



## Want to be a first time homeowner in the OST/South Union neighborhood?



**SAFE**



**AFFORDABLE**



**ATTRACTIVE**



**COMMUNITY  
DESIGNED**

Agape Homes is building new homes that will be **safe, affordable, attractive,** and **community-designed.** We aim to serve families with limited or low income by offering homes at an affordable cost. We believe if you can afford to rent you can afford to own. Our hope is to turn renters in the neighborhood into home owners!



**Interested in  
learning more?**

Please contact **Sosina Morgan**  
AHCDC Program Manager

✉ [sosina@agapedevelopment.org](mailto:sosina@agapedevelopment.org)

☎ 346-396-4377



# NEW HOMES FOR ACRES HOMES

## AFFORDABLE HOME DEVELOPMENT PROGRAM

The City of Houston is partnering with Oracle City Homes to develop homes in three different sites in the Acres Homes community. The development's home designs have a mix of two- and three-bedroom single-family detached homes with some restricted to homeowners at 90% to 120% Area Median Income (AMI).

### WEST TIDWELL

47 HOMES

- 2 & 3 STORIES
- 3 BEDROOMS
- 3 FLOOR PLANS

1440 - 1733 SQ FT

### BLAND

41 HOMES

- 2 & 3 STORIES
- 2-3 BEDROOMS
- 4 FLOOR PLANS

1264 - 1743 SQ FT

### MANSFIELD

101 HOMES

- 2 & 3 STORIES
- 3 BEDROOMS
- 4 FLOOR PLANS

1506 - 1749 SQ FT

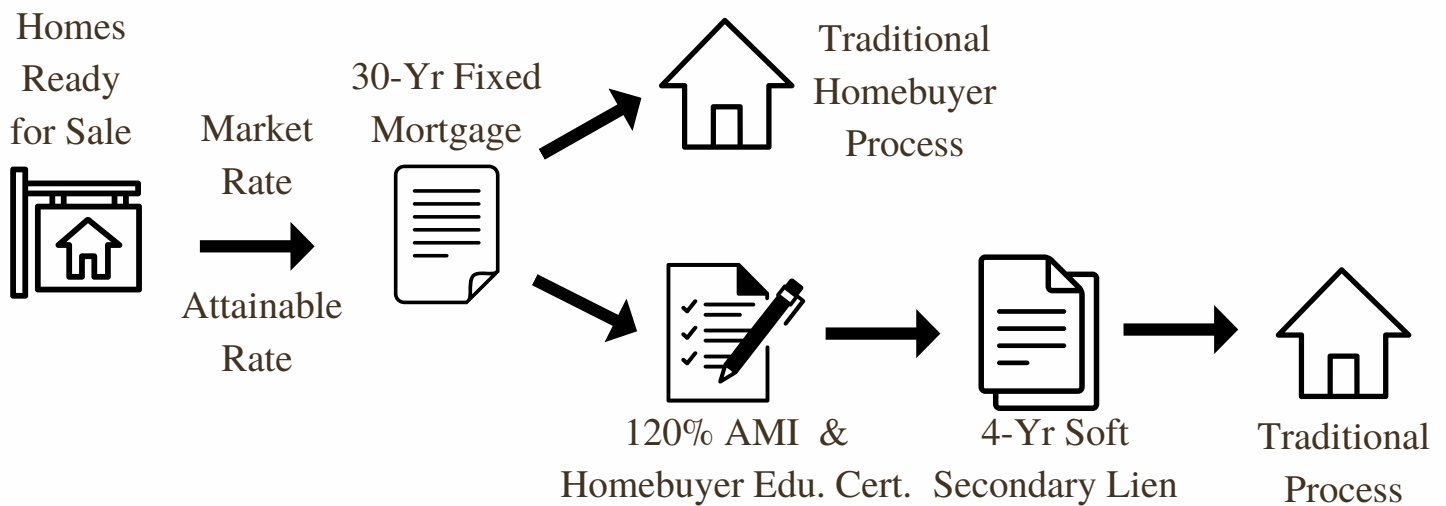
[www.oraclecityhomes.com](http://www.oraclecityhomes.com)  
[oracle@rzinc.net](mailto:oracle@rzinc.net)

832-649-5600  
6502 Alder Dr, Houston, TX 77081



# NEW HOMES FOR ACRES HOMES

## THE PROCESS



## INCOME ELIGIBILITY

Household Size	120% Area Median Income
1 person	\$74,400
2 person	\$85,050
3 person	\$95,700
4 person	\$106,300
5 person	\$114,850
6 person	\$123,350

Household Income limits are subject to annual changes.

## SAMPLE CASE

Market Rate Price\*: \$330,000  
Mortgage Approval: \$280,000



Primary Loan: \$280,000  
COH Secondary Lien: \$50,000

\*For demonstration purposes only.  
Market Prices may vary.



Apply Today

Scan the QR Code or visit

[www.mayberryhomes.net/southernpalm](http://www.mayberryhomes.net/southernpalm)

# COME HOME TO SOUTHERN PALM

## 40 AFFORDABLE HOMES!

Starting at \$248,000

### PROGRAM REQUIREMENTS

- Must have Mortgage Pre-Approval Letter
- Must Meet Income Requirements up to 120% AMI

## Need More Information?

Consultant: Ashley Mayberry

Phone: 281.771.2121

E-mail: [ashley@mayberryhomes.com](mailto:ashley@mayberryhomes.com)



*"Revitalizing the Heart of Houston, One Home at a Time"*







Apply Today

Scan the QR Code or visit

[www.mayberryhomes.net/southernpalm](http://www.mayberryhomes.net/southernpalm)

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Please Contact Mayberry Homes Sales

Consultant: Ashley Mayberry

Phone: 281.771.2121

E-mail: [ashley@mayberryhomes.com](mailto:ashley@mayberryhomes.com)



"Revitalizing the Heart of Houston, One Home at a Time"





# New Homes

starting at \$179k

Reserve Yours Today!

[ZuriGardens.com](https://ZuriGardens.com)

1 bed / 1.5 bath  
800-876 sf



THE HAMI

2 bed / 1.5 bath  
1257-1333 sf



THE NIA



THE DALILA



THE ZAHARA



SECOND FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR

Welcome to Zuri Gardens! We are Houston's first micro home community committed to serving first-time homebuyers. Buyers will have the option of selecting a modern or traditional home style. This subdivision will feature a community park, walking trails, a pond, a clubhouse, an outdoor kitchen, a dog park, and lots of outdoor communal gathering spaces.





FREE-STANDING HOMES WITH PRIVATE YARDS



FIRST FLOOR LIVING PER PLAN



DESIGNER FINISHES THROUGHOUT



FULTONCROSSINGHTX.COM  
713-868-7226







GATED COMMUNITY WITH GUEST PARKING



SAMSUNG APPLIANCES



LARGE WALK-IN PRIMARY CLOSET





COMMUNITY DOG PARK



PRIVATE YARDS PER PLAN



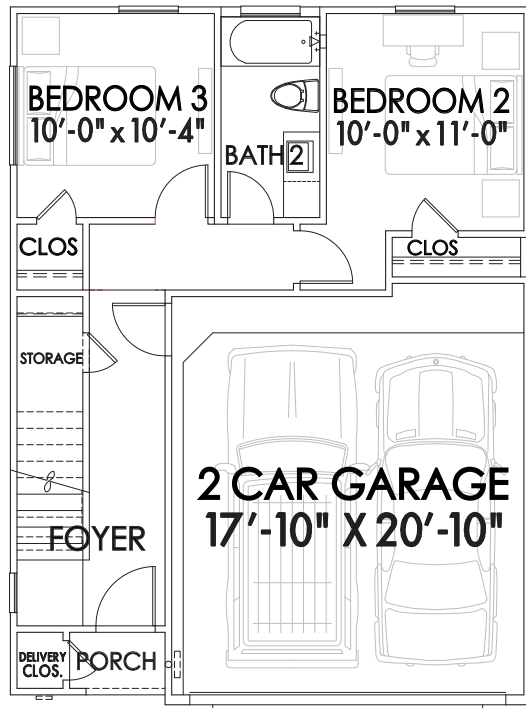
SPACIOUS PRIMARY BEDROOM



3 BEDROOMS - 2 BATHS

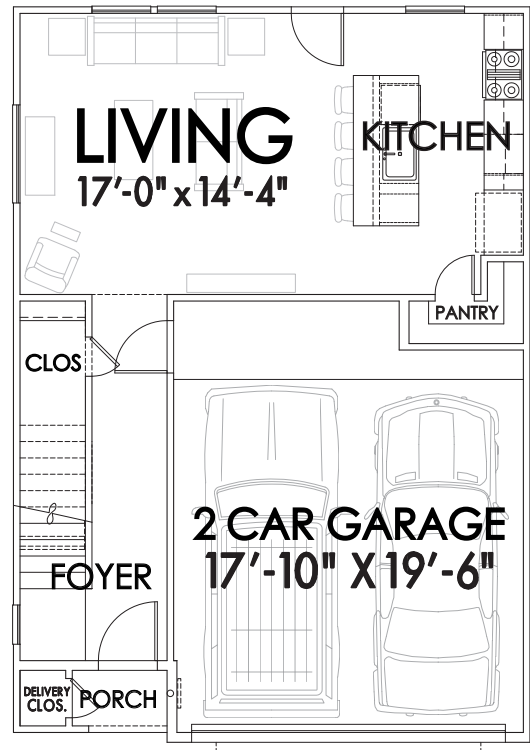


9289 PLAN | 1,396 SQ FT

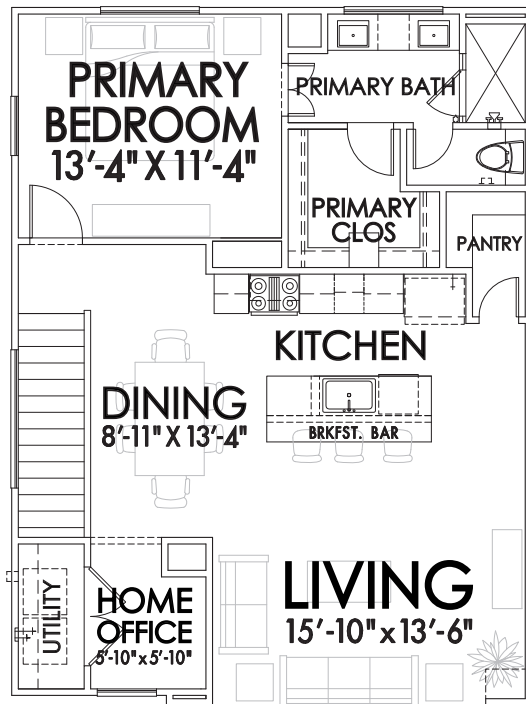


FIRST FLOOR

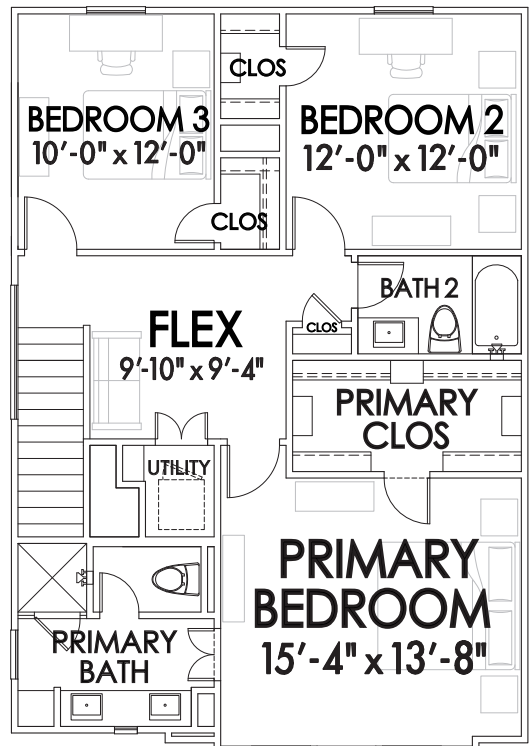
9215 PLAN | 1,496 SQ FT



FIRST FLOOR



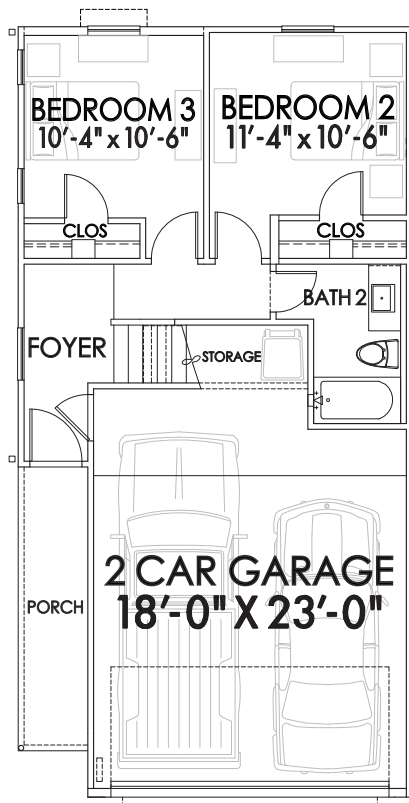
SECOND FLOOR



SECOND FLOOR

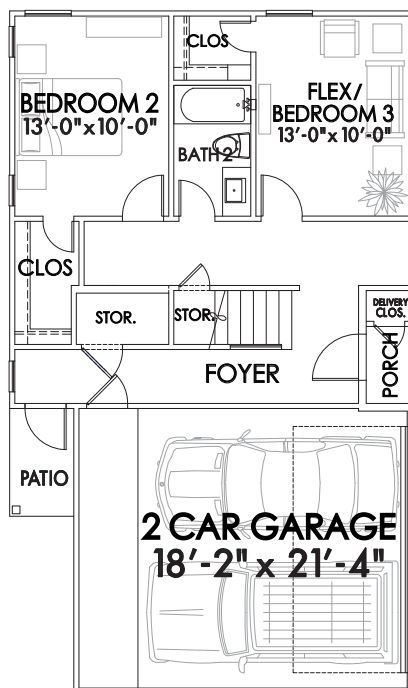


**9293 PLAN | 1,468 SQ FT**



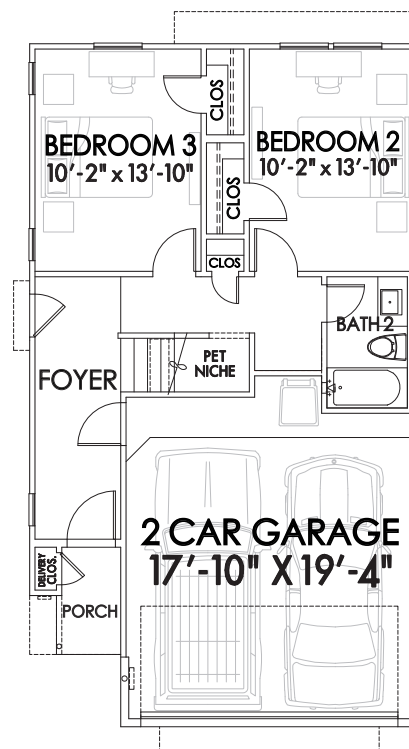
**FIRST FLOOR**

**9236 PLAN | 1,748 SQ FT**

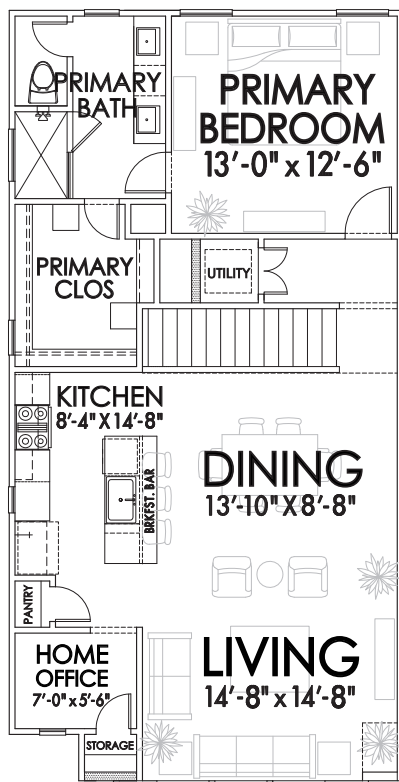


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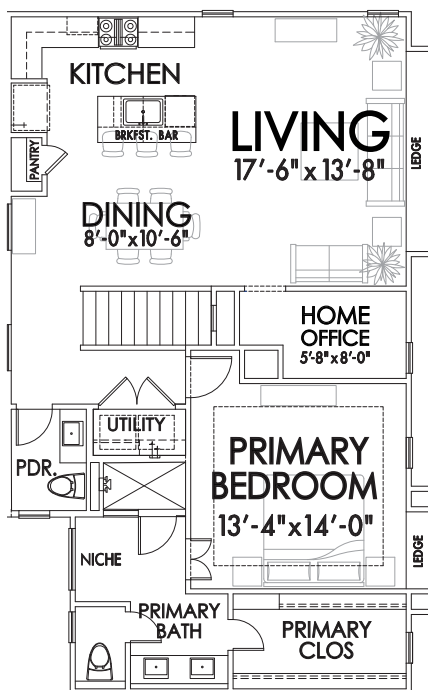
**9285 PLAN | 1,624 SQ FT**



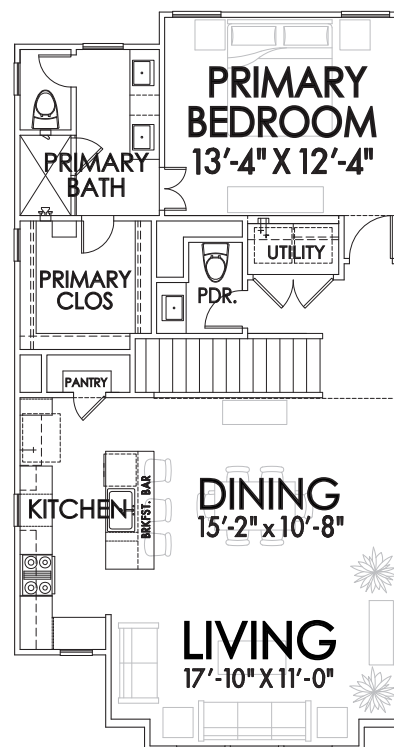
**FIRST FLOOR**



**SECOND FLOOR**

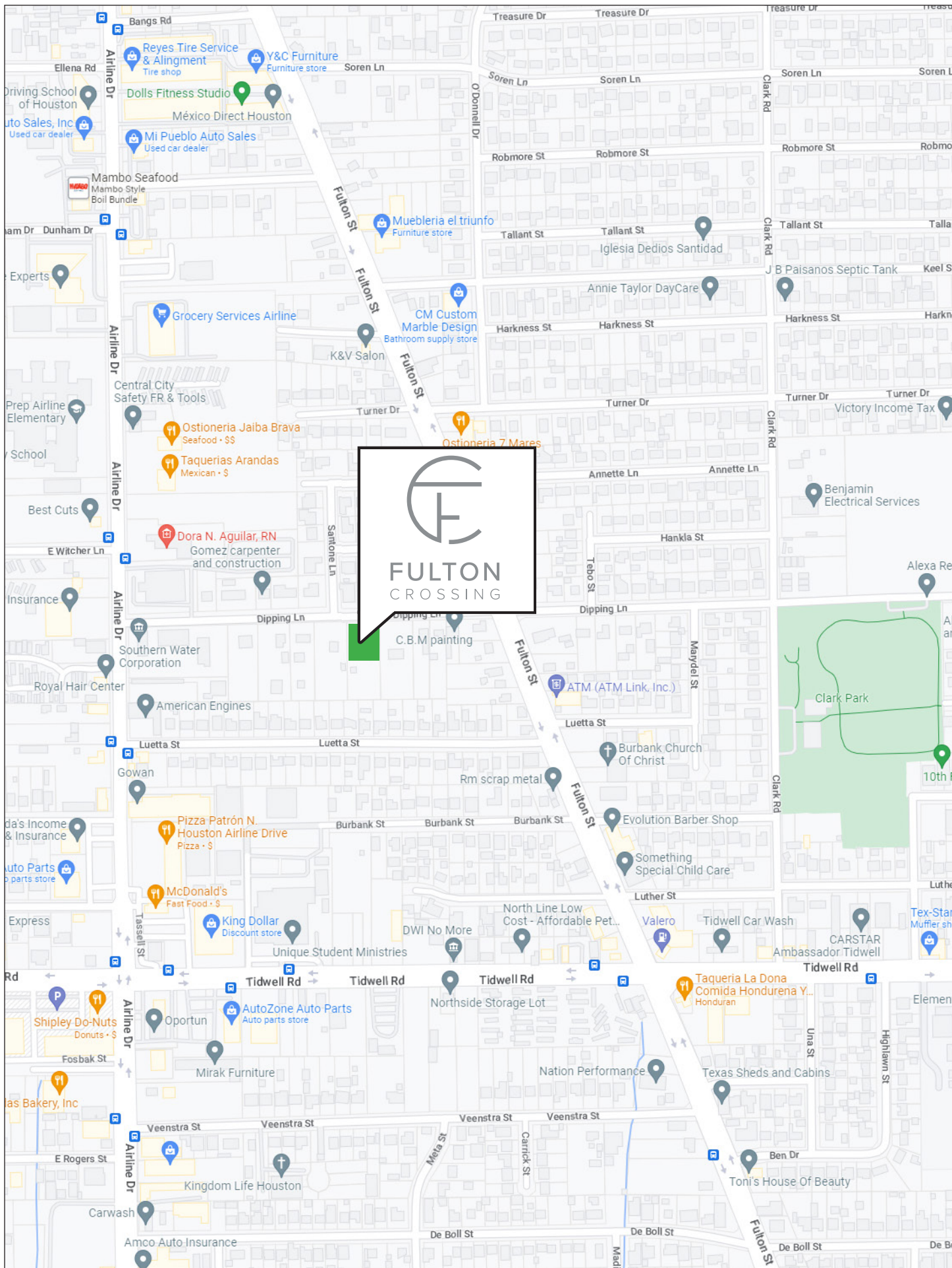


**SECOND FLOOR**



**SECOND FLOOR**

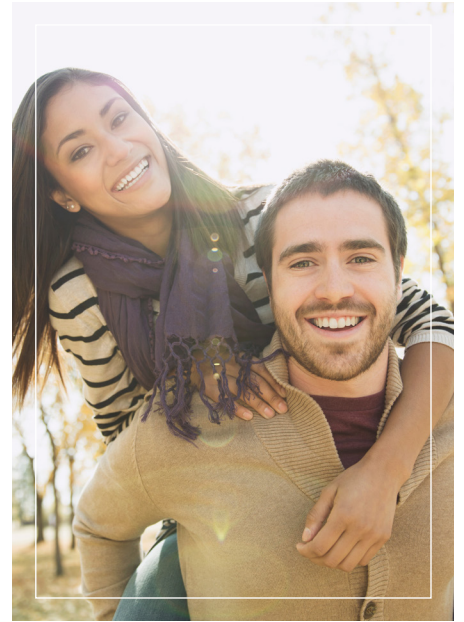






## NORTHLINE

Discover the vibrant community of Northline, located in North Houston, Texas, just minutes away from I-45. This diverse neighborhood is home to a thriving community, rich in culture and tradition. With main roads like Airline Drive and Little York Road, Northline offers convenient access to all the amenities you need. Explore the area's history at the former Northline Mall, or enjoy the many local businesses and restaurants that make this neighborhood unique. Whether you're looking for a new place to call home or simply want to experience the charm of Northline, there's something for everyone in this bustling community. Come see for yourself why Northline is quickly becoming one of Houston's most sought-after neighborhoods.



BEAUTIFUL TWO-STORY HOMES



## SITE PLAN NORTHLINE



### FEATURES

36 FREESTANDING HOMES	DOG PARK
BEAUTIFUL TWO STORY HOMES	2 CAR GARAGES
GATED COMMUNITY	3 BEDROOMS / 2 BATHS
GUEST PARKING	PRIVATE YARDS

#### 9215 PLAN

44 Dipping Ln  
Call for Pricing

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9289 PLAN

46 Dipping Ln  
Call for Pricing

3	2/1	1396
Beds	Baths	Sq. Ft.

#### 9215 PLAN

48 Dipping Ln  
Call for Pricing

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9289 PLAN

50 Dipping Ln  
Call for Pricing

3	2/1	1396
Beds	Baths	Sq. Ft.

#### 9215 PLAN

52 Dipping Ln  
Call for Pricing

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9289 PLAN

54 Dipping Ln  
Call for Pricing

3	2/1	1396
Beds	Baths	Sq. Ft.

#### 9215 PLAN

56 Dipping Ln  
Call for Pricing

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9289 PLAN

58 Dipping Ln  
Call for Pricing

3	2/1	1396
Beds	Baths	Sq. Ft.

#### 9215 PLAN

60 Dipping Ln  
Call for Pricing

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9289 PLAN

62 Dipping Ln  
Call for Pricing

3	2/1	1396
Beds	Baths	Sq. Ft.

#### 9215 PLAN

64 Dipping Ln  
**MODEL**

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9236 PLAN

17 Fulton Row Ln  
Call for Pricing

3	2/1	1748
Beds	Baths	Sq. Ft.

#### 9236 PLAN

19 Fulton Row Ln  
Call for Pricing

3	2/1	1748
Beds	Baths	Sq. Ft.

#### 9293 PLAN

20 Fulton Row Ln  
Call for Pricing

3	2/1	1468
Beds	Baths	Sq. Ft.

#### 9215 PLAN

9802 Fulton Park Ln  
Call for Pricing

3	2/1	1496
Beds	Baths	Sq. Ft.

#### 9285 PLAN

9803 Fulton Park Ln  
Call for Pricing

3	2/1	1624
Beds	Baths	Sq. Ft.



A FULL-SERVICE REAL ESTATE COMPANY

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An Equal Housing Opportunity  
NMLS: 70345

No guarantee is made that the features, amenities, layouts, views, materials and facilities depicted by photos, renderings and/or sketches or otherwise described herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described, and you shall not rely on the information contained herein. Renderings, photos and sketches may be inaccurate. The Developer may make modifications and changes to the project and information provided herein without notice.

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**EP**  
ERIN PARK

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**CH**  
CITYSIDE  
HOMES





GATED COMMUNITY WITH GUEST PARKING



SAMSUNG APPLIANCES



LARGE WALK-IN PRIMARY CLOSET





COMMUNITY DOG PARK



PRIVATE YARDS PER PLAN



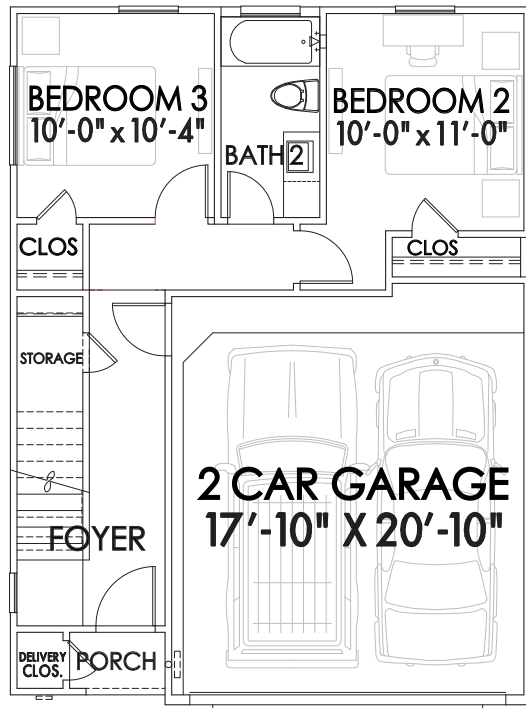
SPACIOUS PRIMARY BEDROOM



OPEN CONCEPT

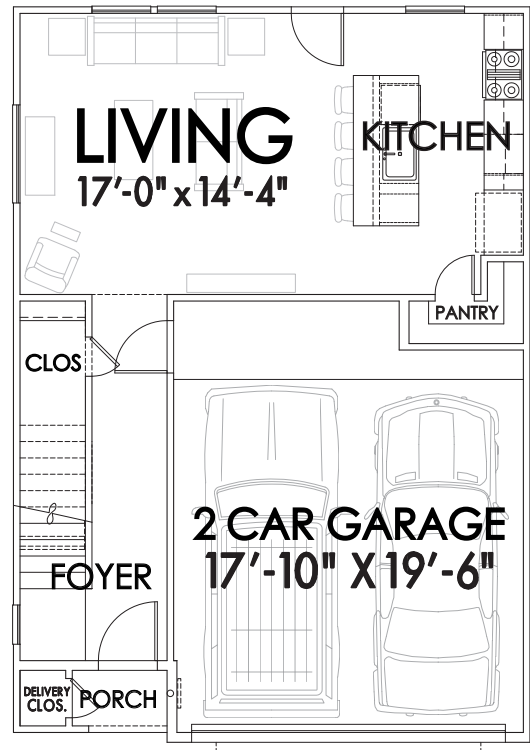


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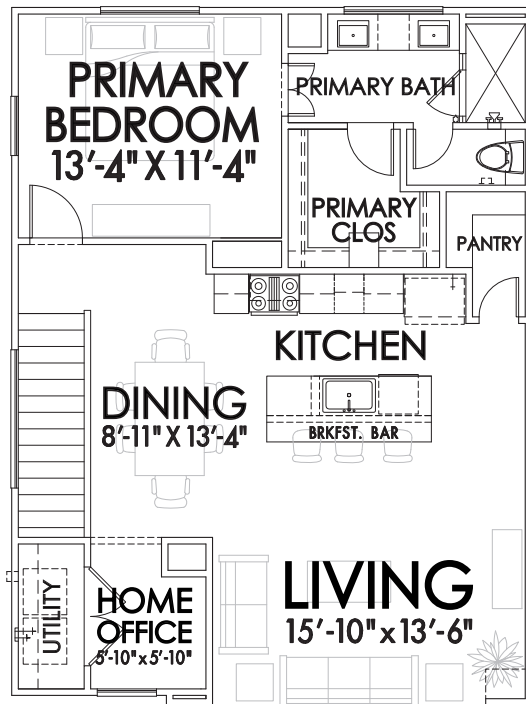


FIRST FLOOR

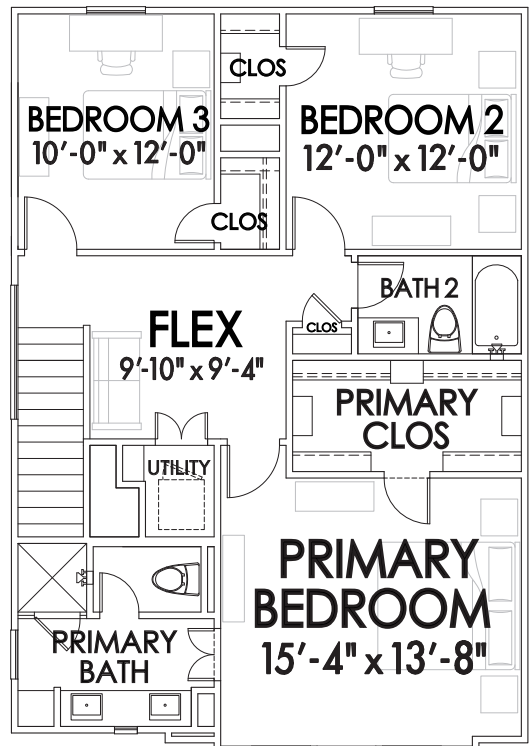
9215 PLAN | 1,496 SQ FT



FIRST FLOOR

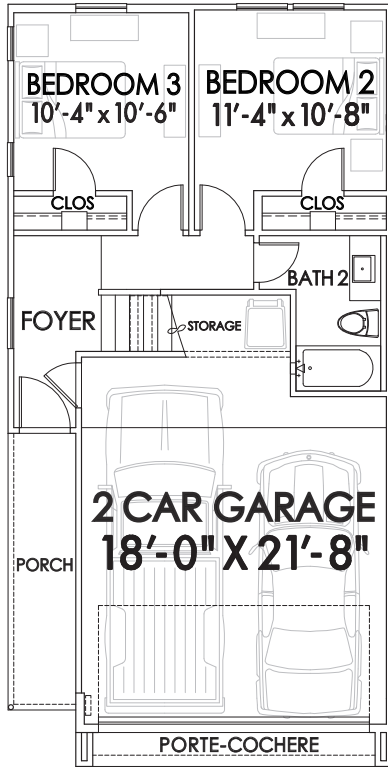


SECOND FLOOR

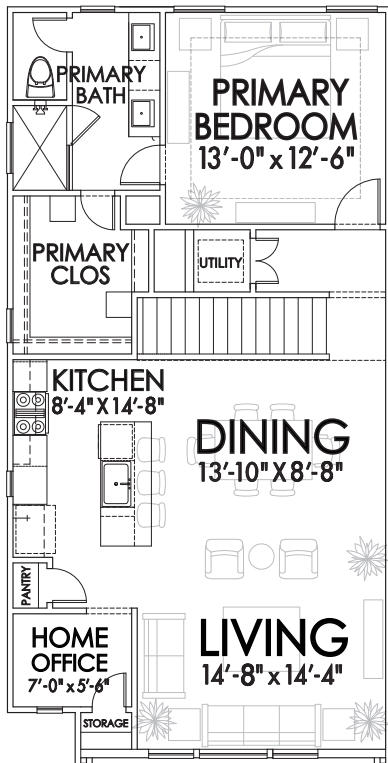


SECOND FLOOR

**9275 PLAN | 1,966 SQ FT**

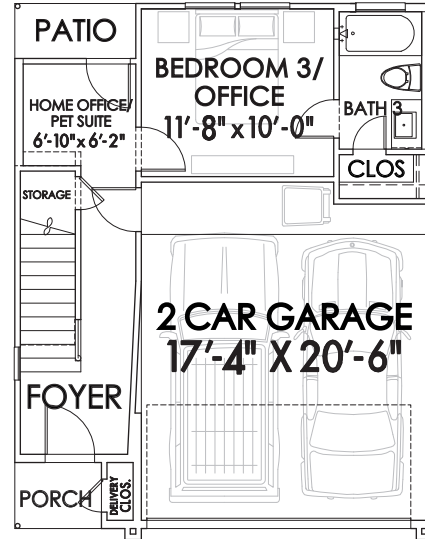


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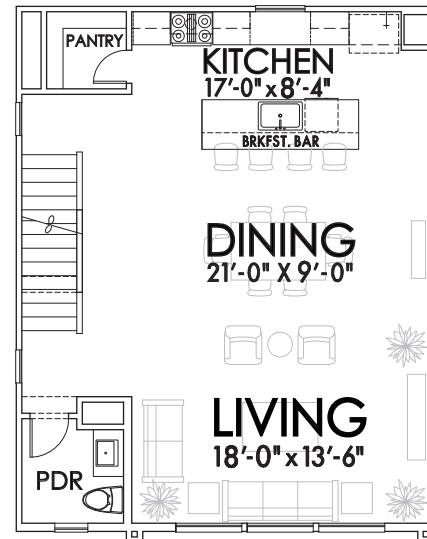


**SECOND FLOOR**

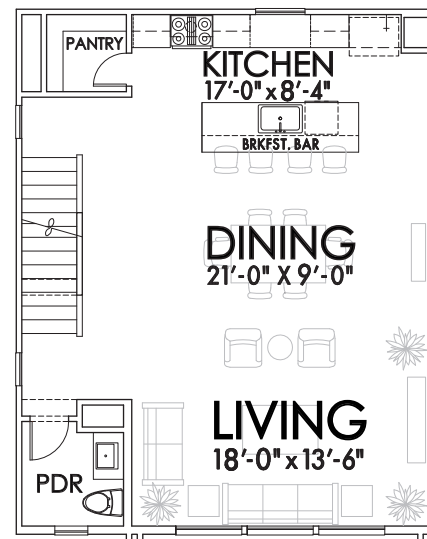
**9366 PLAN | 1,978 SQ FT**



**FIRST FLOOR**



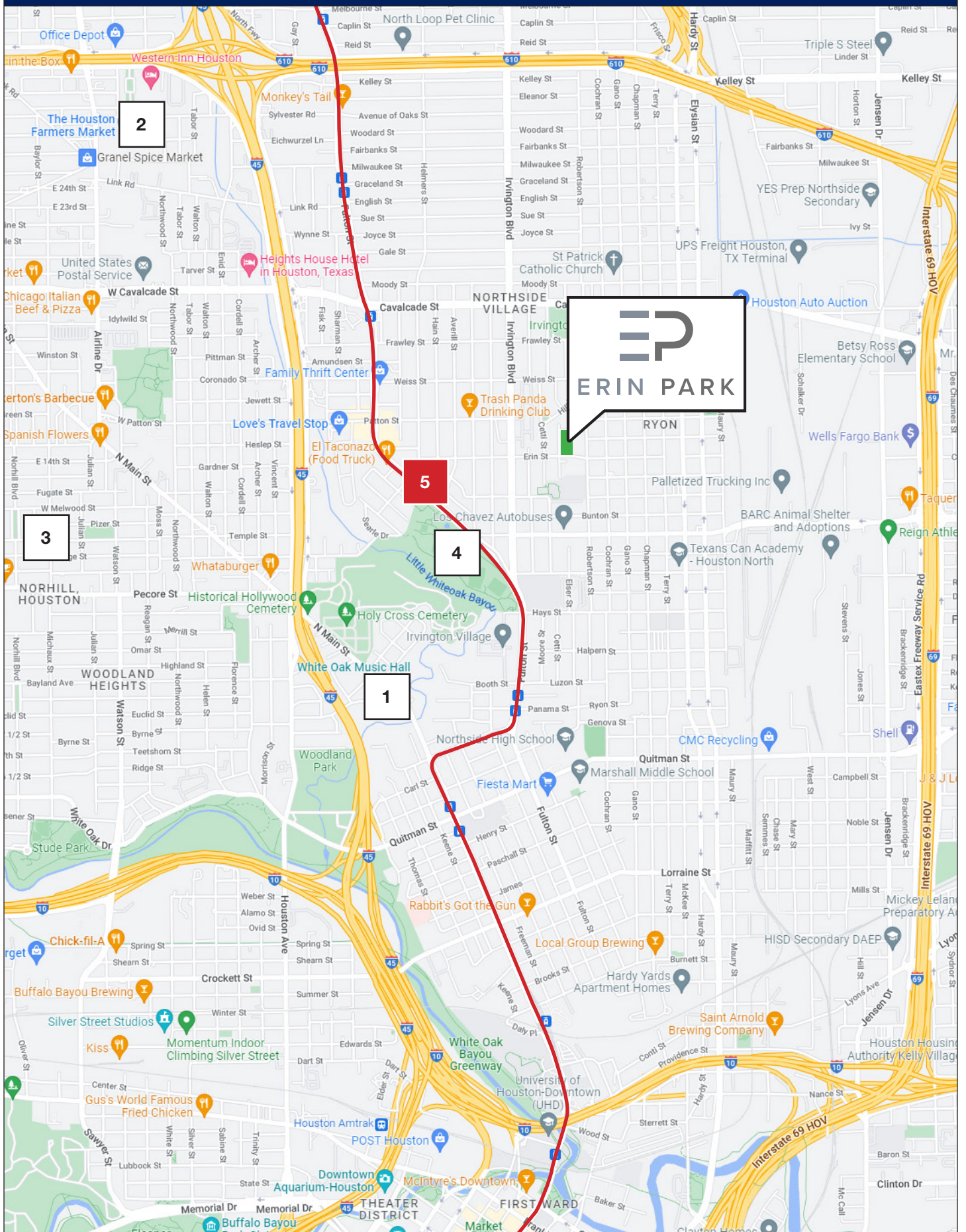
**SECOND FLOOR**



**THIRD FLOOR**



## NORTHSIDE VILLAGE





## 1 | WHITE OAK MUSIC HALL

Performances by popular musical acts staged in an amphitheater with a lawn, plus 2 indoor spaces.



## 2 | THE HOUSTON FARMERS MARKET

As the City's oldest and largest farmer's market, the 18-acre market on Airline Drive is a can't-miss Houston destination. Get ready to shop, cook, and dine like a local at the Houston Farmers Market, now open.



## 3 | NEAR THE HEIGHTS

The Heights has an amazing food and bar scene along with spacious parks, adorable Victorian houses and well-kept Bungalows.



## 4 | MOODY PARK

Moody Park is a public city park in the Near Northside neighborhood of Houston. It was opened in 1925 and is managed by the Houston Parks Department.

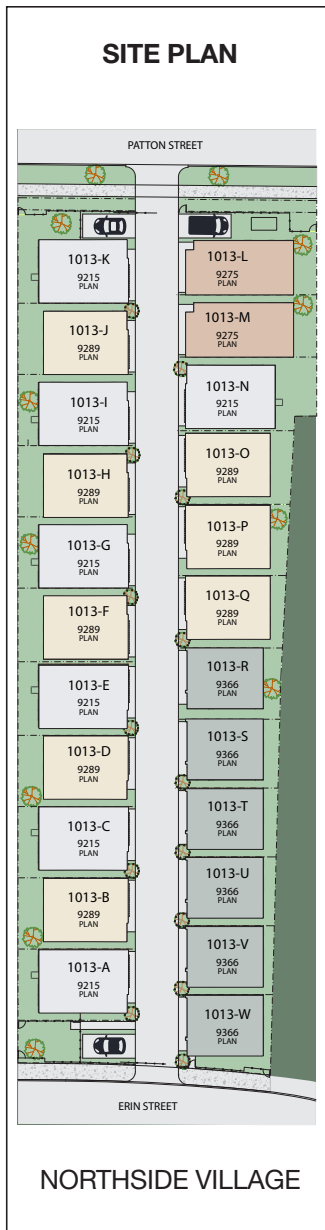



## 5 | METRO RED LINE

The Red Line offers a fast and convenient rail service from the Northline Transit Center/HCC to Fannin South and numerous points in between. Featured stops include Downtown, the Museum District, the Texas Medical Center and NRG Park.







<b>9215 PLAN</b> 1013-A Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9289 PLAN</b> 1013-B Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.	<b>9215 PLAN</b> 1013-C Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9289 PLAN</b> 1013-D Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.
<b>9262 PLAN</b> 1013-E Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9289 PLAN</b> 1013-F Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.	<b>9215 PLAN</b> 1013-G Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9289 PLAN</b> 1013-H Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.
<b>9262 PLAN</b> 1013-I Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9289 PLAN</b> 1013-J Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.	<b>9215 PLAN</b> 1013-K Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9275 PLAN</b> 1013-L Erin Street Call for Pricing 3 Beds   2/1 Baths   1966 Sq. Ft.
<b>9275 PLAN</b> 1013-M Erin Street Call for Pricing 3 Beds   2/1 Baths   1966 Sq. Ft.	<b>9215 PLAN</b> 1013-N Erin Street Call for Pricing 3 Beds   2/1 Baths   1496 Sq. Ft.	<b>9289 PLAN</b> 1013-O Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.	<b>9289 PLAN</b> 1013-P Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.
<b>9289 PLAN</b> 1013-Q Erin Street Call for Pricing 3 Beds   2/1 Baths   1396 Sq. Ft.	<b>9366 PLAN</b> 1013-R Erin Street Call for Pricing 3 Beds   2/1 Baths   1978 Sq. Ft.	<b>9366 PLAN</b> 1013-S Erin Street Call for Pricing 3 Beds   2/1 Baths   1978 Sq. Ft.	<b>9366 PLAN</b> 1013-T Erin Street Call for Pricing 3 Beds   2/1 Baths   1978 Sq. Ft.
<b>9366 PLAN</b> 1013-U Erin Street Call for Pricing 3 Beds   2/1 Baths   1978 Sq. Ft.	<b>9366 PLAN</b> 1013-V Erin Street Call for Pricing 3 Beds   2/1 Baths   1978 Sq. Ft.	<b>9366 PLAN</b> 1013-W Erin Street Call for Pricing 3 Beds   2/1 Baths   1978 Sq. Ft.	

## FEATURES

23 FREESTANDING HOMES WITH PRIVATE YARDS

BEAUTIFUL TWO AND THREE STORY HOMES

GATED COMMUNITY

GUEST PARKING

DOG PARK

2 CAR GARAGES

3 BEDROOMS / 2 BATHS

10 MINUTES FROM DOWNTOWN



A FULL-SERVICE REAL ESTATE COMPANY

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PARK STREET

HOMES™  
PRESENTS

# GRAND PARK SQUARE HOMES AVAILABLE

**HOMES AVAILABLE AT \$230,000**

INCOME RESTRICTED UP TO 120% OF AREA AMI

**GRAND PARK SQUARE  
SOUTH UNION HOUSTON**

HOMES AVAILABLE FOR  
SUMMER 2023 MOVE-IN  
CALL TODAY  
832-242-9420



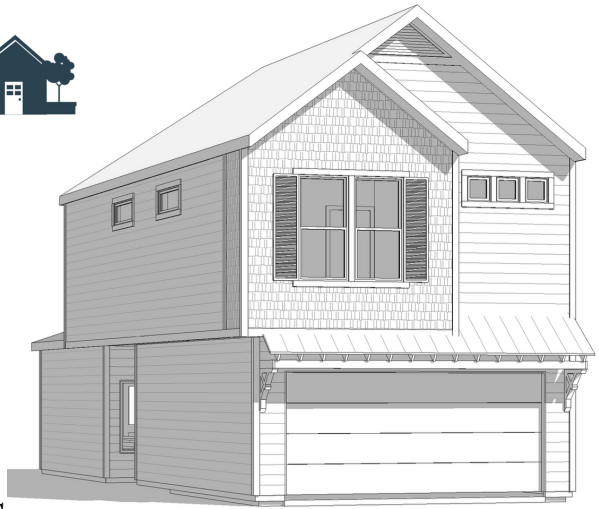


# PARK STREET

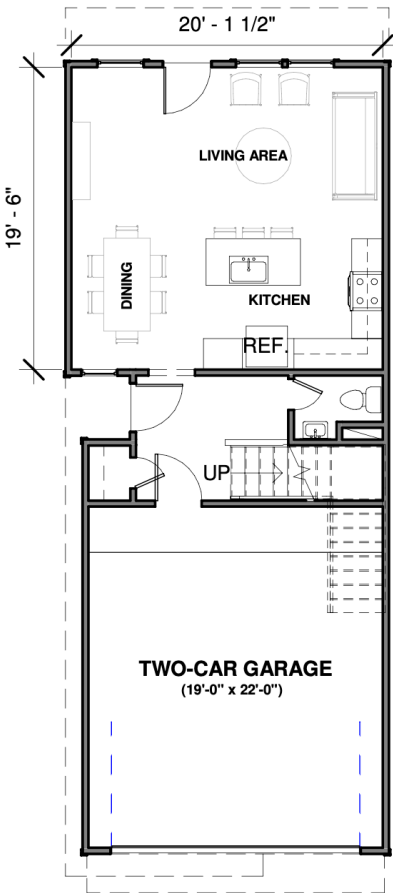
HOMES™



3 BEDROOMS  
2.5 BATHROOMS  
1,454 SQFT

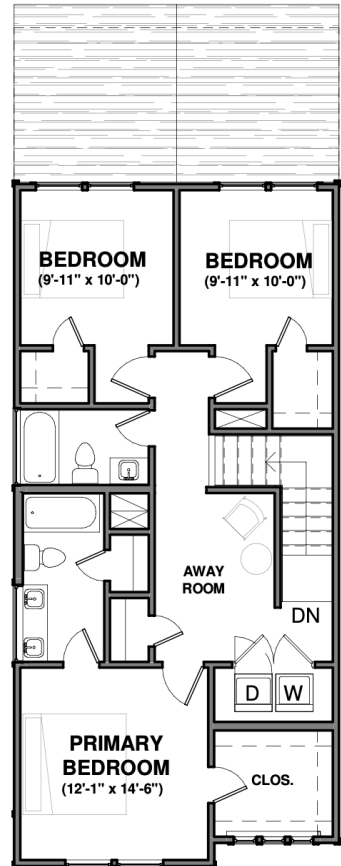


## WILLOW PLAN



1/ First Floor  
1" = 10'-0"

Living Area= 601 SF



2/ Second Floor  
1" = 10'-0"

Living Area= 913 SF





# MORE THAN A HOME

## OUR WILLOW PLAN

Each home will feature 3 Bedrooms 2 1/2 baths, Granite counter tops, Large backyard, Designer inspired fixtures and finishes. Dusk till dawn exterior lighting with private entry and 2 car garage.

# A COMMUNITY IN THE HEART OF THE CITY

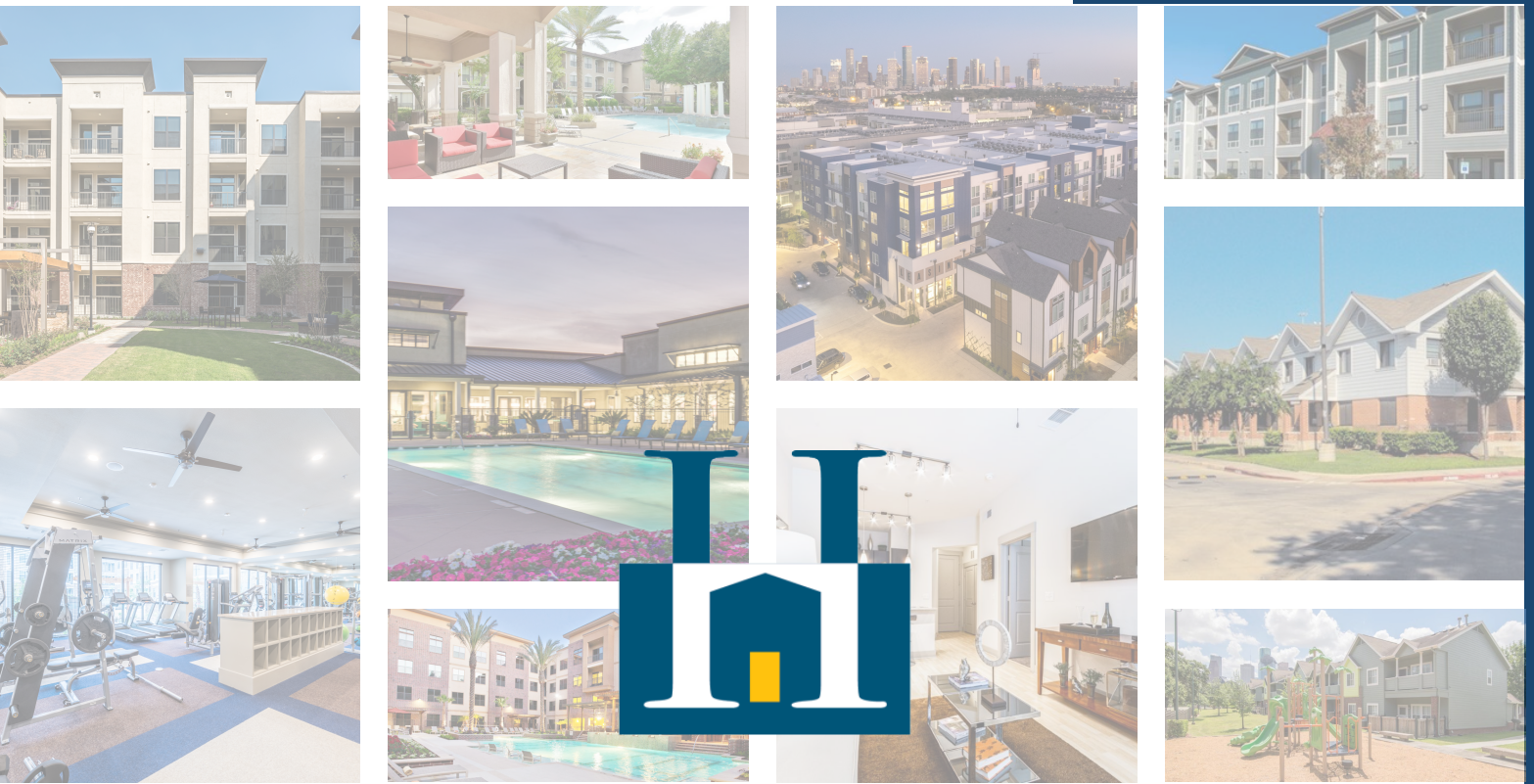
## GRAND PARK SQUARE

Grand Park Square is a charming urban-planned community positioned in the heart of South Houston. With every home designed with convenience and luxury in mind, life at Grand Park Square is geared to offer homeowners a beautiful and luxurious home built for entertaining and enjoyment all while being in close proximity to all the amenities that Central Houston has to offer.



SWD | SHULTON WILLIAMS  
DEVELOPMENT  
CORP

GRANDPARKSQUAREHTX.COM  
PARKSTREETHOMES.COM



# HOUSTON

## HOUSING AUTHORITY

---

We are committed to providing quality, low-cost housing for those who need it most. We have affordable apartments directly in Houston, and in surrounding areas like Katy, Sugar Land, the Heights, Humble, and beyond.

**Visit the [AffordableHousingHouston.com](https://AffordableHousingHouston.com) website to view the apartments and explore your options**





**The HHA provides a variety of quality, affordable housing options and services to help thousands of residents in need all over Houston.**

The HHA serves:



Low-to-Middle  
Income Families



Seniors



People with  
Disabilities



Veterans

## HHA BY THE NUMBERS

**60K+** Low-to-Middle Income Families

**19K+** HCVP Participants

**7** Public Housing Developments

**3** Mixed-Income Housing

**7** Tax Credit Communities

**1** Section 8 New Construction

**4** Rental Assistance Demonstration

# INFORMATIONAL FACT SHEET

2640 Fountain View Dr. | Houston, Texas 77057 | 713-260-0600 | [housingforhouston.com](http://housingforhouston.com)

The Houston Housing Authority (HHA) provides affordable homes and services to more than 60,000 low-to-middle income Houstonians, including over 19,000 families housed through the Housing Choice Voucher Program, 4,200 living in 22 public housing, mixed-income, rental assistance demonstration and tax credit developments, and an additional 716 in project-based voucher developments around the city.

## AFFORDABLE HOUSING OPTIONS

### Public Housing Development

Federally-funded affordable housing designed to provide safe, quality rental units for eligible low-income families, seniors, veterans, and people with disabilities.

### Mixed-Income Housing

Housing communities comprised of units at differing levels of affordability, i.e. market-rate and subsidized units.

### Workforce Housing

Providing middle-income, essential workers with affordable housing in close proximity to their jobs, e.g. teachers, police officers, etc.

### Tax Credit Communities

Affordable rental properties for low-income households offering lower than market-rate rent, and tax incentives for eligible tenants, e.g. seniors, people with disabilities.

### Housing Choice Voucher Program (HCVP)

Provides low-income families and eligible individuals with a voucher to help pay for privately-owned housing. The HHA's HCVP waitlist is currently closed.

### Housing Choice Voucher Homeownership Program

Families enrolled in the Family Self-Sufficiency Program and HCVP can use their voucher to purchase a home vs. rent. For first-time homebuyers only (doesn't own a home, or hasn't during the past 3 years).

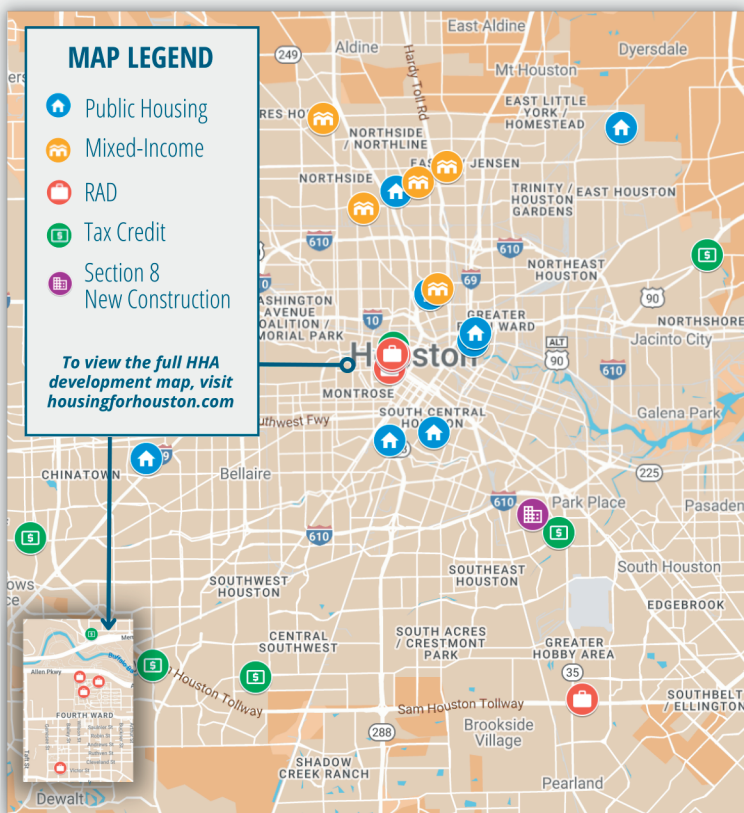
### Rental Assistance Demonstration (RAD)

A voluntary program of the U.S. Department of Housing and Urban Development (HUD) that seeks to preserve public housing by providing Public Housing Agencies (PHAs) with various opportunities, including access to more stable funding.

## MAP LEGEND

- Public Housing
- Mixed-Income
- RAD
- Tax Credit
- Section 8  
New Construction

To view the full HHA development map, visit [housingforhouston.com](http://housingforhouston.com)



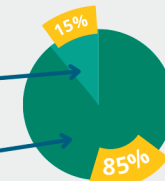
## HHA FUNDING: BUDGET & SOURCES



**\$266.6M**  
Current annual  
budget

State &  
Local  
Sources

HUD





## Feel Right@Home with 100% Mortgage Financing

Let our home loan experts help you find the perfect mortgage – one that meets your financial needs and goals. We are empowered to help by offering expanded access to mortgage credit for low- to moderate-income borrowers and communities.

Do you love the home you're in now but want a lower monthly payment? You can refinance it with a Right@Home® Loan!

Contact a Cadence Mortgage Loan Officer to get started today!

### THE DETAILS



Up to 100% financing for home purchases and refinances



Reduced fees



No mortgage insurance



Flexible sources for down payment and closing costs



Also available for new construction & renovation permanent loans (up to 90% LTV)



**Deborah Forge**  
Community Development Lender  
NMLS 2149812

📞 832-453-6384  
☎ 281-944-2059  
➤ [cadencebank.com/deborahforge](https://cadencebank.com/deborahforge)  
✉ [deborah.forge@cadencebank.com](mailto:deborah.forge@cadencebank.com)



Cadence Bank

5253 Holister  
Houston TX 77040



Information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend.

Member  
FDIC





## Community Growth Begins Right@Home

Cadence Bank is expanding homeownership opportunities to borrowers on properties located in majority-minority emerging communities<sup>(1)</sup> through our Right@Home mortgage. Owning a home of your own in a community you love can help bring peace of mind and stability you can develop your life around. Plant the seed. Start growing your financial future today.

(1) As identified by majority-minority census tracts (MMCT) (2) Financing of up to 100% of the purchase price or 100% LTV. \$500 Borrower minimum contribution and closing costs not included. (3) 200% of MSA median family income in majority minority census tracts Cadence's Right@Home® mortgage loan is subject to approval. Interest rates are subject to change without notice and are dependent on credit score. Certain conditions apply. This is not a commitment to lend or rate guarantee.

### RIGHT@HOME MORTGAGE LOAN FEATURES:



Up to 100% Financing<sup>(2)</sup>



No Mortgage Insurance



Expanded Income Limits<sup>(3)</sup>



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usbank.com/mortgage



## Once you find that perfect place to call home, the next big step is to finance it.

With so many mortgage options, it's important to have a knowledgeable resource to guide you through the process with consistent communication. We'll take the time to discuss your needs and review various loan options with you.

- Low down payment options
- First-time homebuyer help
- FHA and VA mortgages
- Financing available for a wide price range of homes
- Lot loan financing for vacant land
- Loan options for your needs to buy, build or borrow



**Kathryn Jones-Hunter**

Mortgage Loan Officer

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Mortgage Loan Officer

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shirley.pennmcafee@usbank.com

NMLS # 593944

Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rates and program terms are subject to change without notice. Visit [usbank.com](https://usbank.com) to learn more

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