



Littleton Affordable Housing Trust

July 13, 2021

Habitat NCM



Vision:

A world where everyone has a decent place to live

Mission:

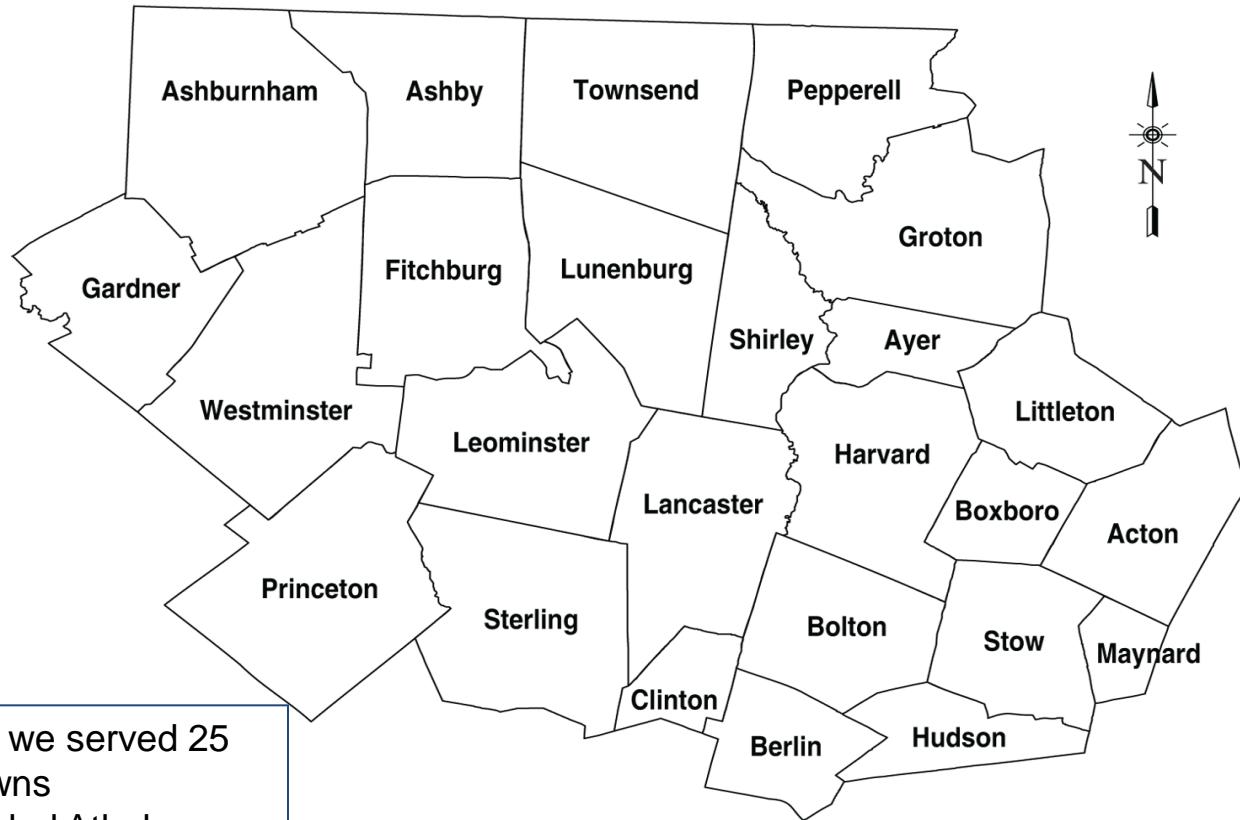
Habitat for Humanity brings people together to build homes, communities and hope

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



East Elevation



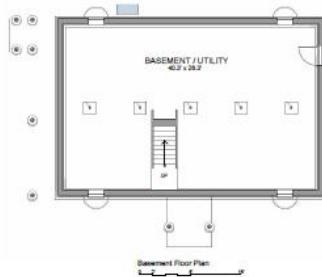
North Elevation



West Elevation



South Elevation



Basement Floor Plan



1st Floor Plan

LIVABLE FLOOR AREA: 1,084 SQ. FT.

OLD KEENE ROAD
(LOT #1 E)

OLD KEENE ROAD
ATHOL, MA

Habitat for Humanity

Document Date:
July 26, 2020

Document Phase:
PERMIT Det

rev. date remark



General Notes

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Overview of Plans and Elevations with Suggested Furniture Layout

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