

Home Modification Loan Program (HMLP)



HOME MODIFICATION
LOAN PROGRAM

*A state loan program that could help
you or a loved one live more
independently at home.*

RCAP *Solutions*

About the Home Modification Loan Program (HMLP)

- HMLP is a state-funded lending program that provides loans to homeowners and small landlords to fund necessary changes to keep individuals with disabilities or elderly family members in their own homes
- RCAP Solutions administers this program in collaboration with the Massachusetts Rehabilitation Commission (MRC) and the Community Economic Development Assistance Corporation (CEDAC)
- **Modifications can include:**
 - Ramps
 - Stair-lifts
 - Bathroom/kitchen mods
 - Therapy spaces
 - Fences
 - And more...



Loan Information

- Loans range from \$1,000 to \$50,000, secured by a promissory note and a mortgage lien
- 0% interest, deferred payment
- No required monthly payments or interest
- Repayment is required when the property is sold or when the property's title is changed
- Homeowners hire the contractor of to modify the home. Contractors must be licensed and insured
- Landlords with fewer than 10 units may be eligible for a 3% loan for a tenant
- \$1,000 to \$30,000 loans to owners of manufactured or mobile homes, secured by a promissory note and a security agreement



Home Modification Loan Program (HMLP)

Income Guidelines

2023 Income Guidelines	
Household Size	Eligible with Gross Income up to:
1	\$207,800
2	\$237,600
3	\$267,200
4	\$296,800
5	\$320,600
6	\$344,400
7	\$368,200
8	\$391,800

Application Process

Application can be downloaded at: www.rcapsolutions.org/HMLP/

Applications are reviewed on a first-come, first-serve basis to determine both income eligibility and eligibility of the proposed modification. Eligibility is determined by evaluating the application and documentation submitted.

Items required as part of the application:

- Verification of household size and gross income
- A professional's certification that the proposed modification relates to the beneficiary's ability to function on a day-to-day basis
- Verification of paid state income taxes and property taxes
- A copy of the property deed or the manufactured/mobile homes bill of sale



Possible Modifications



Bathroom modifications
(walk-in showers, grab-bars, etc.)



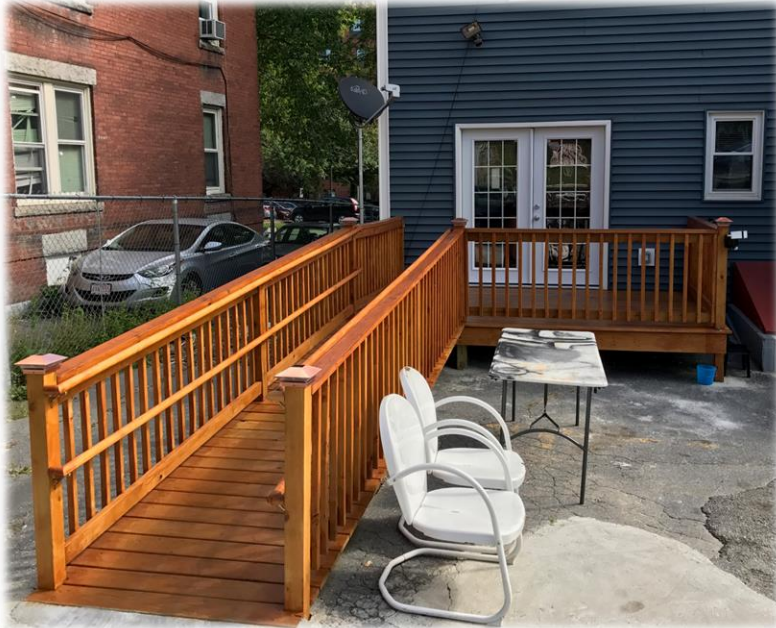
Kitchen modifications



Stair-lifts and platform lifts

RCAP *Solutions*

Possible Modifications



Ramps



Sensory/therapy spaces



Accessory dwelling units

Possible Modifications



Generators



Decks



Walkways/driveways

RCAP *Solutions*

Contact Information



Ashur Gurbuz

Residential Loan Fund Manager

agurbuz@rcapsolutions.org

978-630-6725

www.rcapsolutions.org/HMLP/

RCAP *Solutions*



Thank You!

Questions?

RCAP *Solutions*

