

**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 <sup>1</sup>
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 <sup>2</sup>	Monthly Maximum Rents 30% of 80% AMFI (including utilities)	Utility Allowance <sup>3</sup>	Monthly Maximum Rent (Excluding Utilities)
0	\$1,246	\$126	\$1,120
1	\$1,425	\$140	\$1,285
2	\$1,603	\$185	\$1,418
3	\$1,923	\$245	\$1,678
4	\$2,065	\$301	\$1,764
5	\$2,350	\$361	\$1,989

<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 **2020** 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. \*2020 utility allowances will be available October 1, 2021

# 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. 7/31/2022)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date(mm/dd/yyyy)
DALLAS HOUSING AUTHORITY		APT / CONDO / TOWNHOUSE					10/01/2020
Utility or Service		Monthly Dollar Allowances					
		0BR	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas	\$29	\$31	\$32	\$33	\$34	\$35
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$14	\$16	\$18	\$21	\$23	\$26
	d. Coal/Other	-	-	-	-	-	-
Cooking	a. Natural Gas	\$2	\$2	\$3	\$4	\$5	\$5
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$4	\$5	\$7	\$10	\$12	\$14
	d. Coal/Other	-	-	-	-	-	-
Other Electric		\$16	\$19	\$27	\$35	\$42	\$50
Air Conditioning		\$12	\$14	\$19	\$25	\$30	\$35
Water Heating	a. Natural Gas	\$4	\$4	\$6	\$8	\$10	\$12
	b. Bottle Gas	-	-	-	-	-	-
	c. Oil / Electric	\$10	\$12	\$15	\$18	\$20	\$24
	d. Coal/Other	-	-	-	-	-	-
Water		\$22	\$25	\$46	\$98	\$161	\$224
Sewer		\$39	\$43	\$68	\$105	\$143	\$181
Trash Collection		\$31	\$31	\$31	\$31	\$31	\$31
Range/Microwave (If tenant supplies)		\$13	\$13	\$13	\$13	\$13	\$13
Refrigerator (if tenant supplies)		\$10	\$10	\$10	\$10	\$10	\$10
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
Name of Family					Heating		
					Cooking		
Address of Unit					Other Electric		
					Air Conditioning		
Number of Bedrooms					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other		
					<b>Total</b>		\$0