

AFFORDABLE ELDERLY (62+) RENTAL OPPORTUNITY

~McManus Manor~

362-364 Main Street, Acton, MA 01720

Utilities are included.

Language/Translation services are available, at no charge, upon request.



There are twenty-five (25) units at 60% Area Median Income (AMI) or below. There are five (5) units for income eligible households earning at or below 50% AMI as defined by HUD and eleven (11) for income eligible households earning at or below 30% AMI. Eight (8) will have project-based Section 8 vouchers and residents in these units will only pay 30% of their income in rent. There are also eight (8) Massachusetts Rental Voucher Program (MRVP) vouchers in the building and residents in these units will also only pay 30% of their income in rent. There are four (4) units that are ADA accessible for mobility and two (2) units designed for sensory accessibility. All units have been designed to be universally acceptable, and the building will follow Passive House requirements for sustainable design.

Maximum Household Income:

Household Size	1	2
30% AMI	\$34,750	\$39,720
50% AMI	\$57,900	\$66,200
60% AMI	\$69,480	\$79,440

The developer does not discriminate based on race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, or any other basis prohibited by law. Applicants with disabilities may request modifications to the unit or accommodations to our rules, policies, practices or services if necessary to afford an equal opportunity for housing. For applicants with Limited English Proficiency, the owner will provide a translation service at no charge.



IMPORTANT INFORMATION

Applications are available from and must be returned to monitoring agency:
Chelmsford Housing Authority, 10 Wilson Street, Chelmsford, MA 01824 by **April 5, 2026**
by 4:00 pm.

Anticipated Occupancy:

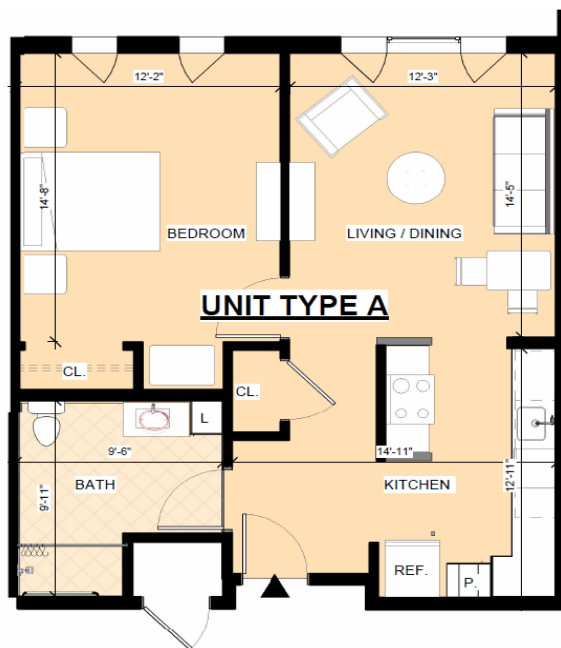
Starting July 2026

Rental Assistance:

Applicants with rental assistance, such as Section 8 or MRVP, are encouraged to apply.

Amenities:

- Dishwasher
- Fridge
- Range-cooktop
- Microwave
- Wall oven for accessible units
- Walk-in shower
- Solar roof equipment
- Security/Video camera
- West oriented outdoor patio
- Electric Vehicle (EV) car chargers
- Multiple bright indoor lounge areas
- Two (2) elevators
- Trash room in building
- Community room and kitchen
- 9' Ceiling in living room and bedroom
- Laundry Rooms



For program information:

Contact:

Shatanna Harrison-Poulin

Call: (978) 256-7425 x34

Email: Lottery@chelmsfordha.com

TTY/TTD: 711

FAX: (978) 418-3081

Application Pick up: Chelmsford Housing Authority,
Acton Housing Authority, Acton Memorial Library,
Acton Town Hall, Acton Senior Center, West Acton
Citizen's Library

For more information, to
download an application, or find
out about future affordable
housing offerings, visit our
website at:

www.chelmsfordha.com

The developer does not discriminate based on race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, or any other basis prohibited by law. Applicants with disabilities may request modifications to the unit or accommodations to our rules, policies, practices or services if necessary to afford an equal opportunity for housing. For applicants with Limited English Proficiency, the owner will provide a translation service at no charge.

