

# Fenner Square Apartments



555 S. Burke  
Goliad, TX 77963  
Goliad County  
361/645-3393

Units	Bdrms	Baths	SF	Rent
8	1	1	704	\$314 - \$440
14	2	1	960	\$350 - \$520
4	3	2	1039	\$565
6	3	2	1134	\$565
32	Total			

**Census Tract:** 9601  
**County Precinct:** None  
**City Council District:** None  
**State Senate District:** 18  
**State Representative:**  
District 35

**Congressional District:** 15  
**Neighborhood Association:**  
None

## Affordability

All 32 units are reserved for individuals and families with incomes at or below 60% of the Area Family Median Income (AFMI). In 2009, the AFMI for a family of four in Goliad County at 60% is \$33,600.

## Amenities

Community amenities include a community garden, barbecue grills and picnic tables, activity/computer room, microwave ovens, enclosed sun porch and a playground. Two units are modified for mobility impaired residents.

## Resident Services

Merced Housing Texas oversees the resident services provided by the Community Director. Services focus on youth, health, education and employment, and financial literacy. The resident community room has computers available for resident use.

## Financing

Fenner Square Apartments was financed through \$2,163,200 in LIHTC equity provided by WNC Institutional Tax Credit Fund XIX, L.P., an \$800,000 Construction/Permanent Loan provided by Centennial Mortgage, Inc., insured by the U.S. Department of Agriculture's Section 538 Program and \$110,000 loan through the TDHCA Housing Trust Fund.

## Additional Information

The development is owned by Fenner Square, Ltd. of which Merced-Fenner Square, LLC is the General Partner. Merced Housing Texas is the sole member of Merced-Fenner Square, LLC. The Investor Limited Partner is WNC Institutional Tax Credit Fund XIX, L.P. The Special Limited Partner is Gant's Land Maintenance.

Management: Hamilton Valley Management, Inc.  
Year Constructed: 2006  
Land Area: 5.3 acres; 230,868 SF  
Gross Building Area: 331,024 SF  
Net Rentable Area: 29,680 SF

On-site Staff: 2  
Date of Closing: Dec. 1, 2005  
Number of Buildings: 9  
Number of Stories: 1  
Parking Spaces: 56

Rev. November 11, 2009