

HOUSING REHABILITATION PROGRAM

The City of Methuen provides the following services to help low-to-moderate income Methuen homeowners to rehabilitate their homes:¹

- **Financial assistance** towards the cost of work, and
- **Technical assistance** to assist you in developing a scope of work, obtaining bids from contractors, and monitoring the work in progress.

Homeowners will be required to meet the following lead paint and rental agreement rules:

Lead Paint Requirements: Properties built **prior to 1978** with children under the age of six must have a full XRF lead inspection by a licensed inspector. All other properties are required to have a Federal Risk Assessment by a licensed inspector to determine lead hazards.

Rental Agreement Requirement: Owners of rental properties, maximum of four units, are required to rent to low to moderate income families and execute a rental agreement limiting rent increases over a fifteen-year period.

¹ The program is designed to bring deteriorated housing up to Federal Housing Quality Standards, which includes meeting both building and health codes.

TYPES OF FINANCIAL ASSISTANCE

The maximum assistance per unit is **\$30,000**.

Finance Terms for Rehabilitation Work

- **Low-income:** Homeowners may receive no-interest (0%) loans with forgiveness terms
- **Moderate-income:** Homeowners may receive no-interest (0%) DUST Loan*
- **Over-income:** Homeowners with rental units of 2 to 4 units, but with incomes that exceed the moderate-income limit, qualify for a no-interest (0%) DUST Loan*
- **Investors:** with low to moderate income tenants may qualify for a no interest (0%) loans with principal payments due on a monthly basis over and up to 20 years.

** A DUST Loan is Deferred Until Sale or Transfer with the principal payment due upon sale, transfer of title, refinance or as of the date that the owner(s) ceases to live in and maintain the property as their primary residence.*

Funding for Accessibility Improvements

Homeowners and/or tenants with physical disabilities needing accessibility improvements to their home may receive up to \$15,000 in no-interest (0%) loans with forgiveness terms. This would include funding for wheelchair ramps and lifts, bathroom modifications, widened doors, etc.

ELIGIBILITY GUIDELINES

In order to be considered “**eligible**,” a household must have a combined gross income that does not exceed the level for “**Moderate Income**” in the table below:

Household Size	Moderate Income Limit
1	\$ 44,950
2	\$ 51,400
3	\$ 57,800
4	\$ 64,200
5	\$ 69,350
6	\$ 74,500
7	\$ 79,650
8	\$ 84,750

THE APPROVAL PROCESS

- Submit a completed Request for Assistance form. If you appear to be eligible, you will be placed on a waiting list.
- As you move up towards the top of the list, we will send you an extensive application for you to complete and return.
- When a final determination of eligibility is made, you will receive a written approval or denial letter.

TARGET AREA

Priority will be given to properties located in the Target Area. Please call the Housing Rehab Program to find out if your property is within the target area.

**CITY OF METHUEN
DEPARTMENT OF ECONOMIC &
COMMUNITY DEVELOPMENT**

**HOUSING REHABILITATION
PROGRAM**

**41 Pleasant Street, Suite 217
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(978) 983-8570**



***Methuen Housing Rehabilitation
Program is Funded by:***

***The Massachusetts Department of
Housing & Community Development
&
The North Shore HOME Consortium***

***The City of Methuen is an Equal
Opportunity/Affirmative Action
Employment in its Programs & Activities***

***City of Methuen
Housing Rehab. Program
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Methuen, MA 01844***

Stephen N. Zanni, Mayor