



your resource for Affordable Housing



**464 Main Street
Falmouth, MA**



RENTS:

4—One Bedroom Units @ 80% AMI—\$1,963

5—One Bedroom Units @ 120% AMI—\$3,031

6—Two Bedroom Units @ 120% AMI—\$3,379

Tenant is Responsible for all Utilities, except water and sewer

Fully Appliance Kitchens

One Bathroom

In Building Coin-Op Laundry

Smoke Free

Pets Allowed per Pet Policy; Monthly Pet Rent Applies

Section 8 and other housing vouchers accepted

NEW CONSTRUCTION

Fantastic NEW Units for RENT by Town Center in Beautiful Town of Falmouth, MA.

For program information:

Contact: MCO Housing Services

Call: 978-456-8388

FAX: 978-456-8986

**Application Pick up: Falmouth Town Hall &
Public Library, Leasing Office**

Email: lotteryinfo@mcohousingservices.com

TTY: 711, when asked 978-456-8388

Visit our Website:

MCOHousingServices.com

**Sign up for future offerings and
available listings.**





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Unit Information

of BR: 1—2
Baths: 1
Parking: Surface Parking
Size of Home: 672 to 990 sq. ft.
Appliances: Fully furnished kitchen,

- Rental Units Distributed by Lottery
- Language/translation assistance available, at no charge, upon request.

Resident selection based on a lottery.
Call us for lottery details or application.

Eligibility Criteria

1. Gross Household Income Limits at 80% AMI:

	80%	120%
1 person household:	\$74,800	\$112,200
2 person household:	\$85,450	\$128,175
3 person household:	N/A	\$144,225
4 person household:	N/A	\$160,200

2. Households with total assets over \$52,787 must include either actual or imputed income calculated using HUD's current passbook rate of 0.4% in their income eligibility, while those with \$52,787 or less may exclude asset income. All financial accounts, digital wallets, lump-sum receipts, and recently disposed assets must be disclosed and verified.

Public Information Meeting via Zoom

Monday, March 30, 2026, at 6:30 PM

Meeting ID: 819 3076 2098

Passcode: 720030

Application Deadline

Monday, April 20, 2026, at 11:59 PM

Lottery via Zoom

Monday, May 04, 2026, at 3:00 PM

New Construction. Great Town Location

For program information:
Maureen O'Hagan
(978) 456-8388
lotteryinfo@mcohousingservices.com

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