



Power Move #15 House Hacking



Free Virtual Coaching
30-minutes w/ Mr. Norman

House Hacking: Let Your Home Pay You!

Welcome to the ultimate lesson plan for reducing your biggest monthly expense: housing. We're giving "homework" a whole new meaning! House hacking is the strategic Power Move of generating income from your primary residence to offset, or even totally eliminate, your mortgage or rent payment. Think of it as turning your home into a hardworking TA that covers the costs while you focus on enjoying your rich life.

The Three "Degrees" of House Hacking

1. The Substitute Teacher– Rent a Room:

Have an extra bedroom or a finished basement gathering dust? Rent it out to a fellow educator, a quiet grad student, or traveling professional. They get a place to stay; you get a rental check that can make your mortgage disappear faster than donuts in the teachers' lounge.

2. The ADU Advanced Placement– Accessory Dwelling Unit:

If your property allows, add a "Granny Flat" or tiny home in the backyard, or convert a garage. This creates a completely separate living space for a tenant, increasing your income potential without sharing your kitchen.

3. The Multi-Unit Master's– Duplex/Triplex:

The classic hack. Buy a property with 2-4 units, live in one, and rent out the others. If you crunch the numbers correctly, your tenants' rent can offset a significant portion of your mortgage *and* bring in extra cash flow every month. It's like getting paid to live in your own home!

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Degree 1: The Substitute Teacher– Rent a Room

- Rent an extra room.
- Offset mortgage with rental checks.

Degree 2: The ADU Advanced Placement– Accessory Dwelling Unit

- Build separate space for tenant.
- Maximize income potential.

Degree 3: The Multi-Unit Master's– Duplex/Triplex

- Live in one unit, rent others.
- Tenants' rent covers mortgage.

The Take10 Extra Credit: Funding Your Purchase.

Access \$3.2 Million in Assistance!

Area Median Income (AMI)	Family Size	80% AMI
Eligibility at or below 80% AMI	1	80% AMI
	2	80% AMI
	3	80% AMI

(1) Check Durham DPA (\$80k first-come)
(2) SECU Option 2 (100% financing for educators)
(3) FHLBA Grant (\$20k assistance)
Combine assistance to start your journey.

Value/Impact

Focused House Hacking 'trend line' vs. Typical nomads homeownership

- Aggregate marginal gains weekly with smart actions.
- Reduce your biggest monthly expense: Housing.

Build massive work-optional wealth.

"But **Take10™**," you say, "**Are you crazy?! I'm on an educator's salary! How do I afford the down payment on a home?**" Don't worry—we've got a cheat sheet for that.

Funding Your Home Purchase If you are looking to purchase a primary residence *within the City of Durham*, the City of Durham Down Payment Assistance ([DPA](#)) Program might be your golden star resource. This program provides assistance to eligible persons and families to help them achieve the dream of homeownership.

Here are the eligibility cliff notes:

- Income: Must earn 80% or below of the Area Median Income (AMI). See the chart below!
- Ownership History: Must *not* have owned a home within the last three years.
- Primary Residency: You must plan to use the home as your primary residence.

The DPA Program is funded and administered through the City's Community Development Department. For more information or to apply, you can email them at DownPayment@DurhamNC.gov or call 919-560-4570. Approved lender list [here](#).

How Much Can You Get? A \$3.2 Million Fund!

Eligible homebuyers can apply for **up to \$80,000** in assistance through one of the City's approved lenders. These approved lenders have completed compliance training to ensure they understand the policy and underwriting guidelines. This is important: loans are provided on a first-come, first-served basis until the \$3.2 million in funding is fully depleted. Don't wait until the final bell rings; start exploring your options today!

HUD Fiscal Year 2025 Home Adjusted Income Limits

Family Size	1	2	3	4	5	6	7	8
80% AMI	\$64,750	\$74,000	\$83,250	\$92,500	\$99,900	\$107,300	\$114,700	\$122,100

Note: Income limits are based on U.S. Department of Housing and Urban Development HOME Income Limits, found at <https://www.huduser.gov/portal/datasets/HOME-income-limits.html>

SECU for Option 2 First-Time Homebuyer's Mortgage

Realize your dream of owning your first home with this specialized mortgage, available under SECU's [5-Year Adjustable Rate Mortgage](#) program. Finance up to 100% of a home's purchase price (up to \$500,000)¹ and up to \$2,000 to cover closing costs. You may be eligible if:

- You haven't owned a home in the last three years; or
- You're a new employee of a North Carolina state agency or public school system.
- You're an existing employee of a North Carolina state agency or public school system relocating to accept a new position within the state.

Federal Home Loan Bank of Atlanta (FHLBA) Community Partners Product

This grant program provides up to \$20,000 in home purchase assistance to current or retired law enforcement officers, educators, health care workers, firefighters, and other first responders; and veterans or active-duty members of the U.S. military or their surviving spouse.

To be eligible for the grant funds:

- You must contribute a minimum of \$1,000 toward the down payment and closing costs. You will not have to repay these funds if you remain in the home for at least five years.
- Your total household income must be 80% or less than:
 - The county area median income; or
 - The state median family income for the area where the home is being purchased; whichever is higher.

Your Financial Journey: Aggregation of Marginal Gains

Remember, you don't build wealth overnight. A core *Take10™* principle is the aggregation of marginal gains. By focusing on becoming just 1% Better each Week through smart, intentional actions like house hacking or utilizing assistance programs, you build a big, beautiful work-optional future while enjoying your rich life now. You work hard for the youth of America; let your money work hard for you. You've got this!



FREE 30-minute Virtual Coaching Session
w/ Mr. Norman, NBCT Retd. (31 years in DPS classroom).