

## HOME Program FAQ's Beneficiary Urban/Rural Homeowner Rehabilitation

1. I am a low income homeowner, Can I apply directly to THDA for a homeowner rehabilitation grant under the HOME program.
  - a. No. THDA provides grants to local communities and non-profit organizations to make available in their areas. If you are interested in the HOME program you should contact your local or county government to see if they have an open grant and ask when their open application period will be. For a list of all open home grants you can go to [www.thda.org/business-partners/home](http://www.thda.org/business-partners/home)
2. Who is eligible to apply for assistance under the Local HOME grant program?
  - a. Individuals and families who are existing homeowner and whose gross household income is equal to or less than 80% of the HUD's currently published survey of Area Median Income for the area the family/person lives in. The HOME must be the primary residence for the homeowner and the must have lived there for a minimum of one year.
3. What does the HOME grant provide to the low income beneficiary?
  - a. (HOME) funds may be used to assist existing homeowners with the repair, rehabilitation, or reconstruction of their primary residence. The cornerstone of the HOME homeowner rehabilitation program is to bring properties that are not code compliant into compliance with the existing building code and to the extent possible to have the rehabilitated home meet THDA's Design Standards.
4. What if my house is too far gone to rehabilitate?
  - a. When the condition of a house is beyond efficient repair the local community may choose to reconstruct the home. That means the original house will be torn down and a new, similar sized home built in its place.
5. How much is the grant to the home owner.
  - a. The amount that can be spent on any one project is limited by HUD's published Subsidy Limit. You can see the current Subsidy Limits here: <https://thda.org/business-partners/home> . No cash is actually transferred to the homeowner. The local community will facilitate a contract with a qualified building contractor to make the repairs.
6. Are there any strings attached when I accept a HOME grant?
  - a. There is a compliance period attached to the HOME Grant that requires that you continue to live in the HOME for a specific period of time. That period ranges from between 5 and 15 years depending on what is done with the grant and the actual amount of the grant. A deed of Trust will be recorded at the local courthouse to secure that obligation. Once the compliance period has been fulfilled the entire grant will be forgiven and the deed can be removed. Should you sell the home prior to the end of the compliance period you will be required to pay back a prorated portion of the grant.

7. What happens if the home owner dies during the compliance period?
  - a. If the homeowner of a property that has been rehabilitated dies during the compliance period and the property is inherited by heirs, the property may be rented without repaying the unforgiven portion of the HOME subsidy to THDA. However, if the house is sold by the heirs during the affordability period, the remaining unforgiven portion must be repaid to THDA.
  
8. Can I get my mobile home rehabilitated?
  - a. No, manufactured housing and manufactured housing lots are not eligible for HOME assistance.