

**Rent Limits for 2020**  
**HOME and Fair Market Rents (FMR)**

HOME Rents definitions are effective: **July 1, 2020**

FMR definitions are effective: October 1, 2019

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

<b>\$86,200</b>
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Household Size	80% of Dallas Area Median Family Income Maximum Allowable Qualifying Income <sup>1</sup>
1 Person	\$48,300
2 Persons	\$55,200
3 Persons	\$62,100
4 Persons	\$68,950
5 Persons	\$74,500
6 Persons	\$80,000
7 Persons	\$85,500
8 Persons	\$91,050

Number of Bedrooms In Unit <sup>2</sup>	Monthly Maximum Rents 30% of 80% AMFI (including utilities)	Utility Allowance <sup>3</sup>	Monthly Maximum Rent (Excluding Utilities)
0	\$1,208	\$149	\$1,059
1	\$1,380	\$165	\$1,215
2	\$1,553	\$233	\$1,320
3	\$1,863	\$344	\$1,519
4	\$2,000	\$466	\$1,534
5	\$2,276	\$588	\$1,688

<sup>1</sup> 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.

<sup>2</sup> Assumes 1.5 persons per bedroom, rounding up (occupancy at 1 for efficiency unit or 0 bedroom)

<sup>3</sup> Utility allowance is based on HUD's **2019** 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. \*2020 utility allowances will be available October 1, 2020

# 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. 4/30/2018)

See Public Reporting Statement and Instructions on back

Locality <b>DALLAS HOUSING AUTHORITY</b>	Unit Type <b>APT / CONDO / TOWNHOUSE</b>	Date(mm/dd/yyyy) <b>10/01/2019</b>
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Utility or Service	Monthly Dollar Allowances						
	0BR	1BR	2BR	3BR	4BR	5BR	
Heating	a. Natural Gas	\$30	\$31	\$32	\$33	\$34	\$35
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$15	\$17	\$19	\$22	\$24	\$27
	d. Coal/Other	-	-	-	-	-	-
Cooking	a. Natural Gas	\$2	\$2	\$3	\$4	\$5	\$6
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$5	\$5	\$8	\$10	\$13	\$15
	d. Coal/Other	-	-	-	-	-	-
Other Electric	\$17	\$21	\$29	\$37	\$45	\$53	
Air Conditioning	\$13	\$15	\$21	\$26	\$32	\$37	
Water Heating	a. Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$11	\$13	\$16	\$19	\$22	\$25
	d. Coal/Other	-	-	-	-	-	-
Water	\$22	\$25	\$46	\$98	\$161	\$224	
Sewer	\$39	\$42	\$67	\$105	\$142	\$180	
Trash Collection	\$27	\$27	\$27	\$27	\$27	\$27	
Range/Microwave (If tenant supplies)	\$12	\$12	\$12	\$12	\$12	\$12	
Refrigerator (if tenant supplies)	\$11	\$11	\$11	\$11	\$11	\$11	
Other --	-	-	-	-	-	-	

<b>Actual Family Allowances</b> To be used by the family to compute allowance. Complete Below for the actual unit rented.	Utility or Service	Per Month Cost
	Heating	
Name of Family	Cooking	
	Other Electric	
	Air Conditioning	
	Water Heating	
	Water	
Address of Unit	Sewer	
	Trash Collection	
	Range/Microwave	
	Refrigerator	
	Other	
Number of Bedrooms		
	<b>Total</b>	\$0