



SBP is a nonprofit which creates homeownership opportunities for residents of low to moderate income, while redeveloping properties, and strengthening neighborhoods.

BUYER ELIGIBILITY REQUIREMENTS

This new construction home developed by SBP, Inc. is offered through the Houston Land Bank Traditional Affordable Housing Program. Houston Land Bank works with approved builders to sell them lots, on which they will construct new homes for sale to qualified buyers. For more details, visit: <https://houstonlandbank.org/for-homebuyers/>

Buyer Eligibility

Eligible buyers must be first-time homebuyers or not have owned a home in the last 3 years, must plan to occupy this home as their primary residence, fall within the 120% Area Median Income (chart attached for reference), agree to the 10-year deed restriction, and be Income Certified by the HLB/City of Houston.

In addition, buyers must:

- Buyer must have lived in Houston for at least 3-years prior to placing an offer
- Complete an 8-hour HUD-approved Homebuyer Education Course and pre-purchase counseling session before closing.

Income Certification by HLB/City of Houston

To begin the Income Certification process, please contact Donesha Albrow with Houston Land Bank via email at dalbrow@houstonlandbank.org.

The subject line should say: **Income Certification Needed- Property Address and Buyer's Name.**

In your email, include the following:

- Buyer Name-
- Phone Number-
- Email Address-
- Mailing Address-
- Household Size-
- Yearly Salary-
- Job Occupation-



For questions about the homes and how to place an offer, contact **Angela Guerrero, listing agent, at realty@avenuecdc.org or 713-322-0034.**



QUALIFYING INCOME LIMIT 120% AREA MEDIAN INCOME

The Area Median Income (AMI) is generated by the U.S. Department of Housing and Urban Development (HUD) to determine the eligibility of applicants for certain federal housing programs. The median income is the midpoint of local incomes. HUD calculates AMI on an annual basis for each metropolitan area and non-metropolitan county, making adjustments for household size. Below is a table outlining Houston's current AMI income limits for 80% and 120% of AMI.

2022 Houston/The Woodlands/Sugar Land Region HUD Maximum Annual Household Income Limits*

Household Size	80% Area Median Income (AMI)	120% Area Median Income (AMI)
1-person	\$49,600	\$74,400
2-person	\$56,700	\$85,050
3-person	\$63,800	\$95,700
4-person	\$70,850	\$106,300
5-person	\$76,550	\$114,850
6-person	\$82,200	\$123,350
7-person	\$87,900	\$131,850
8-person	\$93,550	\$140,350

* Household income limits are subject to annual changes.