



McELWAIN SCHOOL APARTMENTS

242-250 Main St., Bridgewater, MA 02324

The McElwain School Apartments is a new 57-unit mixed income residential community located just outside Bridgewater's town center. Opening its doors in January 2023, McElwain School Apartments will offer 51 affordable 1-, 2-, and 3-bedroom apartments in a community with an onsite fitness center, and outdoor playground. All applicants must income qualify per their household size at move-in. The income limit chart below illustrates the current maximum income limits per household size based on the unit set aside.

Income Limits per Household Size

	Total Units Available by Bedroom Size		Number of 30% AMI Units	Number of 50% AMI Units	Number of 60% AMI Units	
1 Bedroom	11		----	2	9	
2 Bedroom	34		5	1	28	
3 Bedroom	6		1	1	4	
Household Size						
30% AMI	1	2	3	4	5	6
Maximum Income	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900
Household Size						
50% AMI	1	2	3	4	5	6
Maximum Income	\$39,100	\$44,700	\$50,300	\$55,850	\$60,350	\$64,800
Household Size						
60% AMI	1	2	3	4	5	6
Maximum Income	\$46,920	\$53,640	\$60,360	\$67,020	\$72,420	\$77,760

Rents for 60% AMI Units by Bedroom Size

1 Bedroom	\$1,257	2 Bedroom	\$1,509	3 Bedroom	\$1,743
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*Gross Rents & Income Limits based on 2022 HUD Limits. Subject to change prior to income certification.

Rents do not include utility allowance deductions.

** Rents for 30% AMI and 50% AMI units are Project Based Vouchers. No minimum income required.

Resident portion of rent based on household income. Mobile voucher holders are welcome to apply, and rents are subject to local payment standard. There is no minimum income requirement for these mobile voucher holders.

Informational Sessions: During the Informational Sessions, management will explain the project, income restrictions, and lottery process.

Applications Process: Applications are available until Oct. 28, 2022. The last day to request an application is Oct. 17, 2022. Applications are available at a drop box at 250 Main St., Bridgewater, MA 02324. Completed applications can be mailed to: The McElwain School Apartments, PO Box 156, Bridgewater, MA 02324, dropped off in a drop box located at the property, or submitted through a secure online portal by emailing info@themcelwainschoolapts.com to request the link.

Lottery Process: Applications received or postmarked by Oct. 28, 2022, will be included in the Lottery. All applicants will be screened for eligibility and suitability for housing. Families must meet the 30%, 50%, or 60% AMI income limits to be eligible for the Lottery. The Lottery process will take place at 10 a.m., Thursday, Nov. 10, 2022, at the Bridgewater Public Library.

HOUSING APPLICATIONS
AVAILABLE
AUG. 1, 2022

INFORMATIONAL SESSIONS

IN-PERSON AND VIRTUAL MEETING
WEDNESDAY, SEPT. 21, 2022

5 – 8 PM

BRIDGEWATER PUBLIC LIBRARY
15 SOUTH ST.

BRIDGEWATER, MA 02324

<https://bit.ly/McElwainInfoSession1>

VIRTUAL MEETING ONLY
SATURDAY, SEPT. 24, 2022

10 AM – NOON

<https://bit.ly/McElwainInfoSession2>

CALL 508-443-6233

HOUSING LOTTERY

THURSDAY, NOV. 10, 2022
10 AM

VIRTUAL MEETING ONLY

<https://bit.ly/McElwainLotterySession>

LEASING INFO

McELWAIN SCHOOL APARTMENTS
C/O FIRST REALTY MGT.
250 Main Street
Bridgewater, MA 02324

To request an application or
reasonable accommodations, call

P: 508-443-6233 TTY/TRS Relay #711
Email: info@mcElwainschoolapts.com
www.mcelwainschoolapts.com

Office Hours
Monday – Friday
9:00am – 5:00pm

Alternative language and
accessible documents will be made
available upon request

Use and Occupancy restrictions apply.

