

HOUSING TRUST SUPPORT AND SERVICES

- Obtaining a deferred payment loan from the County and/or other sources.
- Creating funding packages, including preparing applications for funding.
- Defining scope of work and budget.
- Identifying properly licensed contractors.
- Preparing a bid package and managing the contractor bid process.
- Conducting homeowner orientation.
- Assisting homeowner on contractor selection, review and in-spection of work performed, and approval of draw requests and project closeout.

**APPLICATIONS ARE OPEN
AS FUNDING ALLOWS**



ABOUT THE PROGRAM

The Home Renewal Program (HRP) is run by The Housing Trust in conjunction with Los Alamos County. HRP enables income-qualified homeowners to improve their homes to increase comfort, safety, and liveability without adding to monthly expenses.

HRP is made possible through a subsidy loan provided by the County and other funding sources. The loans are non-amortizing and have no monthly payment.

Don't waste time and money on temporary repairs when you could be investing in substantial, necessary improvements to your home that may increase its value and that of the neighborhood.

FIND OUT IF YOU QUALIFY FOR A HRP LOAN

Contact Our Staff

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THE HOUSING TRUST

(505)989-3960
6005 Jaguar Drive Ste. 101
Santa Fe, New Mexico 87507

Office Hours:
Monday - Thursday 8 - 5 p.m.
Friday 8 a.m. - 4 p.m.



**HOME
RENEWAL
PROGRAM**

LOS ALAMOS

HOMEOWNER ELIGIBILITY

- Be a Los Alamos County homeowner occupant or have an executed home purchase contract contingent on Home Renewal Program financing.
- Be able to complete improvements in 120 days after Notice to Proceed.
- Exceed minimum credit score of 620.
- Fall under maximum debt to income ratio of 45%. Have a Household income less than the income limits shown on the income limit table.
- Have no delinquent property taxes, utility bills, or mortgage payments.
- Have no bankruptcy within three years.
- Continue to live in the home after improvements are complete. (Loan becomes due if you sell or vacate the home.)

LOS ALAMOS COUNTY LOW INCOME LIMITS FY2025

Occupants	1	2	3
50% AMI	\$54,803	\$62,600	\$70,450
80% AMI	\$87,680	\$100,160	\$112,720
120% AMI	\$131,520	\$150,240	\$169,080

Occupants	4	5	6
50% AMI	\$78,250	\$84,550	\$99,800
80% AMI	\$125,200	\$135,280	\$145,280
120% AMI	\$187,800	\$202,920	\$217,920

HOME ELIGIBILITY

- Be a single-family, townhouse, condominium, or manufactured home with a permanent foundation.
- Have a clear title.
- Have current homeowners insurance.
- Have a current County Assessor Notice of Value less than \$440,480.
- Be residential (no commercial/mixed-use), except approved home occupations.
- Have a Cumulative Loan to value (CLTV) less than 100% property value based on County assessed value.

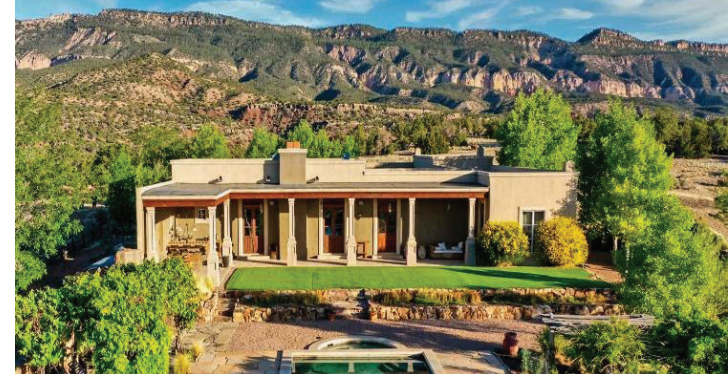
PROJECT ELIGIBILITY

Under the Home Renewal Program, homeowners may apply for assistance under one of the three improvement programs below.

1. Energy Conservation: An improvement which reduces the gas and electricity used in the home. Up to \$14,999 available.

2. Emergency Repair: An improvement to remove a substandard condition which poses on immediate threat to the home's occupants. Up to \$25,000 available.

3. General Repair: An improvement necessary to bring a home, or part of a home, up to State and County Building Codes, State Energy Efficiency Code, and/or make accessibility improvements that allows Seniors to safely remain in their homes and/or repair/replace exterior siding and stucco. Up to \$45,000 available.



QUALIFYING PROJECT EXAMPLES

- Window and door replacement
- Unsafe deck, porch, and exterior steps
- Plumbing, mechanical, and electrical systems
- Exterior siding, stucco, and painting
- Heating/cooling systems
- Insulation
- Lead paint, asbestos, mold, and pest infestation
- Roof repair/replacement

PROJECTS THAT DON'T QUALIFY

- Additions
- Appliance purchase
- Interior remodeling
- Landscaping (including decks, porches, patios)
- Owner-built projects (licensed contractors required)
- Interior painting (if tied to other improvements)
- Reimbursement for past expenses