

# Taking a look at Work Force Housing

## *Liberty Trails offers quality lifestyle for hardworking class*

By VALERY KEDROFF

Special to

The Liberty Hill Leader

We have all been watching the construction of the beautiful Liberty Trails Townhomes just off 1869. Well, they are almost complete as well as almost completely leased. These, what would in the apartment industry be classified as "A" product rental housing, are available not only to the general public but also to those in the community who make less than Williamson County's median income level.

Twenty-five of the 100 townhomes are open to all who apply while the rest can only be leased to those who not only must pass the normal rental application background checks but must also income qualify. In Liberty Hill that can include employees of the stellar Liberty Hill School system, law enforcement positions and county firefighters. For those who qualify, their rent will be less than market rate and will be based on their income level.

Studies show that having a safe place to live at a rent that is affordable creates stability in the family, promoting better grades, greater achievement, and a higher rate of success in school as well as beyond.

Liberty Trails can afford to lease these units at a lower price due to the financing structure using Federal Low Income Housing Tax Credit



Photo by Linda Lattanzio

Just a few of these beautiful townhomes remain available for rent to the general public.

its or LIHTC and a HUD-secured rental housing loan commonly referred to as a 221(d)4.

Liberty Trails Townhomes is developed, constructed and managed

by Picerne Development Corporation of Florida, whose primary focus is multifamily rental housing around the country as well as Puerto Rico. Picerne is dedicated to quality

housing as well as its responsibility to the communities they build in and they remain in the communities they build in through the life of the development, from construction to management. Picerne Development is a complete in-house developer which means they develop, build and manage all of their rental properties.

Tenants of Liberty Trails Townhomes have access to a community room, a business center with computers and printer, a fitness center, a media room, fenced Dog Park, bike parking area, and even though every unit has a washer and dryer hookup, there is also an air conditioned laundry facility on site.

The financing requires management to provide services and activities to its tenants free of charge. At Liberty Trails these activities include tenant happy hour gatherings in the clubhouse, movie night in the theater room, health fairs and organized arts and crafts days. They also bring in financial planners to assist tenants with taxes and other financial questions.

One of the things Picerne is most proud of is its dedication to families and especially its youth. At the beginning of the school year all school-age residents receive a backpack filled with school supplies so they can start the school year off ready to learn. They offer

fer after-school services as well to help children with homework where locals can volunteer to assist. At Christmas time when finances can be most strained for families, children can write a letter to Santa with a Christmas wish and Picerne will do its best to try and fulfill that wish. Picerne makes sure that all children living at Liberty Trails receive Christmas gifts for the holiday.

Currently Liberty Trails is almost completely leased up with only a few one and two-bedroom units available. Under construction just next door off of Bailey Lane is another affordable development, this one being restricted to tenants age 55 and older, called Liberty Manor. Construction has begun and pre-leasing will begin early next year. Liberty Manor will be one building with a central gathering area to promote community and will be a total of 68 units, three of which will be market rate and the rest rent restricted. Developed by Prestwick Companies, their goal is to provide quality senior housing for independent living with a sense of community.

If you are interested in applying to lease at Liberty Trails you can call the office at 877-317-8828 for office hours and application information. Their web site is [www.liberty-trailsapts.com](http://www.liberty-trailsapts.com).

## LHISD welcomes 574 new students

### *High school receives four academic distinction awards*

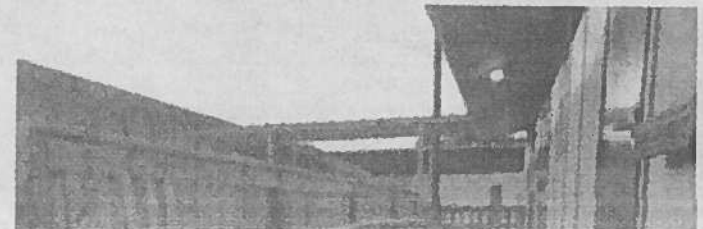
By LINDA LATTANZIO

Editor

Liberty Hill Independent School District is operating in the black

penditures and a healthy balance in the black. He also did an annual review of investments, which is required in addition to his monthly

Elementary has one. He wants to pull up a portable for the elementary school's Pre-K class, which will satisfy the need for a bus-



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