



# Welcome to Sanderson Place!



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120 North Main Street, Sunderland MA



Sanderson Place is Sponsored by:  
**Rural Development, Inc.**



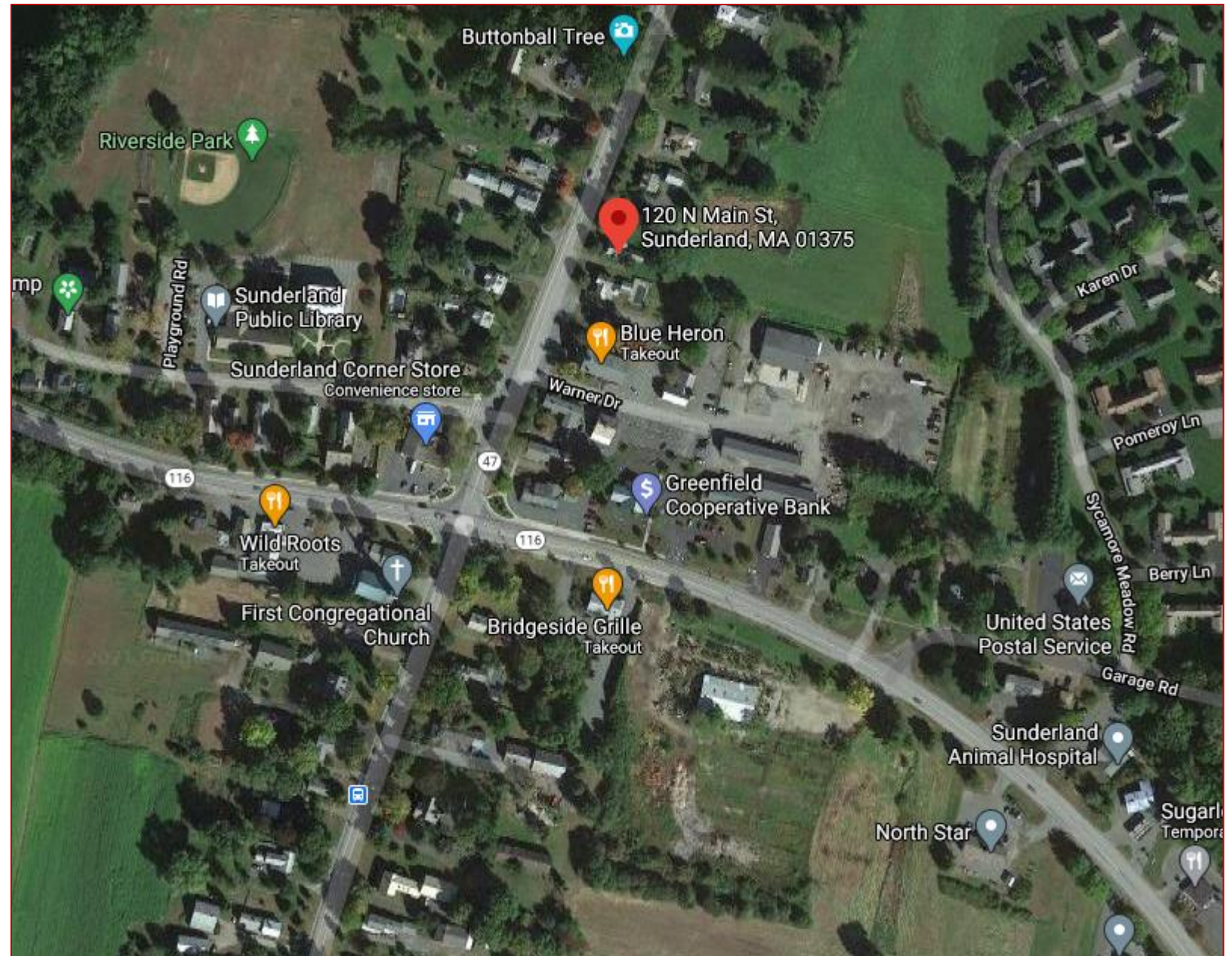
241 Millers Falls Road, Turners Falls, MA 01376

If you are interested in living at Sanderson Place, please call **413-863-9781** to be added to our notification list.

We will follow-up with you when applications become available.



Location:



# Timeline



- March 2021 Construction Start
- April 2022 – Marketing Begins
- July 2022 – Tenant Lottery
- August 2022 – Construction Complete
- September 2022 – March 2023 – Lease Up and Tenants Move In



# Housing



- **33 Senior (62+) Apartments**
  - (30) 1-bedroom
  - (3) 2-bedroom
- 3 Fully Accessible Units; 2 Sensory Adapted Units
- All Units Adaptable with Universal Access
- Fully sprinklered building
- Elevator



## Affordability

- 17 units 60% AMI
- 4 units 50% AMI
- 12 units 30% AMI



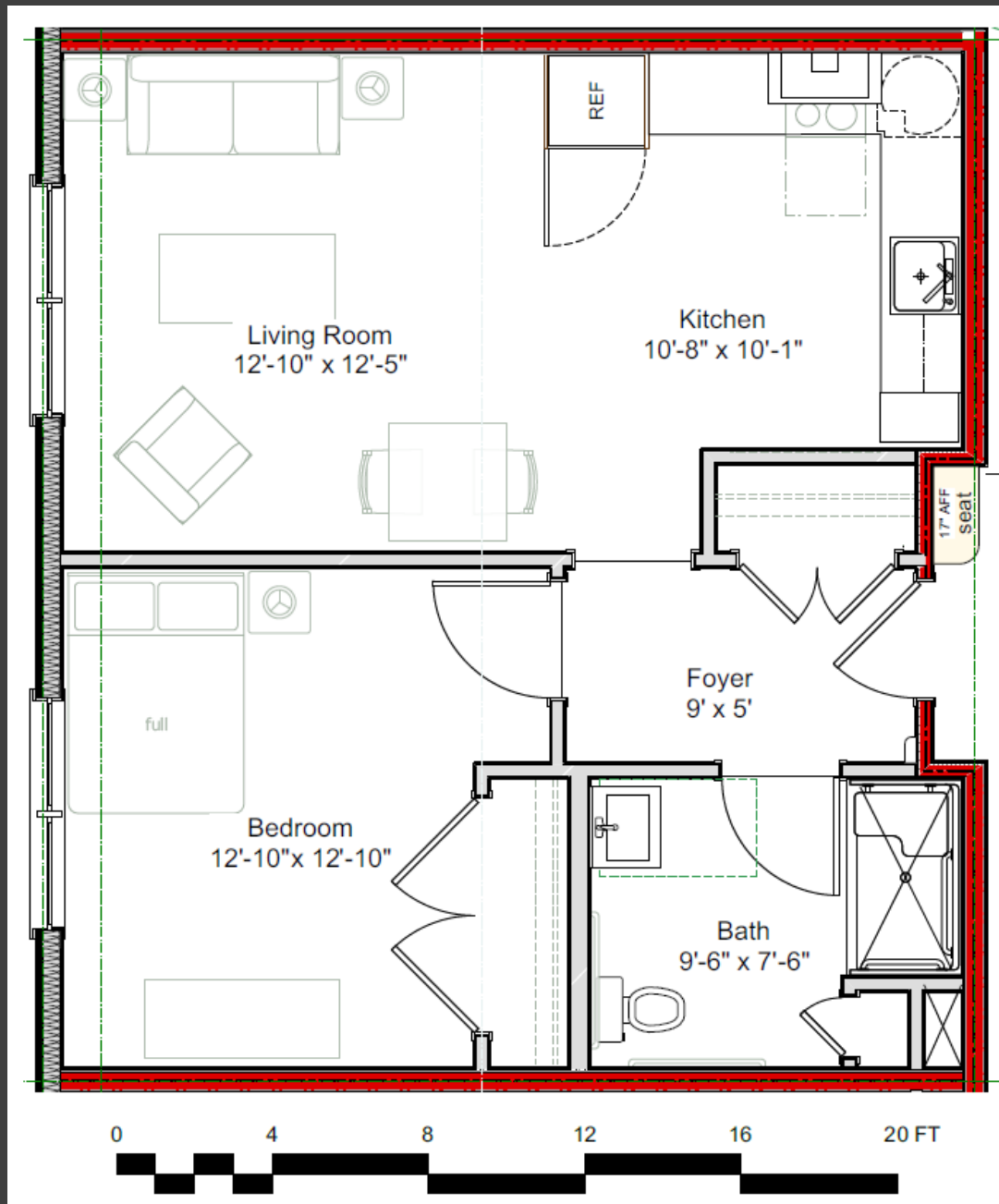
## Common Areas

- Community Room with Lounge and Dining Area
- Outdoor Deck
- Property Management/Resident Service Coordinator Office
- Library / Tele-Medicine Room
- Fitness Room
- Two Laundry Rooms
- 41 Parking Spaces, 2 with EV charging station



# Typical One Bedroom Floor Plan

*Average Size: 610 square feet*

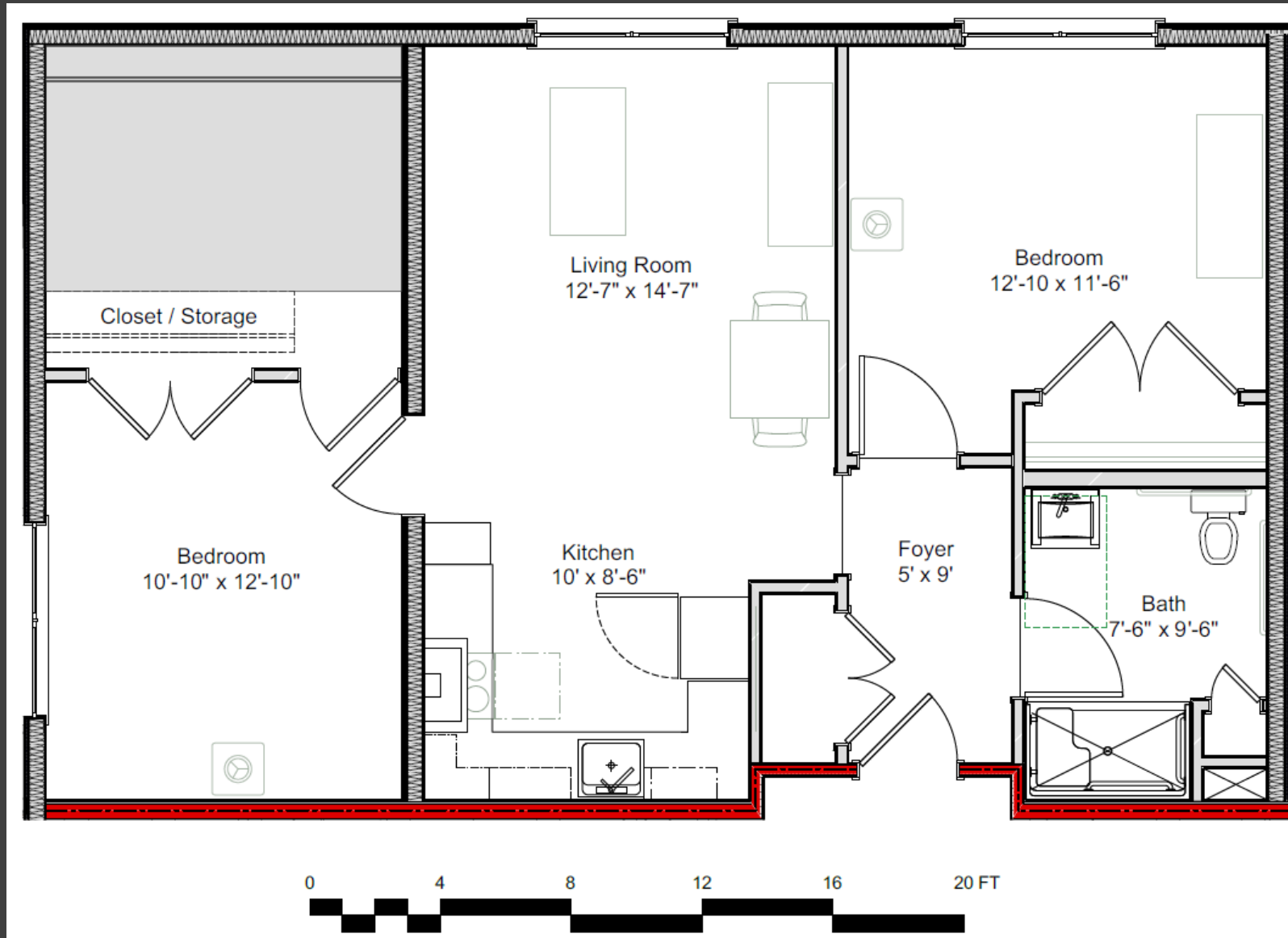


- Open kitchen / living area
- Accessible bathroom with roll-in shower
- Separate temperature control for heat and central AC
- Heat, hot water, AC, electricity included in rent
- Intercom with video screen to "buzz" guests into the building



# Typical Two Bedroom Floor Plan

*Average Size: 810 square feet*





## Village House

- 3 of the 1-bedroom apartments (all on the ground floor)

# SANDERSON PLACE



## -33 Affordable Senior Apartments-

### DEVELOPER

**Rural Development, Inc.**



Town of Sunderland Selectboard

The 120 North Main Street Committee

Governor, Commonwealth of Massachusetts, Charles D. Baker

### FUNDERS

- MA Department of Housing & Community Development (DHCD)
- Community Economic Development Assistance Corporation (CEDAC)
- MA Affordable Housing Trust Fund
- Charlesbank Homes Foundation
- Town of Sunderland CPA
- Greenfield Savings Bank
- Massachusetts Housing Investment Corporation (MHIC)
- Federal Home Loan Bank of Boston Affordable Housing Program (FHLBB-AHP)

### PROJECT TEAM

Architect



Contractor

