

Housing & Utility Resources



** Please refer to the last two pages to view the list of low-income apartments. The list also includes details about which complexes accept applicants with previous convictions and which do not.

Grayson County

Sherman Housing Authority

Location: 2001 N Hoard Ave #2311, Sherman, TX

Hours: Monday-Thursday: 8:00am-5pm

Contact: (903) 893-3139

Website: <https://www.shermanha.com>

TCOG, serves Cooke, Grayson & Fannin Counties

Location: 1117 Gallagher Drive Sherman, TX

Hours: Monday-Thursday: 7:30am-5:30pm, Friday: 7:30am-5:30pm

Contact: (903) 893-2161

Website: <https://tcog.com/client-services/section-8/>

Denison County Housing Authority

Location: 330 N 8th Ave, Denison, TX

Hours: Monday-Thursday: 7:30am-5:00pm

Contact: (903) 465-2650

Website: https://affordablehousingonline.com/housing-authority/Texas/Housing-Authority-of-Denison/TX026#google_vignette

AMP live group

Services: Lower-priced rentals

Website: <https://amplivegroup.appfolio.com/listings/>

Whitesboro Housing Authority

Location: 301 Beauty Ln, Whitesboro, TX

Hours: Monday-Friday: 9:00am-4:00pm

Contact: (903) 564-3700

Website: <https://affordablehousingonline.com/housing-authority/Texas/Housing-Authority-of-Whitesboro/TX311>

Texoma Housing Partners

Services: Affordable housing: Bells, Bonham, Celeste, Ector, Farmersville, Gunter, Honey Grove, Howe, Ladonia, Leonard, Pottsboro, Princeton, Savoy, Tioga, Tom Bean, Trenton, Van Alstyne, Whitewright, and Windom. Currently accepting applications.

Hours: Hours vary by location, call for hours of operation.

Contact: Main office: Bonham: 903-583-3336

Website: <https://www.texomahousing.org>

Park Manor (55+ senior Apartments)

Location: 1725 S FM Road 1417 Sherman, Tx 75092

Contact: (833) 214-2725

Website: https://www.park-manor-senior.com/?&utm_source=GoogleSearch_Referral&utm_campaign=Directory_Listing

Calix Properties

Located: P.O. Box 1901 Sherman Texas, 75091

Hours: Monday-Friday: 9:00am-5:00pm

Contact: (903) 819-5458

Website: <https://www.calixproperties.com/>

Fannin County

Texoma Housing Partners

Services: Affordable housing located in 19 cities: Bells, Bonham, Celeste, Ector, Farmersville, Gunter, Honey Grove, Howe, Ladonia, Leonard, Pottsboro, Princeton, Savoy, Tioga, Tom Bean, Trenton, Van Alstyne, Whitewright, and Windom. Currently accepting applications.

Contact: Main office: Bonham: 903-583-3336

Website: <https://www.texomahousing.org>

TCOG, serves Cooke, Grayson & Fannin Counties (SECTION 08 PROGRAM)

Location: 1117 Gallagher Drive Sherman, TX

Hours: Monday-Thursday: 7:30am-5:30pm, Friday: 7:30am-5:30pm

Contact: (903) 893-2161

Website: <https://www.tcog.com/>

Cooke County

Cooke County Housing Authority

Location: 715 E California St # A, Gainesville, TX

Contact: (940) 665-1747

Website: <http://gainesvilletxhousingauthority.com/>

TCOG, serves Cooke, Grayson & Fannin Counties (SECTION 08 PROGRAM)

Location: 1100 Lawrence Gainesville

Hours: Monday-Friday: 8am-4pm, Saturday: 10am-2pm

Contact: (903) 893-2161

Website: <https://www.tcog.com/>

Low Income Housing

Contact: LowIncomeSupport@gmail.com

Website: <https://www.lowincomehousing.us/cty/tx-cooke>

Fannin County

Texoma Housing Partners

Services: Affordable housing: Bells, Bonham, Celeste, Ector, Farmersville, Gunter, Honey Grove, Howe, Ladonia, Leonard, Pottsboro, Princeton, Savoy, Tioga, Tom Bean, Trenton, Van Alstyne, Whitewright, and Windom. Currently accepting applications.

Hours: Hours vary by location, call for hours of operation.

Contact: Main office: Bonham: 903-583-3336

Website: <https://www.texomahousing.org>

TCOG, serves Cooke, Grayson & Fannin Counties (SECTION 08 PROGRAM)

Location: 810 W 16th st Bonham

Hours: Monday-Friday: 8am-4pm, Saturday: 10am-2pm

Contact: (903) 893-2161

Website: <https://www.tcog.com/>

Utilities and Rental Assistance

TCOG Energy Assistance (Serves Cooke, Grayson & Fannin)

Location: 1117 Gallagher Drive Sherman, TX

Services: Section 08 Housing, Utility Assistance, Weatherization, Water Assistance, Family Assistance

Hours: Monday-Friday: 7:30am-5:30pm

Contact: (903) 893-2161

Website: <https://www.tcog.com/> (Like TCOG on Facebook, you will receive updates)

Visto Clinic

Location: 1305 N. Culberson Gainesville, TX

Services: Food Pantry, rent and utility assistance

Hours: Monday- Friday 8:00am-12:00pm

Contact: (940) 668-6403

Website: <https://www.vistohelps.com/food-pantry>

Salvation Army, Sherman

Location: 5700 Texoma Parkway, Sherman TX

Services: Food Pantry, Rent & Utility Assistance

Hours: Monday, Wednesday, and Friday from 9-11 a.m. and 1-3 p.m., hours may vary

Contact: (903) 868-9602

Website: <https://www.salvationarmytexas.org/>

Lakeway Christan Community Resale Barn

Location: 518 W FM 120 Pottsboro, TX

Services: Food Pantry & one-time rental/utility assistance

Hours: Monday-Friday: 9:00am-5pm Saturday 10am-4pm

Contact: (903) 786-2402

Website: <https://lakewayresalebarn.org/>

Public Utility Commission of Texas (LITE-UP Texas)

Assistance Hotlines: 8AM - 4PM, M-F

Assistance Hotlines: 888-782-8477 or 512-936-7120

Website: <https://www.puc.texas.gov/consumer/lowincome/assistance.aspx>

Housing / Utility Assistance

<https://www.acf.hhs.gov/ocs/help>

<https://www.tdhca.texas.gov/comprehensive-energy-assistance-program-ceap-program-guidance>

<https://www.powerwizard.com/blog/your-options-for-help-when-paying-your-electric-bill/>

<https://www.consumerfinance.gov/housing/housing-insecurity/help-for-renters/get-help-paying-rent-and-bills/>

Home Mortgage Assistance

<https://www.hud.gov/sites/dfiles/Housing/documents/RevUpdHmownSuc121518fml.pdf>

Homeowners HOPE Hotline

This program helps homeowners who are behind on the mortgage and will help come up with a plan to fix it.

<https://995hope.org/>

Green Path Debt Solutions

They also can help with renters as well.

<https://www.greenpath.com/housing/>

Operation Hope

They offer workshops to help manage money and learn about mortgages and learn about HUD credit. Operation Hope also has an app you can download and look over resources and see events.

https://portal.operationhope.org/workshop/?_gl=1*n06u55*_ga*MTcwNjg5NTA4Ni4xNzIzNjQ4NDU1*_ga_G59ZWPPX6Q*MTcyMzY0ODQ1NS4xLjEuMTcyMzY0ODQ3MS40NC4wLjA

Texas Department of Insurance

Ways you can request a lower rate on your insurance.

<https://www.tdi.texas.gov/tips/lower-your-home-insurance-by-asking-for-discounts.html>

Texas Homebuyer Program

If you're on the hunt looking for a home. This has "Gift Funds" available to certain cities in Texas and gives you resources on the homebuying options also have homebuyer counseling resources.

<https://thetexashomebuyerprogram.com/homebuyers>

Foreclosure Prevention

If you are being forced into foreclosed look at your options, they have broken down the process. "The Workout Process", Stages of foreclosure, prioritizing your debt, and your credit.

<https://www.tdhca.texas.gov/foreclosure-prevention-preserving-dream-homeownership>

VA Housing Assistance

VA housing assistance can help Veterans, service members, and their surviving spouses to buy a home or refinance a loan. We also offer benefits and services to help you build, improve, or keep your current home. Find out how to apply for and manage the Veterans housing assistance benefits you've earned.

<https://www.va.gov/housing-assistance/>

Low-income information for housing if you have a past criminal charge

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| <p>Grayson County Housing Authority 1708 W. Houston, Sherman 903.892.8717 M-Th: 9a-noon, 1-4p No violent criminal charges or serious drug/alcohol charges</p> | <p>Sherman Housing Authority 2001 N. Hoard Ave, Sherman 903.893.9064 M-Th: by appointment No criminal charges in the past 3 years, no violent charges, no major drug charges, no registered sex offenders</p> |
| <p>Manning Park Plaza (age 62+) 200 Mauk Circle, Denison 903.463.1783 Pick up application M-Th: 8a-3p No violent charges, no manufacturing charges, no registered sex offenders</p> | <p>Denison Housing Authority 330 N. 8th Ave, Denison 903.465.2650 By appointment only No criminal charges in the past 3 years, no violent charges, no major drug charges, no registered sex offenders</p> |
| <p>Hilltop Village Apts. 4919 Timberview Dr., Sherman 903.892.3171 M-F: 8a-5p Low income/section 8 accepted No charges in last 7 years, no sex offenders, all other charges on a case by case basis</p> | <p>Maverick Turtle Creek 3114 Rex Cruse Dr., Sherman 903.357.5264 M-F: 8:30a-5:30p No misdemeanors in the last 5 years or 10 years for felonies, case by case basis</p> |
| <p>Archer Village Apts. 415 Archer Dr., Sherman 833.859.0028 M-F: 8:30a-5:30p Sat: 10a-2p Unknown income levels and criminal offenses</p> | <p>Parkview Apts. 1200 W. Taylor St., Sherman 903.813.4050 M-F: 8:30a-5:30p Sat: 10a-5p Income must be 3x the rent, criminal offenses on a case by case basis</p> |
| <p>Ridgeview Apts. 1800 W. Washington, Sherman 903.892.4111 M-F: 9a-6p Sat: 10a-5p Income must be 3x the rent, criminal offenses on a case by case basis</p> | <p>Heritage Hill Apts. 301 N. FM 1417, Sherman 903.893.9467 M-F: 8:30a-5:30p Sat: 10a-4p Income must be 3x the rent, criminal offenses on a case by case basis</p> |
| <p>Castle Hills Apts. 2700 S. Travis St., Sherman 903.893.6102 M-F: 10a-2p Income must be 3x the rent, no violent charges, no major drug charges, no sex offenders, other criminal offenses on a case by case basis</p> | <p>23Hundred Apts. 2300 W. Taylor St., Sherman 903.329.2774 M-F: 8:30a-5:30p Sat: 10a-4p Unknown income levels and criminal offenses</p> |

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| <p>Steeple Chase Apts. 3621 Steeple Chase Dr., Sherman 903.414.6229 M-F: 8a-5p (closed from noon-1, daily) Can't make ABOVE a certain income, income restrictions in place No felony convictions No drug or violent misdemeanors</p> | <p>Easton Parc Apts. 1600 LaSalle Dr., Sherman 903.892.2999 M-F: 9a-6p Sat: 10a-5p Income must be 3x the rent, criminal offenses on a case by case basis</p> |
| <p>Highland Park Village Apts. 1925 W. Taylor St., Sherman 903.892.0188 M-F: 8a-5p Income must be 3x the rent, criminal offenses on a case by case basis</p> | <p>Parkdale Villas 4100 Parkdale Dr., Denison 903.337.1542 M-F: 8:30a-5:30p Can't make ABOVE a certain income, income restrictions in place. Will consider HUD vouchers no violent charges, no major drug charges, no sex offenders, other criminal offenses on a case by case basis</p> |
| <p>Woodcreek Apts. 1400 N. State Hwy 91, Denison 903.463.6960 M-Sat: 9a-5p (by appt only) Income must be 3x the rent, no sex offenders, all other criminal offenses on a case by case basis</p> | <p>Heritage/Lakeview Park 1816 N. State Hwy 91, Denison 903.465.5353 M-F: 9a-6p Sat: 10a-5p (need appointment) Can't make ABOVE a certain income, income restrictions in place. no violent charges, no major drug charges, no sex offenders, other criminal offenses on a case by case basis</p> |
| <p>Abbingtion Meadows 1110 S. Collins Frwy., Howe 903.532.6021 M-F: 9a-5:30p Can't make ABOVE a certain income, income restrictions in place. Will consider HUD vouchers no violent charges, no major drug charges, no sex offenders, other criminal offenses on a case by case basis</p> | <p>Westwood Manor 116 Western Hills, Howe 903.532.5404 M-F: 9a-5p (pick up application first) Income must be 2.5x rent, no aggravated crimes, no sexual assault crimes, all others on a case by case basis</p> |
| <p>Glenbrook Apts. 311 N. Collins Frwy., Howe 903.532.6538 Unknown income levels and criminal offenses</p> | <p>Abbingtion Junction Apts. 601 TX 316 Spur, Pottsboro 903.786.6077 M-F: 9a-5p Can't make ABOVE a certain income, income restrictions in place. Will consider HUD vouchers no violent charges, no major drug charges, no sex offenders, other criminal offenses on a case by case basis</p> |

Abbingtion Commons Apts.
285 Echols Ln, Whitewright
903.574.6190
Can't make ABOVE a certain income, income restrictions in place. Will consider HUD vouchers no violent charges, no major drug charges, no sex offenders, other criminal offenses on a case by case basis