

# Elmhurst Place Apartments



130 Elmhurst Avenue  
 San Antonio, Texas 78209  
 Bexar County  
 210/930-6466  
 210/829-0179

Units	Bdrms	Baths	SF	Rent
1	Eff.	1	378	\$415
2	1	1	802	\$465
18	2	1	825	\$550
2	2	2	1,025	\$640
23	Total			

**Census Tract:** 1202  
**County Precinct:** 4  
**City Council District:** 9  
**State Senate District:** 20  
**State Representative District:** 120  
**Congressional District:** 20

**Neighborhood Association:**  
 Mahncke Park

## **Affordability**

All units (23) 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**

Elmhurst Place Apartments is located near Brackenridge Park, the Witte Museum, and several major employers. A wrought iron fence surrounds the community with gated entrances at either end of the property and a treed courtyard featuring three gazebos and BBQ grills. In 1995, the property was completely rehabilitated with a new roof, electrical, modern appliances, air conditioners, and floor coverings. A utility room accommodates coin-operated washers and dryers for the residents' use. Each unit includes central air and heat, electric range/oven, refrigerator, and outside storage area.

## **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**

Elmhurst Place is financed through a \$483,800 223(f) FHA-insured permanent loan provided by GMAC Commercial Mortgage. The City of San Antonio also provided an \$85,909 forgivable HOME loan.

## **Additional Information**

Elmhurst Place Apartments is owned by Merced-Elmhurst, LLC, a single member LLC, with Merced Housing Texas as its sole member.

## **Compliance**

COSA's Declaration of Restrictive Covenant of Affordability states fifty-one percent (51%) of the units are reserved for families with incomes at or below 80% of the Area Median Income (AMI). There are no rent restrictions. Per the U.S. Department of Housing and Urban Development's regulatory agreement, there is no income limit restriction. Elmhurst Place Apartments uses the more restrictive of the two agreements in order to stay in compliance.

Management: Alpha Barnes Real Estate Services  
 Year Constructed: 1960; Rehabilitated 1995 and 2004  
 Land Area: 0.88 acres  
 Gross Building Area: 18,065 SF  
 Net Rentable Area: 17,147 SF

On-site Staff: 2  
 Date of Closing: April 7, 2000  
 Number of Buildings: 3  
 Number of Stories: 2  
 Parking Spaces: 24

Updated January 22, 2010