



Littleton Affordable Housing Trust

July 13, 2021

Habitat NCM



Vision:

A world where everyone has a decent place to live

Mission:

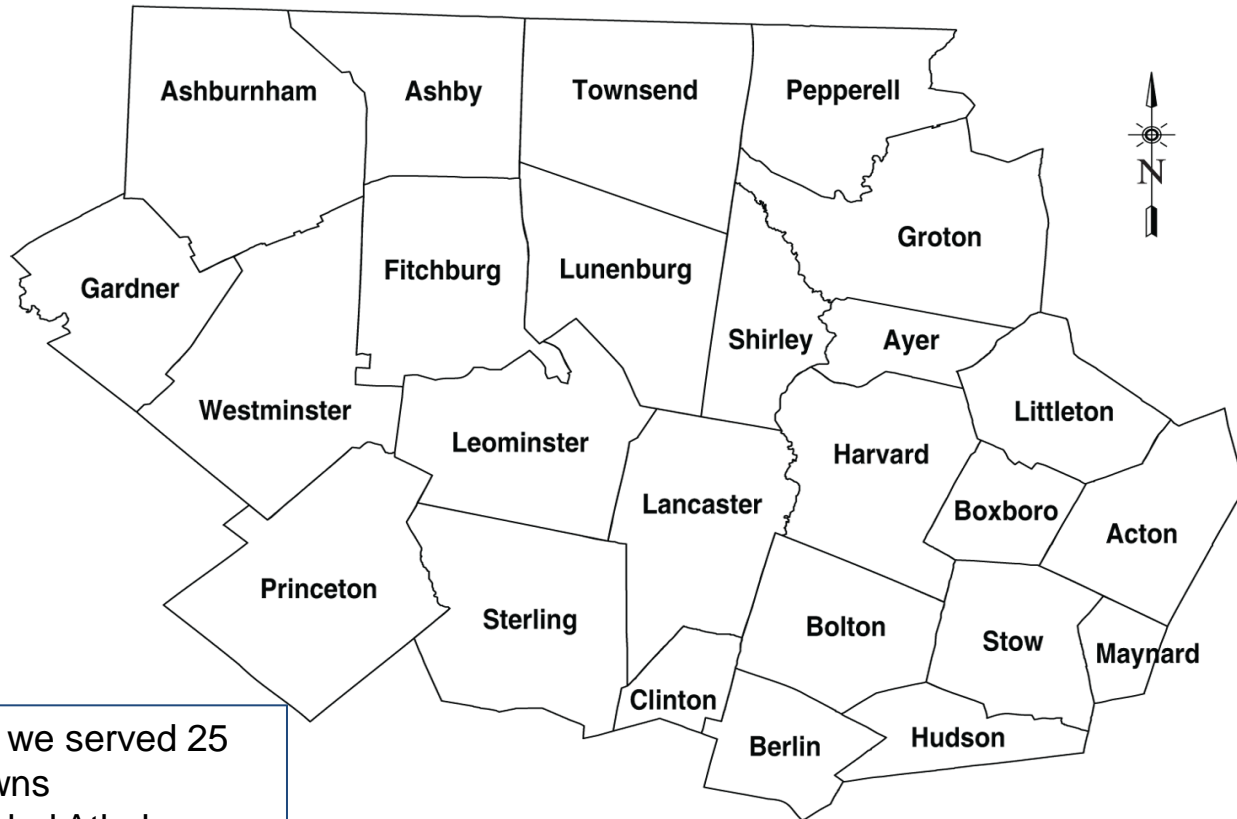
Habitat for Humanity brings people together to build homes, communities and hope

Local offices set up as independent affiliates of
Habitat for Humanity International, 16 in MA



**We build strength, stability and self-reliance
through shelter**

Habitat NCM Service Area



-Traditionally we served 25 cities and towns
-Recently added Athol, Hubbardston, Templeton, Phillipston, and Winchendon

Two Major Programs

- New Home Building
- Critical Home Repair

We serve residents earning less than 60% of area median income who have a need for affordable, safe shelter and a willingness to partner



House Building/Rehab

- New homes are generally:
 - Three bedrooms, 1-1/2 bathrooms, 1,200 square feet
 - Designed for accessibility
 - Compatible with character of neighborhood
 - Mixed in neighborhoods with market-rate homes
- Land donated to Habitat NCM
 - Tax Title
 - Builders
 - Individuals
- DHCD deed rider and marketing plan for SHI inclusion; most homes built as Local Action Unit
- Partner with Vocational Schools for most builds

Local Project Committees



- Every home is built in partnership with the community
- Habitat NCM provides structure, insurance, construction manager
- LPC fuels the build and makes the home possible
 - Involved in every stage of planning and building
 - Help family to become part of the community

Past Projects

The Belliveau Family
Harvard Road, Littleton



The DeSouza Family
82 River Street, Acton



Past Projects

The Beggs Family
1 Gabriel Lane, Acton



The Lee and Rivera Families
41-43 Oakland, Fitchburg



Past Projects

The Smith and Bresnahan Families
49-51 Oakland Street, Fitchburg



The Aouane and Deng Families
76 Central Avenue, Ayer



House Plan



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**OLD KEENE ROAD
(LOT #1 E)**

OLD KEENE ROAD
ATHOL, MA

Habitat for Humanity

Document Date:
July 28, 2020

Document Phase:
PERMIT Set

rev.	date	remark



General Notes

A1.1

1 Overview of Plans and Elevations with Suggested Furniture Layout
A1.1

Old Keene Road Project Budget

Athol, 2020	One three bedroom home
SOURCES OF FUNDS	
Donations includes individuals, organization, grants, fundraisers	\$88,951
CharlesBank Homes	\$50,000
FHLB Funds (application 9/2020)	\$30,000
Downpayment	\$1,500
TOTAL SOURCES	\$170,451
USES OF FUNDS	
Taxes	\$200
Cost of lot (donated)	\$1
Planning & Engineering	\$4,000
Site Improvements	\$44,000
Foundation	\$11,500
Sewer	\$2,000
Water Tie-In	\$2,000
Framing	\$23,500
Counters & Cabinets	\$5,500
Bath, Door & Closet Hardware	\$1,000
Electrical	\$8,000
Plumbing	\$12,000
Heating	\$7,500
Windows & Doors	\$6,000
Exterior Veneer	\$4,000
Interior Trim	\$2,000
Floor covering	\$3,000
Porch Materials	\$2,250
Insulation & Drywall	\$9,500
Fees, including legal	\$1,500
Paint & Supplies	\$1,000
Roofing	\$4,000
Utilities	\$2,000
Misc	\$4,000
Landscaping and Loam	\$1,500
Appliances	\$1,500
Contingency	\$4,000
Site Supervision	\$3,000
TOTAL	\$170,451

Schedule

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