



*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](mailto:lotteryinfo@mcohousingservices.com)**

**TTY: 711, when asked 978-456-8388**

**Visit our Website:**

**[MCOHousingServices.com](http://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:	\$68,500	\$106,320
2 person household:	\$78,250	\$121,560
3 person household:	N/A	\$136,680
4 person household:	N/A	\$151,920

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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