

Rent Limits for 2021
HOME and Fair Market Rents (FMR)

HOME Rents definitions are effective: **June 1, 2021**

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

\$89,000

Household Size	80% of Dallas Area Median Family Income Maximum Allowable Qualifying Income ¹
1 Person	\$49,850
2 Persons	\$57,000
3 Persons	\$64,100
4 Persons	\$71,200
5 Persons	\$76,900
6 Persons	\$82,600
7 Persons	\$88,300
8 Persons	\$94,000

Number of Bedrooms In Unit ²	Monthly Maximum Rents 30% of 80% AMFI (including utilities)	Utility Allowance ³	Monthly Maximum Rent (Excluding Utilities)
0	\$1,246	\$133	\$1,113
1	\$1,425	\$146	\$1,279
2	\$1,603	\$193	\$1,410
3	\$1,923	\$252	\$1,671
4	\$2,065	\$313	\$1,752
5	\$2,350	\$370	\$1,980

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, rounding up (occupancy at 1 for efficiency unit or 0 bedroom)

³ Utility allowance is based on HUD's 2021 Section 8 allowance and assume: (1) unit type is APT/CONDO/TWNHSE, (2) units are all electric, (3) tenant pays for electric, sewer and trash collection and (4) landlord pays water and furnishes the range and refrigerator. *Effective date: October 1, 2021

Locality

Unit Type

Date(mm/dd/yyyy)

DALLAS HOUSING AUTHORITY

APT / CONDO / TOWNHOUSE

10/01/2021

Utility or Service

Monthly Dollar Allowances

		0BR	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	\$34	\$35	\$37	\$38	\$39	\$41
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$15	\$17	\$19	\$22	\$25	\$27
	d. Coal/Other	-	-	-	-	-	-
Cooking	a. Natural Gas	\$2	\$2	\$4	\$5	\$6	\$7
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$5	\$6	\$8	\$10	\$13	\$15
	d. Coal/Other	-	-	-	-	-	-
Other Electric		\$18	\$21	\$29	\$37	\$45	\$53
Air Conditioning		\$13	\$15	\$21	\$26	\$32	\$37
Water Heating	a. Natural Gas	\$5	\$5	\$8	\$10	\$12	\$15
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$11	\$13	\$16	\$19	\$22	\$25
	d. Coal/Other	-	-	-	-	-	-
Water		\$23	\$25	\$47	\$79	\$89	\$98
Sewer		\$40	\$43	\$69	\$107	\$145	\$182
Trash Collection		\$31	\$31	\$31	\$31	\$31	\$31
Range (if tenant supplies)		\$15	\$15	\$15	\$15	\$15	\$15
Refrigerator (if tenant supplies)		\$10	\$10	\$10	\$10	\$10	\$10
Other – Microwave (if tenant supplies)							

Actual Family Allowances To be used by the family to compute allowance.
Complete Below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	Per Month Cost
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	