

## 2 Houses



### These homes have many green features, including:

- Drought tolerant yards
- Energy efficient heating systems
- Insulation made of recycled content
- Low-flow plumbing fixtures
- Solar energy system installed

- One-Story
- Single-Family Homes
- 1290 Sq Ft.
- 3BD/2BA
- 2-Car Garage

### PROGRAM CRITERIA

1. Homebuyers must be able to demonstrate they can afford a small down payment and a monthly mortgage payment
2. Homebuyers must fall within the minimum 50% AMI and maximum 80% AMI (see chart)
3. Homebuyers must have good credit (no recent bankruptcies, collections, liens or judgments)
4. Homebuyers must demonstrate a need for decent and affordable housing
5. Complete Habitat LA's Family Investment Education Program
6. Homebuyers must be willing to partner with Habitat LA by completing the following:
  - 125-500 sweat equity hours
  - A HUD-certified pre-purchase homebuyer education workshop
7. All household members must be U.S. Citizens or permanent legal residents

### Full Information Session Schedule

| Date                  | Day       | Time          | Language          | Location          |
|-----------------------|-----------|---------------|-------------------|-------------------|
| Sept 6 <sup>th</sup>  | Saturday  | 10:30 & 12:30 | English           | Lancaster Library |
| Sept 8 <sup>th</sup>  | Monday    | 6 PM          | English           | Virtual           |
| Sept 9 <sup>th</sup>  | Tuesday   | 2 PM          | English           | Virtual           |
| Sept 10 <sup>th</sup> | Wednesday | 12 PM         | English           | Virtual           |
| Sept 11 <sup>th</sup> | Thursday  | 12 PM         | English + Spanish | Virtual           |

Habitat for Humanity of Greater Los Angeles provides equal housing opportunities for all, and ensures fair and equal access to its programs and services regardless of race, color, religion, gender, national origin, familial status, disability, marital status, age, ancestry, sexual orientation, source of income, or other characteristics protected by law. Veterans and military household designation is permissible under the Fair Housing Act, so long as the restriction does not operate to exclude a class protected by the act. Thus, the housing must be offered to any qualified veteran or military household, regardless of race, color, national origin, religion, sex, disability or familial status. 42 U.S.C. 3601-19

### 2025 Income Eligibility Limits

| Number of People in Household | Very Low Income 50% AMI | Low Income 80% AMI |
|-------------------------------|-------------------------|--------------------|
| 1                             | \$53,000                | \$84,850           |
| 2                             | \$60,600                | \$96,950           |
| 3                             | \$68,150                | \$109,050          |
| 4                             | \$75,750                | \$121,150          |
| 5                             | \$81,800                | \$130,850          |
| 6                             | \$87,850                | \$140,550          |
| 7                             | \$93,900                | \$150,250          |

\*Note: Income guidelines vary by property development and are subject to change per the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD).

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