Information Packet for 70 Boston Rd. Units 6 & 7, Westford MA 01886

Affordable Housing Opportunities

Offered by Habitat for Humanity of Greater Lowell

This packet contains specific information on the Family Partnership Program as well as background, eligibility requirements, selection and application process for the affordable homes being offered by Habitat for Humanity of Greater Lowell (HFHGL) and the town of Westford.

Habitat for Humanity of Greater Lowell encourages you to read this information and submit an application if you believe that you meet the eligibility requirements for our Family Partnership Program. This is the first step in the application process and does not guarantee you a home.

These homes should be ready for occupancy in late Autumn 2026

FULL APPLICATION MUST BE RECIEVED NO LATER THAN: August 28th, 2026

INFO SESSION DATES:

July 16, 2026, 6-8 pm | First Congregational Church, 18 Andover Road, Billerica, MA

July 23, 2026, 6-8 pm | Cameron Senior Center, 20 Pleasant Street, Westford, MA

July 29, 2026, 6-8 pm | Habitat for Humanity of Greater Lowell | 68 Tadmuck Road Unit 1 Westford, MA 01886 (in person and Zoom)

***Live Zoom meeting link:** https://us02web.zoom.us/j/89009305945

All other interested parties should view the information at www.lowellhabitat.org and submit completed applications no later than August 28th, 2026. Viewing/ attending at least one info session presentation is strongly encouraged, but not required, to apply for the program.

Applications will also be available at the Habitat for Humanity of Greater Lowell main office
68 Tadmuck Rd, Unit 1, Westford, MA
See box in Downstairs lobby for application & locked box for application drop off.

Questions or requests for applications should be directed to:
Nancy@lowellhabitat.org or 978-692-0927

EQUAL HOUSING OPPORTUNITY

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, disability, marital status, national origin, age, ancestry, sexual orientation, gender identity, military status, source of income and genetic information.

Project Overview

- **Two affordable condo homes** being built in Westford, MA
- **Expected occupancy:** Early **Autumn 2026**
- **Home type:** 3-bedroom, 2 bath condominiums
- **Size:** Approximately **1,049–1,290 sq. ft.**
- **Parking:** Off-street
- **Appliances included:** Energy-efficient dishwasher, refrigerator, stove, microwave, washer & dryer

Submitting an application is the **first step** and does **not guarantee selection**.

Sales Price & Financing

- **Affordable sales price maximum: $288,000**
- **Down payment:** ~3% (approximately **$5,000**)
- **Mortgage:** Bank-originated mortgage (partner bank or lender of your choice)
- **Housing costs:** Principal, taxes, insurance, and fees must be **≤ 30% of household income**
- **2026 Westford tax rate:** $13.26 (applied to affordable price, not market value)
- Estimated Condo Owners Association **(COA) Fee Monthly:** $264

Eligibility Requirements (Summary)

1. Income & Assets

- **Income:** Must be between **50%–80% of Area Median Income (AMI)**
- **Asset limit: $75,000 max** (includes savings, retirement accounts, stocks, real estate, etc.)
- **Debt-to-income ratio:** Less than **43%**
- **Credit:** Good credit history required (640+ may be required by lender)
- **Employment & income verification required**
- Must be able to secure a 30-year mortgage through a lender to purchase home

2025 Income Limits (Lowell MA HUD Metro FMR Area):

Household Size	Min (50% AMI)	Max (80% AMI)

4	$71,500	$109,600
5	$77,250	$118,400
6	$82,950	$127,150
7	$88,700	$135,950
8	$94,400	$1144,700

A household's income is the total anticipated amount of money received by ALL members of the household who will live in the home over the next 12 months (starting from the date of application and projecting forward 12 months) based on their current income and assets.

In an effort to provide as accurate an income estimation as possible, the Selection Committee will also review historical income data to provide a basis for future income estimates. Any monies you anticipate receiving in the next 12 months will be counted as income, and monies received over the previous 12 months will be analyzed to help estimate future income. This includes, but is not limited to, Social Security, alimony, child support, overtime pay, bonuses, unemployment, severance pay, part-time employment, matured bonds, monies to be received in court settlements, and actual or imputed interest and dividends on bank accounts and other assets.

All sources of income are counted with the exception of income from employment for household members under the age of 18 and any income over $480/year for full time students who are dependents (but note that all such income must still be documented even if it is exempt from the household income calculation).

2. First-Time Homebuyer Requirement

No household member may have owned a home in the past **3 years**, with exceptions for:

- Displaced homemakers
- Single parents
- Age-qualified households (55+)
- Non-code-compliant or mobile homes

If currently owning a home under an exception, it **must be under a Purchase & Sale agreement** before buying, and retained equity must keep assets under $75,000.

3. Housing Need

Applicants must demonstrate a **significant housing need**, such as:

- Overcrowding (less than 170 sq. ft. per person)
- Housing costs ≥ 40% of income
- Substandard or unsafe housing conditions
- Inadequate bedroom count
- Housing instability (eviction risk, living with others, homelessness)
- Accessibility issues for disabilities

4. Household Size & Bedroom Preference

- Preference given to households needing **at least one person per bedroom**
- Married/partnered couples share a bedroom
- Unborn children count (proof required)
- Reasonable accommodations allowed for disabilities

5. Willingness to Partner ("Sweat Equity")

Applicants must complete **Sweat Equity hours**:

Household Type	Total Hours
Single-income	225
Dual-income	450

Estimated Breakdown:

- 50%: Partner family build hours
- 25%: Non-build hours (financial training, ReStore, outreach)
- 25%: Friends & family hours

No construction experience is required. Each household member over the age of 18 who will be living in the house can contribute "sweat equity" hours toward the completion of the home. These hours can be accumulated by working alongside volunteers on construction, landscaping, site clean-up, fundraising, and many other tasks. No construction skills are necessary. Construction and ReStore volunteer opportunities are usually available Tuesday- Saturday.

Application Process

- **Deadline:** August 28, 2026
- Applications available:
  - Online: www.lowellhabitat.org/homeownership

- In person: 68 Tadmuck Rd., Unit 1, Westford MA 01886

- Submit final applications by mail or in person in locked drop box located outside the door of our main office. Do not email documents that contain sensitive information.

Once familiar with the eligibility requirements, those interested should complete the HFHGL Homeowner Application. To complete the application, the household must include all income, assets, and tax documentation as directed by the Application Checklist for every person that will be living in the home. The HFHGL Homeowner Application must be signed and dated by all income-earning members in the household.

It is anticipated that there will be more interested and eligible households than available homes. Habitat for Humanity of Greater Lowell will be accepting applications which will be reviewed and approved based on the selection criteria outlined in this document. Households who meet the eligibility requirements will be placed in a lottery for selection.

Selection & Lottery Process

- Applications reviewed for financial eligibility
- Eligible applicants will be entered into a **public lottery**
- **Two pools:**
  - Local Preference Pool (Westford residents, workers, students' families, municipal employees)
  - General Pool
- Lottery conducted by an **independent third party**

In the lottery, applicants are entered into all the pools that they are eligible for.

Habitat for Humanity of Greater Lowell does not discriminate in the selection of households on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, religion, sex, sexual orientation, gender identity, veteran/military status, receipt of public assistance or any other basis prohibited by law.

Persons with disabilities are entitled to request a reasonable modification to the home when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the home.

After Selection

1. A **Letter of Intent (LOI)** is to be signed by the selected "Partner Family" and HFHGL

2. Sweat equity + financial education must be completed prior to closing date
3. A mortgage must be secured with a financial institution to purchase the home
4. Closing will be facilitated by Habitat and their attorneys
5. Move in can happen once all above steps have been completed
6. Post-closing support meeting (3–6 months after move-in)

Once closed, **no future income or asset reviews** are required. Families are responsible for timely and complete mortgage payments.

EOHLC (LIP) Mortgage Approval Standards

Prior to the sale of a home, EOHLC will review and approve the terms of the Buyer's mortgage financing. EOHLC requires mortgage loans for LIP homes (in the Habitat for Humanity program) to meet the following minimum standards:

1. Be a fully amortized fixed rate mortgage to potential first-time homebuyers.
2. Have a fixed interest rate through the full 30-year term of the mortgage that is a current fair market interest rate.
3. With zero (0) points.
4. Monthly housing (inclusive of principal, interest, property taxes, hazard insurance, private mortgage insurance, flood insurance (if applicable) and condominium or homeowner association fees) may not exceed 30% of their monthly income for the mortgage.
5. Non-household members shall not be permitted as co-signors of the mortgage.

Permanent Affordability (Deed Rider)

A **perpetual Deed Rider** is recorded at purchase to keep the homes affordable long-term. Key restrictions include:

- **Owner-occupancy only** (principal residence required)
- **No leasing, refinancing, or additional mortgages** without written approval
- **Resale restrictions:**
  - Must sell to another income-eligible buyer (≤ 80% AMI)
  - Maximum resale price set by Monitoring Agent
  - Capital improvements require prior approval
- **Notice required** to Habitat and the Town before selling

Buyers are strongly encouraged to review the Deed Rider with an attorney.