

Do You Qualify?

Residents of **Townsend Woods** must meet the eligibility guidelines established by the U.S. Department of Housing and Urban Development (HUD), including:

- The head of household must be 62 years of age or older.
- Residents must be income-qualified.

Residents pay 30% of their adjusted monthly income for rent, which includes heat and hot water. A utility allowance is factored into the rent to allow for self-payment of electricity. Residents are responsible for telephone and cable services.



How to Apply

Applications are accepted on an ongoing basis. As apartments become available, applicants will be selected from a waiting list in accordance with eligibility requirements. For more information or to apply, contact:

Townsend Woods

70 Dudley Road • Townsend, MA 01469

978.597.2540

or

RCAP Solutions, Inc.

Housing Consumer Education Center

205 School Street • Gardner, MA 01440

978.630.6770

Real Estate Services, a division of RCAP Solutions, Inc., dedicated to providing affordable housing services for over 40 years.

Townsend Woods
70 Dudley Road • Townsend, MA 01469

Townsend Woods

Senior Housing



A Place You Can Call Home

70 Dudley Road • Townsend, MA 01469

978.597.2540 • fax: 978.597.2943

TTY: 978.630.6754



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www.rcapsolutions.org





Townsend Woods, located in Townsend, Massachusetts, offers federally subsidized apartments for income-qualified seniors.

The facility is set on a 100% Smoke Free Campus in a quiet, rural area, only minutes from the center of Townsend and 45 miles west of Boston. The local area boasts several churches, medical offices, banks, retail shops, and other conveniences.

These beautifully designed one-bedroom, four-room apartments are equipped with

- 🌿 spacious closets
- 🌿 emergency pull cords
- 🌿 cable television/internet hookup
- 🌿 air conditioning
- 🌿 wall-to-wall carpeting
- 🌿 kitchens including plenty of storage and modern appliances
- 🌿 showers with grab bars

Safety Features

- smoke, heat, and CO detectors
- fire sprinkler system
- elevator
- security lighting including lights at each apartment entryway
- 24-hour emergency on-call maintenance



Special Features

- professional management team
- resident service coordinator
- indoor/outdoor gathering spaces include community room with fireplace and kitchen, patio with seating, and second floor deck
- ample gardening space
- personal care space with hair salon
- on-site laundry facility
- tenant and guest parking
- local transportation
- on-site mail delivery



Accessible, open concept units are available featuring accommodations such as wider doorways, wall mounted oven, open area below kitchen and bathroom sinks, open kitchen shelving, and roll-in shower.

Townsend Woods is the first HUD 202 senior housing development in Massachusetts to be LEED Certified, an internationally recognized green building certification. It is also designated EPA Energy Star Certified, using less energy, while emitting fewer greenhouse gasses.

