

# Eleanor Place Apartments



Units	Bdrms	Baths	SF	Rent
8	1	1	668	\$595
1	2	1	820	\$695
9	Total			

324 Eleanor Avenue  
San Antonio, TX 78209  
Bexar County  
210/930-6466  
210/829-0179

**Census Tract:** 1202  
**County Precinct:** 4  
**City Council District:** 2  
**State Senate District:** 26  
**State Representative:**  
District 120  
**Congressional District:** 20

**Neighborhood Association:**  
Mahncke Park

## **Affordability**

All units (9) are reserved for individuals and families with incomes at or below 80% of the Area Family Median Income (AFMI). In 2009 the AFMI for a family of four in San Antonio at 80% is \$45,750.

## **Amenities**

Community amenities include a community room, wooden deck/patio and on-site laundry facilities. Each apartment has a separate dining area, large walk in closet, ceiling fans, new appliances, Free WiFi is available. The 2 bedroom unit is ADA compliant for residents with special needs.

## **Resident Services**

Merced Housing Texas provides information and referrals for residents. Resident recreation functions are also provided throughout the year, which includes National Night Out.

## **Financing**

Eleanor Place Apartments is financed through short-term loans of \$200,000 provided by the San Antonio Housing Trust Foundation and \$100,000 provided by the Adorers of the Blood of Christ. The City of San Antonio – Department of Housing and Neighborhood Services, provided a Rental Rehabilitation Loan of \$171,864 and an Environmental Grant of \$267,573.

## **Additional Information**

The development is owned by Merced Housing Texas. Rehabilitation was completed in May, 2007.

## **Compliance**

COSA's Declaration of Restrictive Covenant of Affordability states that 100% of the units at Eleanor Place Apartments are reserved for low-income individuals or families with incomes at or below 80% of the Area Median Income (AMI). There are no rent restrictions.

Management: Alpha-Barnes Real Estate Services  
Year Constructed: 1960  
Land Area: .31 acres 13,503 SF  
Gross Building Area: 7,198 SF  
Net Rentable Area: 6,580 SF

On-site Staff: 2  
Date of Closing: December 14, 2004  
Number of Buildings: 2  
Number of Stories: 2  
Parking Spaces: 11

Rev. January 22, 2010