



Income Guidelines
(April 2019- April 2020)
 Affordable Rental Program

Number of People in Household (including children)	Qualifying Income (50-120% of Area Median Income)	
	minimum	maximum
1	\$ 40,900	\$ 98,160
2	\$ 46,750	\$ 112,200
3	\$ 52,600	\$ 126,240
4	\$ 58,400	\$ 140,160
5	\$ 63,100	\$ 151,440
6	\$ 67,750	\$ 162,600

In general, housing costs are considered affordable when they do not exceed 30% of a household's income. Housing Nantucket uses this formula to determine if rent is affordable for a tenant. Monthly rent for income-qualified tenants will not exceed the **Fair Market Rent**, which is published by the US Department Housing and Urban Development. Fair Market Rent is the government's indicator of how much a property would cost, if it were open for leasing at the moment.

2019 Fair Market Rents on Nantucket (as published by HUD)	
Number of Bedrooms	Fair Market Rent
studio	\$ 1,223
1 bedroom	\$ 1,233
2 bedroom	\$ 1,628
3 bedroom	\$ 2,217
4 bedroom	\$ 2,225