

Rent Limits for 2019 HOME and Fair Market Rents (FMR)

HOME Rents definitions are effective: **June 28, 2019**

FMR definitions are effective: June 28, 2019

HUD Metro FMR Area (HMFA) estimate of the median family of Four (4) income for the Dallas area is:

\$83,100

Household Size	80% of Dallas Area Median Family Income Maximum Allowable Qualifying Income ¹
1 Person	\$46,550
2 Persons	\$53,200
3 Persons	\$59,850
4 Persons	\$66,500
5 Persons	\$71,850
6 Persons	\$77,150

Number of Bedrooms In Unit	Monthly Maximum Rents 30% of 80% AMFI (including utilities)	Utility Allowance ³	Monthly Maximum Rent (Excluding Utilities)
0	\$1,164	\$149	\$1,015
1	\$1,330	\$165	\$1,165
2	\$1,496	\$233	\$1,263
3	\$1,663	\$344	\$1,319
4	\$1,796	\$466	\$1,330
5	\$1,929	\$588	\$1,341

¹ Income limits are changed annually by HUD. Figures listed are actual calculated figures. HUD allows for rounding up to the nearest \$50 in determining eligibility.

² Assumes 1.5 persons per bedroom.

³ Utility allowance is based on HUD's Section 8 allowance and assume: (1) unit type is APT/CONDO/TWNHSE, (2) units are all electric, (3) tenant pays for electric, water/sewer/trash collection and (4) landlord furnishes the range and refrigerator