

Updated 2/27/2017 VACANCIES in Barnstable County affordable housing units:

Barnstable County a county in Massachusetts

About Affordable Housing In Barnstable County

There are 42 low income housing apartment complexes which contain 2,335 subsidized apartments for rent in Barnstable County, Massachusetts. Many of these rental apartments are income based housing with about 631 apartments that set rent based on 30% your income. Often referred to as "HUD apartments", there are 348 Project-Based Section 8 subsidized apartments in Barnstable County. There are 1,531 other low income apartments that don't have rental assistance but are still considered to be affordable housing for low income families.

Fair Market Rents are used to establish the payment standards for the Section 8 Housing Choice Voucher Program. In Barnstable County, the fair market rents range from \$845 to \$1,709. To learn more about rents for low income apartments in Barnstable County read the [Fair Market Rents](#) section of the [Understanding Affordable Housing in Salisbury](#) guide.

To qualify for low income housing in Barnstable County a family of four would generally have to earn less than \$42,450. For more detailed income qualification information for affordable apartments in Barnstable County read the [Income](#) section of the [Understanding Affordable Housing in Barnstable County](#) guide.

The HUD funded Public Housing Agency that serves Barnstable County is the [Barnstable Housing Authority](#).

- The Barnstable Housing Authority Public Housing for Senior and Disabled Waiting List is Open.

The Barnstable Housing Authority offers 1 Public Housing complexes containing 68 HUD apartments. The rent at these subsidized apartments are always income based. To find a public housing unit, look for the Public Housing tag in the apartment list below.

Affordable Apartments in Barnstable County

[The Residences at Canal Bluffs](#)



[Learn More](#)

100 Harmony Hill Road

[Bourne, Barnstable County, Massachusetts](#)

Call: (866)-933-2293 Use Ext. 62687#

The Residences at Canal Bluffs is a 28 unit low income housing apartment community that provides 1-3 bedroom apartments for rent in Bourne.

Apartments in this community are not rent subsidized. However, this apartment community has rents considered affordable for low income families in Bourne.

These affordable apartments have been funded by the following programs:

[Low Income Housing Tax Credit](#)

[Learn More](#)

[Call Now](#)

[Rock Harbor Village](#)



[Learn More](#)

9 Main Street

[Orleans, Barnstable County, Massachusetts](#)

Call: (866)-933-2293 Use Ext. 62576#

Rock Harbor Village is a 100 unit low income housing apartment community that provides 1-2 bedroom apartments for rent in Orleans. Some apartments in this community are rent subsidized, which means rent is income based.

These affordable apartments have been funded by the following programs:

[Low Income Housing Tax Credit](#) [Project-Based Section 8](#)

[Learn More](#)

[Call Now](#)

Bridgeport

587 Gifford St

[Falmouth, Barnstable County, Massachusetts](#)

Bridgeport is a 8 unit low income housing apartment community in Falmouth. Apartments in this community are not rent subsidized. However, this apartment community has rents considered affordable for low income families in Falmouth.

These affordable apartments have been funded by the following programs:

[HOME](#)

[Learn More](#)

Wells Court

141 Brewster Rd

[Brewster, Barnstable County, Massachusetts](#)

Wells Court is a 24 unit low income housing apartment community in Brewster. Some apartments in this community are rent subsidized, which means rent is income based.

These affordable apartments have been funded by the following programs:

[HOME](#) [Section 202 Supportive Housing for the Elderly](#)

[Learn More](#)

Clay Pond Cove

101 Harmony Hill Rd

[Bourne, Barnstable County, Massachusetts](#)

Clay Pond Cove is a 45 unit low income housing apartment community in Bourne. Apartments in this community are not rent subsidized. However, this apartment community has rents considered affordable for low income families in Bourne.

These affordable apartments have been funded by the following programs:

[Low Income Housing Tax Credit](#)

[Learn More](#)

Housing Authorities that serve Barnstable County

[Barnstable Housing Authority](#)

- [Public Housing for Senior and Disabled Waiting List is Open](#)

Understanding Affordable Housing in Barnstable County, Massachusetts

- [Population And Household Demographics](#)
- [Income and Rent Overburden](#)
- [Fair Market Rents](#)

- [Area Median Income](#)
- [Low Income Housing Tax Credit](#)
- [Rental Assistance](#)

Barnstable County, MA Affordable Housing Snapshot

Total Population	215,888
Housing Units	95,755
Average Household Size	2.19
Average Renter Household Size	1.97
Percentage of Housing Units Occupied By Renters	22.6%
Median Household Income	\$61,597 ±\$1,142
Median Rent	\$1,101 ±\$29
Percentage Of Renters Overburdened	53.34% ± 2.78pp

Population and Household Demographics

Barnstable County is a County in [Massachusetts](#) with a population of 215,888. There are 95,755 households in the county with an average household size of 2.19 persons. 22.6% of households in Barnstable County are renters.

Income and Rent Overburden in Barnstable County

The median gross income for households in Barnstable County is \$61,597 a year, or \$5,133 a month. The median rent for the county is \$1,101 a month.

Households who pay more than thirty percent of their gross income are considered to be Rent Overburdened. In Barnstable County, a household making less than \$3,670 a month would be considered overburdened when renting an apartment at or above the median rent. 53.34% of households who rent are overburdened in Barnstable County.¹

Data derived from 2010 Census and 2014 5-Year American Community Survey. [Learn More](#).

¹ Margin of Error: ± 2.78 percentage points.

Fair Market Rents in Barnstable County

Fair Market Rents, often abbreviated as FMR, can be used to better understand the average housing costs of an area. Notably, Fair Market Rents are used to establish the payment standards for the Housing Choice Voucher Program, maximum rents in HOME financed rental projects and initial rents for Section 8 project based assistance.

2017 Fair Market Rents

Studio	One BR	Two BR	Three BR	Four BR
\$845	\$933	\$1,240	\$1,554	\$1,709

Area Median Income In Barnstable County

Affordable housing program eligibility is always determined by one's income. Each household's income is compared to the incomes of all other households in the area. This is accomplished through a statistic established by the government called the Area Median Income, most often referred to as AMI. The AMI is calculated and published each year by HUD.

In Barnstable County, HUD calculates the Area Median Income for a family of four as \$77,100.

Most affordable housing programs determine eligibility based on the percent of AMI a given household's income is. Among the programs that determine eligibility based on the AMI are Section 8, HOME, LIHTC, Section 515, 202 and 811.

Low Income Housing Tax Credits in Barnstable County

The Low-Income Housing Tax Credit (LIHTC) program aims to create affordable rental housing for low and very low income families.

From 2000 to 2012, 15 low income apartment communities containing 816 rental apartments have been constructed and made affordable to low income persons in Barnstable County by the Low Income Housing Tax Credit Program.

You can identify apartment communities that participate in the program in Barnstable County by looking for the Low Income Housing Tax Credit tag in the apartment list above. [View Apartments.](#)

Low Income Housing Tax Credit Income Limits

For affordable apartment communities in Barnstable County that received funding in part through the Low Income Housing Tax Credit (LIHTC) program, monthly rent cannot exceed the Tax Credit maximum rent for the community.

If your income does not exceed 60% of the Area Median Income (AMI), you may qualify to rent a unit that is subject to the rent limits established by the Low Income Housing Tax Credit program.

% of AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
50%	\$29,750	\$34,000	\$38,250	\$42,450	\$45,850	\$49,250	\$52,650	\$56,050
60%	\$35,700	\$40,800	\$45,900	\$50,940	\$55,020	\$59,100	\$63,180	\$67,260

Low Income Housing Tax Credit Rent Limits

If your income is less than 60% of the Area Median Income (AMI), you should not expect to pay more than the rent value for a unit in the table below. However, Affordable apartment communities that receive funding through the Low Income Housing Tax Credit program may have rental units that are not subject to income and rent limits. Rent limits for the LIHTC Program are determined so that a household making the maximum income for the expected household size of the unit would only pay 30% of their income for rent.

For example, the expected household size for a two bedroom apartment is 3 people. Using the table above, the maximum income for a 3 person household at 60% of the AMI in Barnstable County is \$45,900 a year, or \$3,825 a month. To determine the maximum rent in the table below we multiply the monthly maximum income, \$3,825 by 30% to get a maximum rent of \$1,148 a month.

Rent for units in the LIHTC Program include a utility allowance which is determined by the average monthly cost of utilities paid directly by residents. This allowance has not been subtracted from the rents in the table below. These utility allowances are set on a property by property basis.

% of AMI	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
50%	\$744	\$797	\$956	\$1,104	\$1,231	\$1,359
60%	\$893	\$956	\$1,148	\$1,325	\$1,478	\$1,631

Rental Assistance in Barnstable County

Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. This housing assistance can come in the form of Section 8 Housing Choice Vouchers, project-based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties for elderly and disabled households.

You can identify apartment communities that participate in a program that provides rental assistance by looking for the Section 202 Supportive Housing for the Elderly Section 811 Supportive Housing for Persons with Disabilities Rental Assistance Payments Project-Based Section 8 Rural Development Rental Assistance Public Housing tags in the apartment list above. [View Apartments.](#)

HUD Rental Assistance Income Limits

To qualify for most rental assistance programs a renter must earn no more than 50% of the Area Median Income (AMI). In some cases, rental assistance is reserved for renters earning 30% or less of the AMI. In Barnstable County, to qualify for Section 8 assistance, a renter household containing four persons must earn \$42,450 or less. For some targeted rental assistance programs, a renter household of four can't earn more than \$25,450.

It's important to remember that in many rental assistance programs there are minimum rent regulations requiring assistance recipients to make a minimum payment of between \$25 and \$50 per month no matter how low their income.

% of AMI	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30%	\$17,850	\$20,400	\$22,950	\$25,450	\$28,440	\$32,580	\$36,730	\$40,890
50%	\$29,750	\$34,000	\$38,250	\$42,450	\$45,850	\$49,250	\$52,650	\$56,050
80%	\$47,550	\$54,350	\$61,150	\$67,900	\$73,350	\$78,800	\$84,200	\$89,650

Cities In Barnstable County
 Select A City To View