityhomemtg.com)  
Phone Number: 512-527-0500 ext. 105  
Fax: 512-615-8331  
Application Link: [www.ApplyWithDollitta.com](http://www.ApplyWithDollitta.com)

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## HOMEBUILDER-AFFILIATED LENDERS

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*These mortgage lenders are affiliated with homebuilders participating in the Mueller's 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, which offers incentives for using this mortgage company, but homebuyers are not required to use them.*

*Priority is also the preferred lender for Empire Homes.*

See contact information in previous section.

### 2. Lennar Mortgage (formerly Eagle Home Mortgage)

*Lennar Mortgage is a mortgage company owned and operated by Lennar Homes, which may offer incentives for using this mortgage company, but homebuyers are not required to use them.*

NMLS#: 268074

Website: [www.lennarmortgage.com](http://www.lennarmortgage.com)

Phone Number: 512-418-0550

Address: 13620 N. FM 620 Bldg. A, Ste. 170, Austin, Texas 78717

Contact: Rabin Jones, Loan Officer, [rabinjones@eaglehm.com](mailto:rabinjones@eaglehm.com)

### 3. Movement Mortgage

*Movement Mortgage is the preferred lender for Wes Peoples Homes, but homebuyers are not required to use them.*

Website: [lo.movement.com/michael-nasserfar/home](http://lo.movement.com/michael-nasserfar/home)

Phone Number: 512-797-8916

Email: [michael.nasserfar@movement.com](mailto:michael.nasserfar@movement.com)

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## MORTGAGE & DOWN PAYMENT ASSISTANCE OPTIONS

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### 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/department/homebuyer-down-payment-assistance](http://www.austintexas.gov/department/homebuyer-down-payment-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](http://www.tsahc.org)

Phone Number: 877-508-4611 (homebuyer questions)

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

Contact: [homeownership@tsahc.org](mailto:homeownership@tsahc.org)

### 3. Neighborhood Assistance Corporation of America (NACA)

NACA is a HUD-certified homeownership and advocacy nonprofit membership organization (\$25 membership fee). NACA is committed to assisting economically disadvantaged individuals with becoming homeowners by offering credit counseling services for members.

Website: [www.naca.com](http://www.naca.com)

Phone Number: 425-602-6222

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## MULTIFAMILY COMMUNITIES WITH AFFORDABLE APARTMENTS IN MUELLER

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

### **Aldrich 51**

Owned and managed by DMA Companies  
Website: [aldrich51@dmacompanies.com](mailto:aldrich51@dmacompanies.com)  
Phone Number: 512-904-0501  
Address: 2604 Aldrich Street, Austin, TX 78723

### **The Jordan**

Owned and managed by Foundation Communities  
Website: [www.foundcom.org/housing/our-austin-communities/the-jordan-at-mueller/](http://www.foundcom.org/housing/our-austin-communities/the-jordan-at-mueller/)  
Phone Number: 512-381-4580  
Address: 2724 Philomena Street, Austin, TX 78723

### **Wildflower Terrace**

*\*For people age 55 and older\**  
Owned and managed by DMA Companies  
Website: [www.dmawildflower.com](http://www.dmawildflower.com)  
Phone Number: 512-843-3801  
Address: 3801 Berkman Drive, Austin, TX 78723

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

### **AMLI on Aldrich**

Website: [www.amli.com/apartments/austin/mueller-apartments/amli-on-aldrich](http://www.amli.com/apartments/austin/mueller-apartments/amli-on-aldrich)  
Phone Number: 855-207-7623  
Address: 2401 Aldrich Street, Austin, TX 78723

### **AMLI at Mueller**

Website: [www.amli.com/apartments/austin/mueller-apartments/amli-at-mueller](http://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](http://www.mosaicaustin.com)  
Phone Number: 512-474-5483  
Address: 4600 Mueller Blvd., Austin, TX 78723

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## Overture

*\*For people age 55 and older\**

Website: [www.liveoverture.com/communities/austin-mueller/](http://www.liveoverture.com/communities/austin-mueller/)

Phone Number: 512-271-6264

Address: 4818 Berkman Drive, Austin, TX 78723

## Sync at Mueller

Website: [www.syncatmueller.com](http://www.syncatmueller.com)

Phone Number: 512-354-8431

Address: 4646 Mueller Blvd., Austin, TX 78723

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## MUELLER NEIGHBORHOOD RESOURCES

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### 1. **Mueller Austin**

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

Website: [www.muelleraustin.com](http://www.muelleraustin.com)  
Email: [contactus@MuellerAustin.com](mailto:contactus@MuellerAustin.com)  
Phone Number: 512-703-9202  
Address: 4550 Mueller Blvd., Austin, TX 78723

### 2. **Mueller Foundation**

*The Mueller Foundation exists to sustain affordable housing at Mueller and to support the social goals of the Mueller neighborhood with an emphasis on quality education and sustainability in Central and Northeast Austin schools and neighborhoods.*

Website: [www.muellerfoundation.org](http://www.muellerfoundation.org)  
Email: [info@muellerfoundation.org](mailto: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 of attached row home products. The POA does not manage the affordable homes program.*

Website: [www.muelleraustinonline.com](http://www.muelleraustinonline.com)  
Phone Number: 512-703-9202  
Address: 4550 Mueller Blvd., Austin, TX 78723  
Executive Director: Patti Thoms, [patricia.thoms@associa.us](mailto:patricia.thoms@associa.us)