



your resource for Affordable Housing



50 Jackson Street Condominiums

Newton, MA

Phase I Lottery Information and Online Application

Located at 50 Jackson Street in Newton, 50 Jackson Street Condominiums is a new construction 12-unit, three story condominium ownership building over parking. Two three-bedroom units will be available, by lottery, for eligible first-time homebuyers.

Affordable homes include:

- 2 three-bedroom condominiums

Home features include:

- Refrigerator
- Stove/oven
- Microwave
- Washer/dryer hookups
- One garage space included with each affordable home at no cost

The maximum sales price and monthly condo fees are:

Total Homes Available	Bedroom Size	Bathrooms	Monthly Condo Fee	Purchase Price
2	3	2	\$168	\$351,500

Homes Included in This Lottery

This lottery includes 2 affordable homes anticipated to be available for occupancy in Early 2027. The following homes are included in this lottery:

Unit #	Bedroom Size	Bathrooms	Sq. Ft.
105	3	2	1,306
204	3	2	1,286

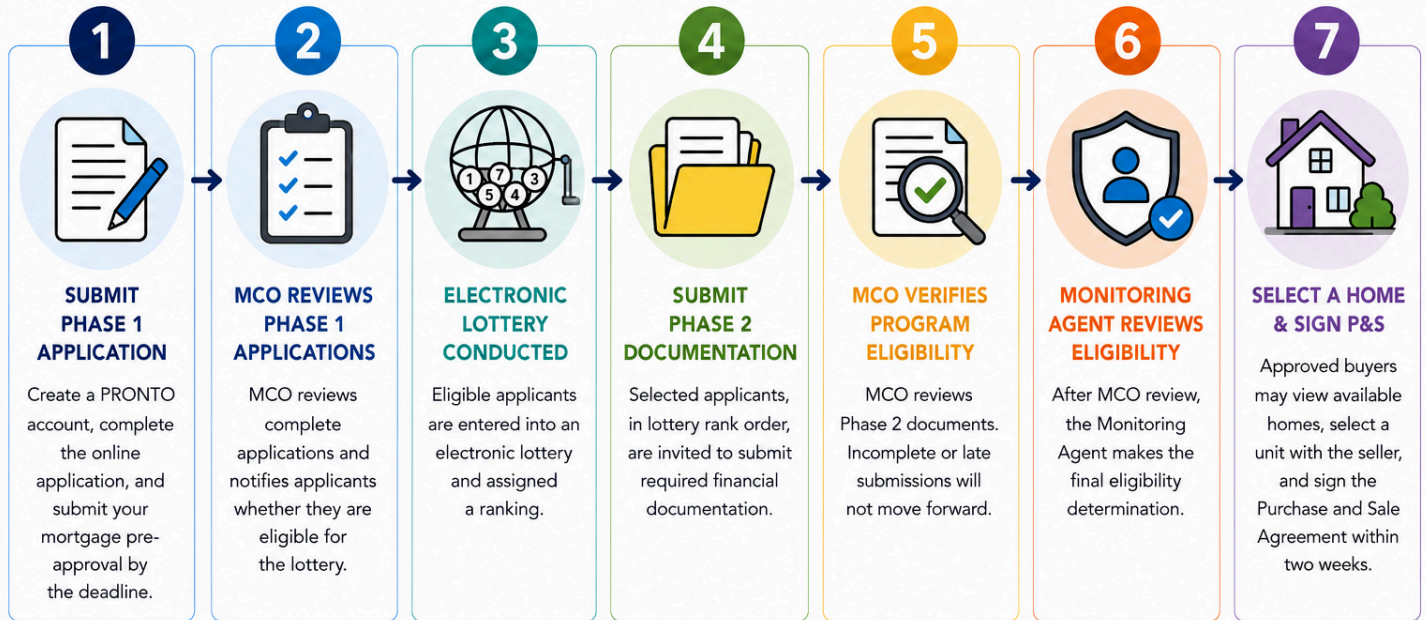
Both three-bedroom units are Group I and accessible to a wheelchair

Maximum Household Gross Income Limits:

Household Size	1	2	3	4	5	6
Maximum Income	\$96,000	\$109,700	\$123,400	\$137,100	\$148,100	\$159,050

HOW THE AFFORDABLE HOMEBUYER PROCESS WORKS

The process below shows the steps from submitting your application to purchasing your affordable home at The Project.



PLEASE NOTE: Being selected in the lottery does not guarantee approval for an affordable home. Applicants must also successfully complete MCO's Phase 2 eligibility review, receive Monitoring Agent approval, and meet mortgage financing requirements.

Application Timeline

MCO Housing Services, LLC accepts applications online. The application process consists of two phases.

Phase 1: Applicants must complete the online application and self-certify that they meet the eligibility requirements to participate in the lottery. A mortgage pre-approval letter must also be submitted with the application. Only applicants who submit a complete application with a mortgage preapproval letter by the deadline will be included in the lottery. After the application deadline, applicants will be notified by email (or by mail if an email address is not available) whether they are eligible to participate in the lottery.

Phase 2: Following the lottery, MCO Housing Services will invite selected applicants, in lottery rank order, to submit financial documentation to verify program eligibility. Please be aware that a substantial amount of documentation may be required. These documents are only required if you are selected through the lottery and have the opportunity to purchase a home.

All requested documents must be submitted by the assigned deadline. Applications that are incomplete or missing required documentation by the deadline will not move forward, and the next eligible applicant will be contacted. Applicants who submit missing documentation after their deadline may be placed on the waiting list if homes remain available.

MCO Housing Services uses **PRONTO** for the online application process. First-time users must create an account with a username and password. An application link is included in this application packet to access the application system.

After MCO Housing Services verifies your eligibility, your application will be forwarded to the Monitoring Agent for review. The monitoring agent will make the final determination of your eligibility to proceed with the purchase.

Once the monitoring agent issues conditional approval, applicants will have the opportunity to view available homes and select a unit with the seller. Applicants approved to purchase a home will receive a Purchase and Sale Agreement from the seller and will have two (2) weeks from the date it is issued to review and sign the agreement.

Fine Print & Additional Information

The following pages include more details about the property, such as floor plans and unit locations, projected availability dates, as well as important program information related to your eligibility. Paper applications are also available upon request.

Thank you for your interest in the homes at 50 Jackson Street Condominiums in Newton, MA.

If you have any questions about the project or the application process, please email lotteryinfo@mcohousingservices.com or call MCO Housing Services, LLC at 978-456-8388.

Potential Tenants will not be discriminated against on the basis of race, color, national origin, disability, age, ancestry, familial status, genetic information, marital status, receipt of public assistance, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law. Language assistance, including translation and interpreter services, as well as TTY/TDD and other communication aids, will be provided at no charge upon request to ensure equal access for all applicants.

Important dates for the program are listed below:

Virtual Public Information Meeting via Zoom

October 20, 2026, at 6:30 PM

<https://us02web.zoom.us/j/85078974970?pwd=k0KOBazKWpLIBSpRCMm8gs3YODpPAS.I>

Meeting ID: 850 7897 4970

Passcode: 290286

The Public Information Meeting will be held virtually and will be recorded. A recording will be available at www.mcohousingservices.com through the application deadline for applicants who are unable to attend the live meeting or who wish to review the information at a later time.

Application Deadline

November 18, 2026



Electronic Lottery

December 2, 2026, at 3:00 PM

TO APPLY ONLINE:

To create a PRONTO account and submit your Phase I application, **click here:**

<https://prontohousing.io/registration/lccfc211-d881-4b96-b23f-2bc5b0c0571e/>

WHAT YOU WILL NEED:

1. Mortgage Preapproval Letter
2. Completed, signed and dated Application

APPLICATION DEADLINE:

All required information must be received by 11:59 p.m. on the established deadline. Applications may be submitted online or by email, fax, or mail.

SUBMISSION ADDRESS FOR PAPER APPLICATION AND CONTACT INFORMATION:

MCO Housing Services, LLC
P.O. Box 372, Harvard, MA 01451
Phone: 978-456-8388
Email: lotteryinfo@mcohousingservices.com | TTY: 711

QUESTIONS?

If you have questions regarding the application process or lottery eligibility, please contact MCO Housing Services at lotteryinfo@mcohousingservices.com or 978-456-8388.

50 Jackson Street Condominiums

Eligibility Requirements:

To qualify for an affordable unit, applicants must meet the following criteria:

1. Household income cannot exceed the applicable maximum allowable income limit shown in the 2026 Maximum Household Gross Income Limits table. Income limits are based on 80% of Area Median Income (AMI), adjusted for household size, and are subject to change when updated by HUD.
2. A household must be a First Time Homebuyer, defined as not having owned a residential property for three (3) years, including a home in a trust. However, the following exceptions apply:
 - a. displaced homemakers, where the displaced homemaker (an adult who has not worked full-time, full- year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner;
 - b. single parent, where the individual owned a home with their partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has 1 or more children of whom the individual has custody or joint custody or is pregnant).
 - c. households where at least one household member is 55 or older.
 - d. households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
 - e. households that owned a property that was not in compliance with State, local or model building codes and that cannot be brought into compliance for less than the cost of construction a permanent structure.
 - i. A home owned under these exceptions must be sold before closing on the affordable unit.
3. Employees, agents, consultants, or individuals with a financial interest in the development, sale, marketing, financing, or administration of the affordable homes, as well as their immediate family members, are not eligible to participate in the affordable housing lottery or purchase an affordable home. This restriction includes employees of the developer, sales office, lottery agent, marketing agent, and any affiliated entities involved in the development, sale, or administration of the program.
4. The home must be the **main residence** of the owners and may not be rented or leased without permission from the Monitoring Agent, EOHLC.

5. Total household assets shall not exceed \$75,000. Liquid retirement assets are counted.
 - a. Individual retirement, 401K and Keogh accounts are included when the holder has access to the funds, even though a penalty may be assessed.
 - b. The valuation of Retirement and Pension Funds differ depending on whether you are employed or are no longer working. If still employed the value is determined using the amount you can withdraw less any penalties or transaction costs. At retirement or termination of employment or upon voluntary withdrawals, receipts from pension and retirement funds are counted as income. The balance of the account is not counted as an asset. Lump sum receipts are counted as assets.
 - c. Assets divested at less than full market value within two years of application will be counted at full market value when determining eligibility.

Mortgage Guidelines:

All mortgage requirements below must be met for your application to be considered. Applications that do not follow these guidelines will not be accepted for the lottery:

1. The pre-approval must be for a fixed-rate mortgage. Adjustable-rate mortgages are not permitted, and applicants with such pre-approvals will not be included in the lottery.
2. The mortgage pre-approval must cover the full purchase price of the unit and financing amount. Applications without this information will not be included in the lottery.
3. Applicants applying for multiple unit sizes must have a pre-approval that covers the highest-priced unit.
4. The loan must have a current fair market interest rate, not exceeding 2% (200 basis points) above the current EOHLC rate.
5. Buyers must provide a minimum down payment of 3% of the purchase price, with at least 1.5% coming from the buyer's own funds.
6. The loan may include no more than two (2) points.
7. The sales price of each unit is set by EOHLC to be affordable to an income-eligible household paying no more than 30% of their monthly income for housing costs. Buyers may not pay more than 38% of their monthly income toward housing costs.
8. Non-household members may not serve as co-signers on the mortgage.
9. FHA loans as well as mortgage pre-approvals from Rocket Mortgage or Quicken Loans, are not accepted, as these programs typically will not close on deed-restricted properties.
10. A mortgage pre-approval letter is required to participate in the lottery and must be submitted with the application before the application deadline. The pre-approval must be based on the applicant's credit score and current financial information. Online pre-approval letters will not be accepted.
 - a. If the pre-approval does not list an expiration date, it will be considered expired after 60 days from the issue date. If the pre-approval expires after the application is submitted, it will be accepted for the lottery but must be updated prior to final eligibility determination if the applicant is selected. Pre-approvals that expire before the application submission date will not be accepted.

- b. If a down payment assistance program will be used, it must be clearly identified in the pre-approval letter (e.g., MassHousing down payment assistance). Programs not specifically referenced in the pre-approval will not be considered.
11. Down payment amounts will be verified using the mortgage pre-approval. For example, if the purchase price is \$250,000 and the financing amount is \$225,000, applicants must demonstrate \$25,000 in assets to cover the difference. If a portion of the down payment comes from a gift, documentation must be submitted with the application. Applicants who cannot demonstrate the required funds will not be included in the lottery.
 - a. As a reminder, the minimum down payment is 3%, with at least 1.5% coming from the buyer's own funds. If using a down payment assistance program or gift funds, the applicant must still contribute at least 1.5% of their own funds, provided the total down payment equals or exceeds the 3% minimum. Buyers are also responsible for closing costs.
 12. Gift letters must state a specific dollar amount. If a gift letter provides a range, the highest amount will be counted toward the applicant's assets. If this causes the applicant to exceed the asset limit, they will be deemed ineligible to participate in the lottery.
 13. Pre-approval from FHA, Rocket Mortgage, or Quicken Loans will not be accepted, and such applications will not be included in the lottery.
 14. Online mortgage pre-approvals will not be accepted. Applicants must speak with a mortgage lender who verifies credit and income information to determine borrowing eligibility.
 15. Pre-approval letters that contain alterations, such as crossed-out or whited-out information, will not be accepted.
 16. Non-household members may not serve as co-signers on the mortgage.

Applicants are encouraged to explore the ONE Mortgage Program through the Massachusetts Housing Partnership (MHP) (www.mhp.net) and/or MassHousing (www.masshousing.com), both of which offer programs designed for first-time homebuyers.

This is an important document. Please contact [AGENCY NAME] at [PHONE #] for free language assistance.

Este documento es muy importante. Favor de comunicarse con el MCO Housing en 978-456-8388 para ayuda gratis con el idioma. (Spanish)

Este é um documento importante. Entre em contato com o MCO Housing Serv no número 978-456-8388 para obter assistência gratuita com o idioma. (Portuguese)

Dokiman sila a enpòtan. Tanpri kontakte MCO Housing la nan 978-456-8388 pou asistans gratis nan lang. (Haitian Creole)

此文件為重要文件。如果您需要免費的語言翻譯幫助，請聯絡 MCO Housing 聯絡方式：978-456-8388。
(Chinese, Traditional)

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(Chinese, Simplified)

Это весьма важный документ. Свяжитесь с сотрудником MCO Housing на предмет оказания бесплатной помощи по переводу на иностранный язык (978-456-8388). (Russian)
(Phone #)

នេះគឺជាឯកសារសំខាន់។ សូមទំនាក់ទំនង MCO Housing តាមរយៈ 978-456-8388 ដើម្បីទទួលបានជំនួយ
ផ្នែកភាសាដោយឥតគិតថ្លៃ។ [Mon-Khmer, Cambodian]

Đây là một tài liệu quan trọng. Vui lòng liên hệ MCO Housing tại 978-456-8388 để được hỗ trợ ngôn ngữ miễn phí. (Vietnamese)

Kani waa dukumentiyu muhiim ah. Fadlan MCO Housing kala soo xiriir 978-456-8388 si aad u hesho gargaar xagga luqadda oo bilaash ah. (Somali)

هذه وثيقة مهمة. يرجى الاتصال بـ MCO Housing بـ 978-456-8388 للمساعدة اللغوية المجانية.
[Phone #] [Agency Name] (Arabic)

Ce document est très important. Veuillez contacter le MCO Housing au 978-456-8388 afin d'obtenir une assistance linguistique gratuite. (French)

Il presente è un documento importante. Si prega di contattare il MCO Housing al 978-456-8388 per avere assistenza gratuita per la traduzione. (Italian)

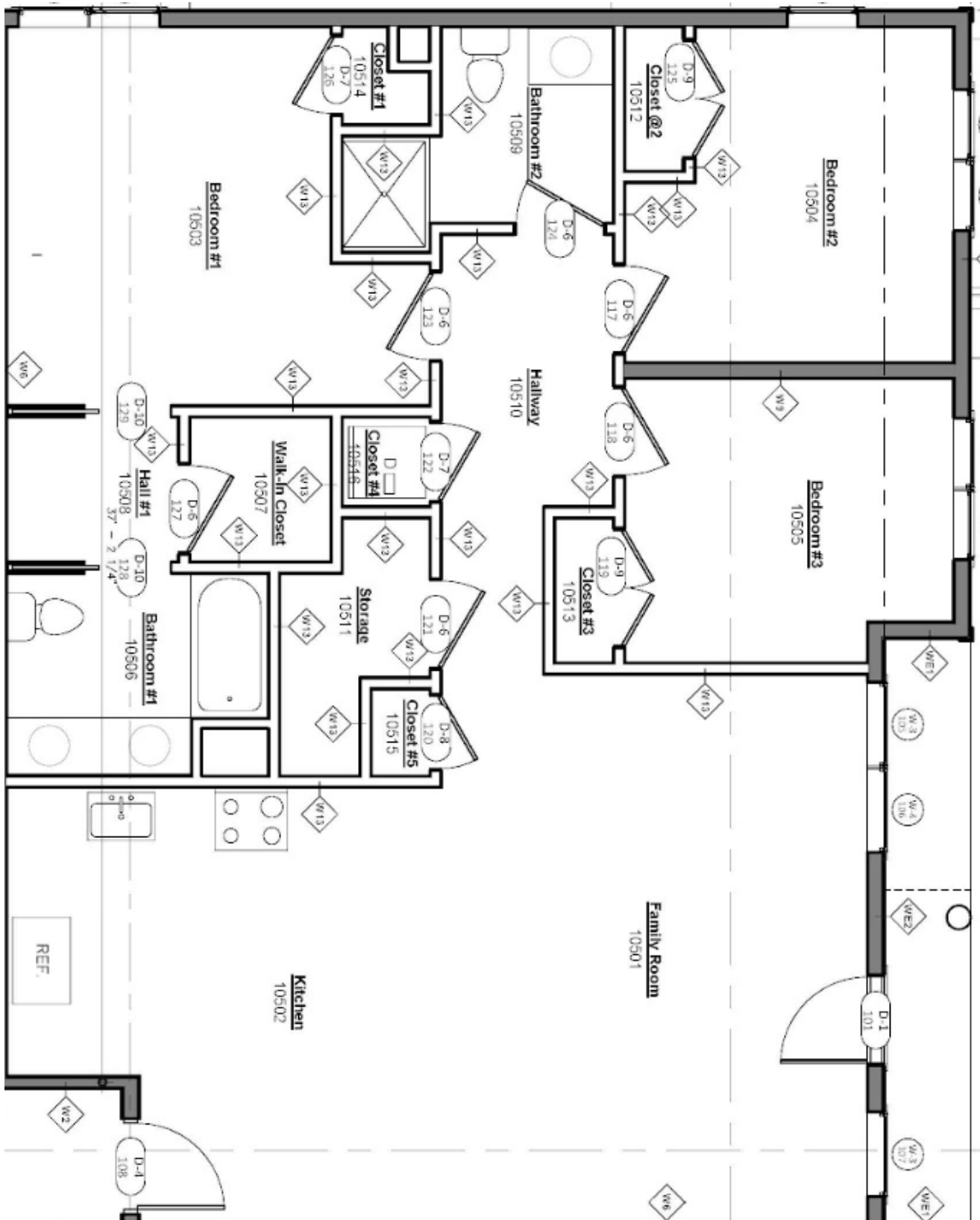
50 Jackson Street Condominiums



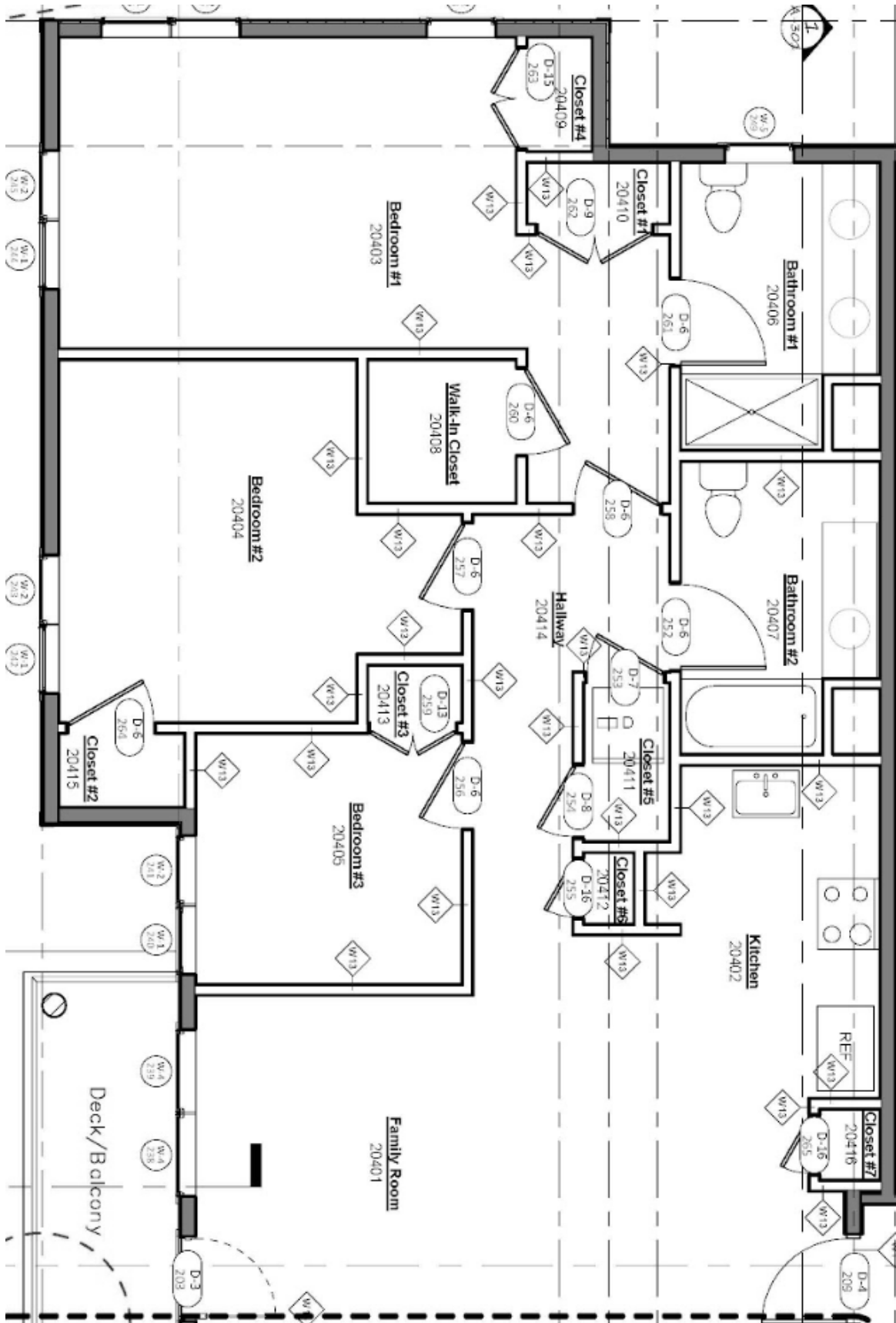
Monthly Condo Fees include:

Master Insurance
Common Area Maintenance
Landscaping
Snow removal and Sanding
Common Area Utilities
Capital Reserve
Domestic Water and Sewer

Unit 105



Unit 204



50 Jackson St Condominiums

LOTTERY APPLICATION

For Office Use Only:

Date Appl. Rcvd: _____

Household Size: _____

Lottery Code: _____

APPLICATION DEADLINE:

PERSONAL INFORMATION: PRINT LEGIBLY

Date: _____

Name: _____

Address: _____ Town: _____ Zip: _____

Home: _____ Cell: _____

Email: _____

Do you currently own a home? _____ Yes _____ No

Do you require a Group 1 unit? _____ Yes _____ No

Household Composition: The total household size is _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

ABOUT YOUR HOUSEHOLD: (OPTIONAL)

Please be advised you should fill this out based only upon the family members that will be living in the home. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
Black or African American	_____	_____	_____
Hispanic or Latino	_____	_____	_____
Asian	_____	_____	_____
Native American or Alaskan Native	_____	_____	_____
Native Hawaiian or Pacific Islander	_____	_____	_____
Caucasian, not Hispanic	_____	_____	_____
Other	_____	_____	_____

HOUSEHOLD INCOME:

Include all Household Income for all household members. (Please add pages if needed for all 18 year or older household members) This shall include gross wages, retirement income (if drawing for income), business income, veterans' benefits, alimony/child support, unemployment compensation, social security, pension/disability income and any Department of Transitional Assistance (DTA) benefits. If you exceed the income limits for the project, based upon household size, you will not be able to proceed with the application.

Base Employment Income: _____
Bonus & Overtime Income: _____
Social Security/Pension/Annuity: _____
DTA Benefits: _____
Child Support/Alimony: _____
Business Income: _____
Other: _____

Base Employment Income: _____
Bonus & Overtime Income: _____
Social Security/Pension/Annuity: _____
DTA Benefits: _____
Child Support/Alimony: _____
Business Income: _____
Other: _____

TOTAL ANNUAL HOUSEHOLD INCOME: _____

HOUSEHOLD ASSETS: *Please include all that apply with current account balances. (Please add pages if needed for all 18 year or older household members)*

Checking	_____
Savings	_____
Debit Card	_____
Stocks, Bonds, Treasury Bills, CD or Money Market and Mutual Funds	_____
Individual Retirement, 401K and Keogh accounts	_____
Retirement or Pension Funds (amt you can w/d w/o penalty)	_____
Revocable trusts	_____
Equity in rental property or other capital investments	_____
Cash value of whole life or universal life insurance policies	_____
Money/Gifted funds	_____
Other:	_____

TOTAL HOUSEHOLD ASSETS: _____

EMPLOYMENT STATUS: *(include for all working household members. Attach a separate sheet, if necessary.)*

Employer: _____
Street Address: _____
City/State/Zip: _____
Date of Hire (Approximate): _____
Annual Wage - Base: _____
Additional: _____ (Bonus, Commission, Overtime, etc.)

Employer: _____
Street Address: _____
City/State/Zip: _____
Date of Hire (Approximate): _____
Annual Wage - Base: _____
Additional: _____ (Bonus, Commission, Overtime, etc.)

SIGNATURES:

The undersigned warrants and represents that all statements herein are true. It is understood the sole use of this application is for inclusion into a lottery for affordable apartments. I/we understand if selected in the lottery, I/we understand all financial and additional documentation will need to be provided for program eligibility determination.

Signature _____
Applicant(s) Date _____

Signature _____
Co-Applicant(s) Date _____