



APPLY FOR A HABITAT FOR HUMANITY HOME

LOCATION	ROOMS	APPROXIMATE SQFT	MAX SALE PRICE	ESTIMATE COMPLETION
487 Main Street, Ashland, MA 01721	3BR – 2BA	1,560 SQFT	\$313,850	Dec 2026

APPLICATIONS MAY BE OBTAINED AT:

- In-person Information sessions
- Online at www.habitatmwgw.org/homeownership-application (Printable only)
- 640 Lincoln Street, Suite 100, Worcester MA
Office hours: 9:00am - 5:00pm Monday - Friday
- ReStore, 310 Pond St, Ashland MA
- Call to have an application mailed: 508-290-3620



APPLICATION DEADLINE: DECEMBER 4TH, 2025
LOTTERY DATE: DECEMBER 22, 2025

Attendance at an information session is required for partnership with Habitat for Humanity MetroWest /Greater Worcester.

INFO SESSION DATES & LOCATIONS		
DATE	TIME	LOCATION
Oct 9	6:00pm-7:00pm	Virtual Meeting
Oct 25	6:00pm-7:00pm	310 Pond St, Ashland
Nov 6	6:00pm-7:00pm	Virtual Meeting
Nov 13	6:00pm-7:00pm	310 Pond St, Ashland

Join the virtual meeting:
[teams.live.com/free](https://teams.live.com/join?meetingid=2205267250314)
 Meeting ID: 220 526 725 031 4
 Passcode: HS32uo6Q

You Must Meet Qualification Guidelines in Order to Apply.

30% - 60% of Area Median Income by family size (Adjusted annually by HUD/FHLBB)

AMI 2025 GUIDELINE		
FAMILY SIZE	30%	60%
1	\$34,750	\$69,480
2	\$39,700	\$79,440
3	\$44,650	\$89,340
4	\$49,600	\$99,240
5	\$53,600	\$107,220
6	\$57,550	\$115,140

YOU MAY QUALIFY FOR HABITAT HOME OWNERSHIP IF YOU MEET:

- AMI guidelines per family size, qualify as a first time home buyer
- Ability to pay a monthly mortgage / Asset Limit to \$75,000
- Willingness to partner with Habitat and complete 300 hours of sweat equity
- U.S Citizen or Permanent Resident
- Applicant must live, work, or attend school in the 42 cities and towns we serve. Please check our service area here: www.habitatmwgw.org/programs/homeownership-eligibility



Habitat for Humanity MetroWest/Greater Worcester is 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, handicap, familial status, or national origin.

October 9, 2025

Hello Everyone,

Habitat for Humanity MetroWest/Greater Worcester is excited to announce a new affordable homeownership opportunity and we're asking for your help to reach families who could benefit.

We are now accepting applications for a **3-bedroom, 2-bathroom single-family home** currently under construction at **487 Main Street, Ashland, MA.**

Who Can Apply:

- Families who live, work, or attend school within our 42-community service area
- Earning **30–60% of HUD's FY2025 Area Median Income (AMI)**, based on family size
- **Preference** given to applicants whose bedroom need matches this home

Key Details:

- Maximum sales price: **\$313,850** (final price may be adjusted lower based on eligible income)
- Partner families are selected from a pool of eligible applicants through an **EOHLC-approved lottery process**

About Habitat:

Habitat for Humanity MetroWest/Greater Worcester is a nonprofit building strength, stability, and self-reliance through shelter. Selected partner families contribute **300 "sweat equity" hours** by helping build Habitat homes, volunteering at our ReStores and events, and completing at least **30 hours of homeownership and financial education courses** — ensuring a hand up, not a hand-out.

How to Apply & Learn More:

Full details and application materials are available at:
www.habitatmwgw.org/homeownership-application

Please share the enclosed flyer with your clients and contact us if you'd like additional copies or have questions. Together, we can help families in our community achieve safe, affordable homeownership.

Warm Regards,

Norma M. Tyznik
Family Services Administrator
Direct line: 508-290-3620