

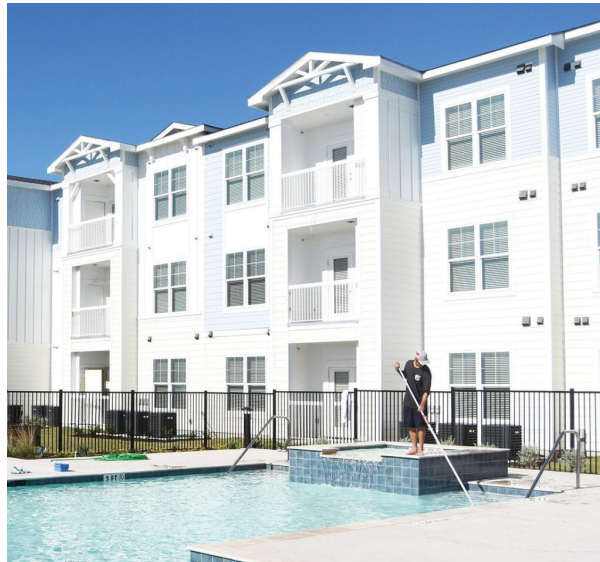
# PORT ARANSAS SOUTH JETTY



## Apartments accepting applications

*October 20, 2021*

Graysen Golter  
Reporter



Shane LaRue of Texas Coast Fountains and Pools, Inc. cleans the pool at the Palladium Apartments on Monday, Oct. 18. Behind him is the first apartment building scheduled to open to tenants on Nov. 15 Staff Photo by Graysen Golter

Palladium USA has begun accepting applications for its affordable apartments with the plan to have tenants begin moving in on Nov. 15.

Senior Vice President and COO Fred D'Lizarraga said the company has started reaching out to the roughly 700 people who have signed up for the online interest list to notify them they can apply.

People interesting in applying can also walk into the now-open office at 2700 State Highway 361, he said.

Property Manager Christie Infante said Palladium is hiring for the positions of leasing professional and assistant manager. The leasing professional would help take applicants for the property while the assistant manager would help with the day-to-day operations, she said.

The first available apartment building will have 66 units, with D'Lizarraga saying most of them have rent-controlled rates. The complex eventually will have four apartment buildings and 165 rent-controlled units out of a total 183.

No applications have been accepted yet but Palladium will start doing so by the end of November, he said.



Amanda Walker, who is the property manager of a Palladium Apartments property in Garland, shows off the pantry in the Port Aransas property's front office on Monday, Oct. 18. Residents can come by 24 hours a day to take anything they need from the pantry for free, including food and hygiene products. Staff photo by Graysen Golter

The rent-controlled units are designed for people who make up to 60 percent of the median income in Nueces County. The median income is \$69,300 for 2021. People who make higher than 60 percent will instead qualify for the market rates.

The rent-controlled rates are \$ 720 for a one- bedroom apartment, \$856 for a two- bedroom apartment and \$982 for a three-bedroom apartment, according to Regional Manager Maria Levia.

The market rates are \$1,125 for a one-bedroom apartment, \$1,615 for a two-bedroom apartment and \$1,850 for a three-bedroom apartment, Levia said.

D'Lizarraga said a common complaint he's seen online is people making too much money to qualify for the rent-controlled rates. He said he believes the market rates are competitive and fair.

The market-rate units in the first apartment building have already been applied for but not all the applications are approved, he said.

Security deposits are \$100 for a one-bedroom apartment, \$200 for a two-bedroom apartment and \$300 for a three-bedroom apartment.

Application fees are \$24 for the head of a household and will cost \$18 per additional household member who is 18 years of age or older, Levia said.

A third-party company will handle applications and determine if applicants qualify for the rent-controlled rates. D'Lizarraga said this is to avoid conflicts of interest.

Regardless of one's income, a renter will still pay the 60 percent rate based on the county's median income if they qualify. A renter also needs to make at least two-and-a-half times more than their Palladium rent rate per month to qualify.

A tool to determine what one would pay for a rent-controlled apartment can be found on the website for the Texas Department of Housing and Community Affairs.

The link is at [www.tdhca.state.tx.us/pmcomp/irl/index.htm](http://www.tdhca.state.tx.us/pmcomp/irl/index.htm).

Under the required fields, users should fill out the following information:

County: Nueces

Place: Port Aransas

Financing: 4% Housing Tax Credits

Project PIS Date: On or After 5/17/2021

Carryover/Determination Notice/Subaward Agreement Date: On or After 5/17/2021

Two charts will be displayed for income limits and rent limits.

For both charts, under the column that says AMFI %, or Area Median Family Income, the row named 60 will indicate one's rent rate.

One example could be a single person looking for a one-bedroom apartment at Palladium. To qualify for an affordable unit, this person couldn't make more than \$29,160 per year and would have a rent of \$780 per month.

On the other hand, if a family of six was looking for a three-bedroom unit, and its household income was \$48,240 or less, the rent would be \$1,081 per month.

The rent rates listed by the tool do not consider a deduction called the utility allowance, which will be applied to the rent-controlled rates.

Amenities such as utilities, internet and cable will not be packaged with Palladium.

D'Lizarraga said it will not be possible for renters at Palladium to sublet.

Features to be included at Palladium are a 24-hour fitness center, a coffee bar, a swimming pool and 24-hour emergency maintenance.

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