

**RENTAL OPPORTUNITIES - ACTON**

Name and Location	Description	Restrictions	Rent	Waiting List	Contact
<p><b>Acton Housing Authority:</b></p> <p><b>Ch. 667 Elderly and Disabled Housing</b></p> <p><b>McCarthy Village</b> 1-2 Sachem Way</p> <p><b>Windsor Green</b> 68 Windsor Ave</p>	<p><b>State Elderly and Young Disabled Housing:</b> (Age 60+ or Disabled)</p> <p>23 1-Bedroom</p> <p>68 1-Bedroom</p>	<p>Serves households with income ≤ 80% Area median income (AMI)</p>	<p>Rent at 30% of adjusted gross income. Rent includes all utilities.</p>	<p><b>Local preference in all AHA housing for people who live or work in Town of Acton.</b> Preference also for veterans and homeless</p> <p>Local applicants likely to wait up to 2 years.</p> <p>Non-local applicants rarely rise to top of list</p>	<p><b>Acton Housing Authority</b> 68 Windsor Ave • PO Box 681 Acton, MA 01720 Ph: (978) 263-5339 <a href="http://www.actonhousing.net/Contact.aspx">www.actonhousing.net/Contact.aspx</a> <a href="mailto:office@actonhousing.net">office@actonhousing.net</a></p>
<p><b>Acton Housing Authority:</b></p> <p><b>Ch. 705 State Scattered Site Family Housing</b></p> <p>Includes 12 duplex units in <b>McCarthy Village</b> 3 - 14 Sachem Way</p>	<p><b>39 State scattered site family houses/ condos</b></p> <p>25 2-Bedroom 13 3-Bedroom 1 4-Bedroom</p>	<p>Serves households with income ≤ 80% Area median income (AMI)</p>	<p>Rent at 32% of adjusted gross income (in units with utilities included).</p> <p>Rent at 30% of adjusted gross income (in units where only heat is included).</p> <p>Rent at 27% of adjusted gross income (in units where tenant pays heat).</p>	<p>Local applicants likely to wait 1 -2 years.</p> <p>Non-local applicants likely to wait 5+ years.</p> <p>Emergency cases wait 6 mo. to 1 year.</p>	<p><b>Acton Housing Authority</b> 68 Windsor Ave • PO Box 681 Acton, MA 01720 Ph: (978) 263-5339 <a href="http://www.actonhousing.net/Contact.aspx">www.actonhousing.net/Contact.aspx</a> <a href="mailto:office@actonhousing.net">office@actonhousing.net</a></p>
<p><b>Acton Housing Authority:</b></p> <p><b>Scattered Site Family Housing</b></p>	<p><b>6 scattered site family houses (LIP Program)</b></p> <p>1 1-Bedroom 4 2-Bedroom 1 3-Bedroom</p>	<p>Serves households with income ≤ 50% Area median income (AMI)</p>	<p>Rent at 30% of income. Utilities not included. Utility allowance is deducted from calculated rent.</p>	<p>Units filled from the Acton Housing Authority Section 8 waiting list.</p> <p>Turnover of these units are rare.</p>	<p><b>Acton Housing Authority</b> 68 Windsor Ave • PO Box 681 Acton, MA 01720 Ph: (978) 263-5339 <a href="http://www.actonhousing.net/Contact.aspx">www.actonhousing.net/Contact.aspx</a> <a href="mailto:office@actonhousing.net">office@actonhousing.net</a></p>

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<p><b>Acton Housing Authority:</b></p> <p><b>Section 8 Vouchers</b></p>	<p>Administers 155 HUD Section 8 vouchers.</p> <p>AHA encourages income eligible to apply.</p>	<p>Serves extremely low, very low and low income. Maximum income <math>\leq</math>80% Area median income (AMI)</p>	<p>Voucher holders typically pay 30% of income for rent and utilities. AHA pays remainder of fair market rent via housing assistance directly to landlord.</p>	<p>Up to 1-2 years wait for person/family with local preference.</p> <p>Non-local applicants rarely rise to top of list</p>	<p><b>Acton Housing Authority</b>            68 Windsor Ave • PO Box 681            Acton, MA 01720            Ph: (978) 263-5339  <a href="http://www.actonhousing.net/Contact.aspx">www.actonhousing.net/Contact.aspx</a>  <a href="mailto:office@actonhousing.net">office@actonhousing.net</a></p>
<p><b>McCarthy Village II</b>            15-26 Sachem Way</p>	<p>12 affordable apts. with project-based Section 8.</p> <p>Extremely Low Income (ELI):            5 2-Bedrooms            1 3-Bedroom</p> <p>Very Low Income (VLI):            4 2-Bedrooms            2 3-Bedroom</p> <p>(Includes: 1 Physical HC and 1 Sensory HC - both 2-BR)</p>	<p>Serves household with income <math>\leq</math> 30% Area median income (AMI)</p> <p>Serves households with income <math>\leq</math> 50% Area median income (AMI)</p>	<p>Rent at 30% of income. Utilities are not included.</p> <p>Utility allowance is deducted from calculated rent.</p>	<p>Recent lottery of April 26, 2013 with all 12 units filled by qualified applicants and long waiting list.</p>	<p>Acton Housing Authority, LLC            c/o Acton Housing Authority            68 Windsor Ave • PO Box 681            Acton, MA 01720            Ph: (978) 263-5339  <a href="http://www.actonhousing.net/Contact.aspx">www.actonhousing.net/Contact.aspx</a>  <a href="mailto:office@actonhousing.net">office@actonhousing.net</a></p>
<p><b>Inn at Robbins Brook</b>            10 Devon Drive</p>	<p>89 Assisted Living units of which <b>3 studio units</b> are affordable</p> <p>(Affordable Units restricted to Age 60+ with need for assistance)</p>	<p><b>3 Affordable Assisted Living studio apartments</b></p> <p>Serves elderly/disabled with income <math>\leq</math> 80% Area median income (AMI)</p>	<p>Residents pay 75% of their income for rent, plus services, including 3 meals/day, personal care, and activities, linen service, and housekeeping. Utilities included. Phone and cable paid separately.</p>	<p>Applicants screened by the Acton Housing Authority. Local preference, as set forth by the Acton Board of Selectmen. Local applicants likely to wait 4 years, and may include internal applicants meeting income guidelines.</p>	<p><b>The Inn at Robbins Brook</b>            Maura Capriccio, Marketing Director            10 Devon Drive            Acton, MA 01720            978-264-4666  <a href="http://www.theinnatrobbsbrook.com">www.theinnatrobbsbrook.com</a>  <a href="mailto:mcapriccio@theinnatrobbsbrook.com">mcapriccio@theinnatrobbsbrook.com</a></p> <p><b>Acton Housing Authority</b>            68 Windsor Ave • PO Box 681            Acton, MA 01720            Ph: (978) 263-5339  <a href="http://www.actonhousing.net/Contact.aspx">www.actonhousing.net/Contact.aspx</a>  <a href="mailto:office@actonhousing.net">office@actonhousing.net</a></p>

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<b>Avalon Acton</b> 1000 Avalon Drive	296 rental apts. in Acton of which <b>60</b> are affordable.  21 1-BR Garden Apt. 7 1-BR Midrise Bldg 25 2-BR Garden Apt. 7 2-BR Midrise Bldg  (Addl. 17 affordable apts. on parcel in town of Westford)	<b>60 Affordable apts.</b> serving Maximum income ≤50% Area median income (AMI).	Rent plus separately paid utilities. <b>2013</b> Low income rents: ACTON: 1BR Garden \$793/mo 1BR Midrise \$800/mo 2BR Garden \$930/mo 2BR Midrise \$940/mo  WESTFORD: 1BR Garden \$726/mo 2BR Garden \$850/mo	Waitlist for all unit sizes. Waitlist applicants typically wait 6 months to 2 years.	<b>Avalon Acton</b> 1000 Avalon Drive, Acton, MA 01720 866-489-3548 <a href="http://www.avalonacton.com">www.avalonacton.com</a> <a href="mailto:avalonacton@avalonbay.com">avalonacton@avalonbay.com</a>
<b>Old High School Commons</b> 433 Massachusetts Avenue	<b>15 affordable apts:</b> <b>Community Based Housing (CBH) (2 units)</b> <b>Very Low Income (VLI): (4 units)</b> 1 1-Bedroom 2 2-Bedrooms 1 3-Bedroom  <b>Low Income (LI) (9 units)</b> 1 1-Bedroom 6 2-Bedrooms 2 3-Bedrooms	Clients of DMH with income ≤ 30% Area median income (AMI)  Households with income ≤ 50% AMI  Households with income ≤ 60% AMI	<b>CBH and VLI Units:</b> Rent at 30% of income. Utilities not included. Utility allowance deducted from calculated rent. Units have project -based Section 8.  <b>Low Income Units:</b> Rent plus separately paid utilities. 2012: 1-br \$ 958 2-br \$1,140 3-br \$1,308	Local preference for applicants living or working in the Town of Acton.  CBH and VLI Applicants Project Based Section 8 Waitlist maintained by SMOC.  Opened 2012. Short waitlist but little turnover to date. Estimate 1 - 2 years.	<b>Old High School Commons</b> 433 Massachusetts Avenue Acton, MA 01720 Contact: Melissa Hume, Property Mgr. Phone: 978-486-9719 <a href="http://www.acton@peabodyproperties.com">www.acton@peabodyproperties.com</a> <a href="mailto:mhume@peabodyproperties.com">mhume@peabodyproperties.com</a>  <b>South Middlesex Opportunity Council</b> Rental Assistance Program 300 Howard Street Framingham, MA 01702 508-620-2335

Affordable rental properties typically utilize Income Limits defined by the U.S. Department of Housing and Urban Development (HUD). These income limits are adjusted annually and includes adjustments for household size. Income limits as of December 11, 2012 are:

Household Size	1 Person	2 People	3 People	4 People	5 People	6 People
<b>30% of Area Median Income</b>	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$32,850
<b>50% of Area Median Income</b>	\$33,050	\$37,800	\$42,500	\$47,200	\$51,000	\$54,800
<b>80% of Area Median Income</b>	\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150

\*These income limits may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds.