

2023 RENT LIMITS

Effective Date: June 15, 2023

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

\$105,600

Household Size	80% of Dallas Area Median Family Income Maximum Allowable Qualifying Income ¹
1 Person	\$57,750
2 Persons	\$66,000
3 Persons	\$74,250
4 Persons	\$82,500
5 Persons	\$89,100
6 Persons	\$95,700
7 Persons	\$102,300
8 Persons	\$108,900

Number of Bedrooms In Unit	Monthly Maximum Rents 30% of 80% AMFI (including utilities) ²	Utility Allowance ³	Monthly Maximum Rent (Excluding Utilities)
0	\$1,444	\$211	\$1,233
1	\$1,547	\$237	\$1,310
2	\$1,856	\$327	\$1,529
3	\$2,145	\$464	\$1,681
4	\$2,393	\$610	\$1,783
5	\$2,640	\$754	\$1,886

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 (occupancy at 1 for efficiency unit or 0 bedroom)

³ Utility allowance is based on HUD's 2022 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.

Allowance for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 07/31/2022)

Locality	Unit Type	Date(mm/dd/yyyy)
DALLAS HOUSING AUTHORITY	APT / CONDO / TOWNHOUSE	10/01/2022

Utility or Service	Monthly Dollar Allowances						
	0BR	1BR	2BR	3BR	4BR	5BR	
Heating	a. Natural Gas	\$38	\$41	\$42	\$44	\$46	\$48
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$24	\$28	\$33	\$39	\$44	\$50
	d. Coal/Other	-	-	-	-	-	-
Cooking	a. Natural Gas	\$3	\$3	\$5	\$7	\$8	\$10
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$9	\$11	\$15	\$20	\$25	\$29
	d. Coal/Other	-	-	-	-	-	-
Other Electric	\$34	\$40	\$56	\$72	\$88	\$103	
Air Conditioning	\$26	\$30	\$41	\$53	\$64	\$75	
Water Heating	a. Natural Gas	\$6	\$8	\$11	\$14	\$18	\$21
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$21	\$25	\$31	\$38	\$44	\$50
	d. Coal/Other	-	-	-	-	-	-
Water	\$23	\$26	\$48	\$101	\$166	\$231	
Sewer	\$40	\$43	\$69	\$107	\$145	\$182	
Trash Collection	\$34	\$34	\$34	\$34	\$34	\$34	
Range (if tenant supplies)	\$17	\$17	\$17	\$17	\$17	\$17	
Refrigerator (if tenant supplies)	\$10	\$10	\$10	\$10	\$10	\$10	
Other -- Microwave (if tenant supplies)							

Actual Family Allowances May be used by the family to compute allowance while searching for a unit.	Utility or Service	Per Month Cost
Name of Family	Heating	
	Cooking	
	Other Electric	
	Air Conditioning	
	Water Heating	
Address of Unit	Water	
	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
Number of Bedrooms	Other	
	Total	