

PROGRAM SUPPORT & SERVICES

The Staff at The Housing Trust can help you with:

- 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 inspection of work performed, and approval of draw requests and project closeout.

FIND OUT IF YOU QUALIFY FOR A HOME RENEWAL PROGRAM LOAN

Contact the staff at the Housing Trust

Lucas McNatt

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**THE HOUSING
TRUST**

(505)989-3960

6005 Jaguar Drive Ste. 101
Santa Fe NM, 87507

Monday-Thursday 8:00 a.m. -5:00p.m.

Friday 8:00 a.m. - 4:00 p.m.



ABOUT THE HOME RENEWAL 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. No monthly payments are due on the loan, until the home is sold, or vacated.

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 neighbourhood.



HOME RENEWAL PROGRAM

LOS ALAMOS
where discoveries are made

Office Hours: Monday-Thursday 8:00-5:00

Fridays 8:00-4:00

(505) 989-3960

6005 Jaguar Dr Ste. 101

Santa Fe, NM 87507



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.)

LOW INCOME LIMITS BY HOUSEHOLD SIZE FOR LOS ALAMOS COUNTY FOR FY 2025

Person/ Occupant	1	2	3	4	5	6
50% AMI	\$54,803	\$62,600	\$70,450	\$78,250	\$84,550	\$99,800
80% AMI	\$87,680	\$100,160	\$112,720	\$125,200	\$135,280	\$145,280
120% AMI	\$131,520	\$150,240	169,080	\$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 an 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 allow Seniors to safely remain in their homes and/or repair/replace exterior siding and stucco. Up to \$45,000 available.

EXAMPLES OF PROJECTS THAT DO QUALIFY:

- Window and door replacement
- Unsafe deck, porch and exterior steps
- Plumbing mechanical and electrical systems
- Exterior siding and stucco repair/replacement and painting
- Heating/Cooling Systems
- Insulation
- Lead based paint, asbestos, mold remediation, and rodent infestation
- Roof Repair/Replacement

APPLICATIONS ARE OPEN AS LONG AS FUNDING IS AVAILABLE

CHECK YOUR ELIGIBILITY FOR THE HOME RENEWAL PROGRAM

EXAMPLES OF PROJECTS THAT DO NOT QUALIFY:

- HRP is not intended to be a luxury improvement program. Renovations that do not meet eligible project definitions are ineligible, including:
 - Additions
 - Appliance purchase
 - Interior remodeling
 - Landscaping
 - New decks, porches, or patios
 - Owner build projects (all work completed under this program will be performed by licensed contractors).
 - Interior Painting (unless needed due to other improvements, such as sheet rock or window replacement)
 - Reimbursement to owner for previous expenses

