

2025 RENT LIMITS

Effective Date: June 15, 2025

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

\$117,300

Household Size	80% of Dallas Area Median Family Income Maximum Allowable Qualifying Income ¹
1 Person	\$65,760
2 Persons	\$75,120
3 Persons	\$84,480
4 Persons	\$93,840
5 Persons	\$101,360
6 Persons	\$108,880
7 Persons	\$116,400
8 Persons	\$123,920

Number of Bedrooms In Unit	Monthly Maximum Rents 30% of 80% AMFI (including utilities) ²	Utility Allowance ³	Monthly Maximum Rent (Excluding Utilities)
0	\$1,644	\$202	\$1,442
1	\$1,761	\$226	\$1,535
2	\$2,112	\$313	\$1,799
3	\$2,440	\$447	\$1,993
4	\$2,722	\$593	\$2,129
5	\$3,004	\$738	\$2,266

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 2025 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**

See Public Reporting Statement and Instructions on back

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

OMB Approval No. 2577-0169

(exp. 4/30/2014)

Locality DALLAS HOUSING AUTHORITY			Unit Type APT / CONDO / TOWNHOUSE				Date(mm/dd/yyyy) 01/01/2025	
Utility or Service			Monthly Dollar Allowances					
			0BR	1BR	2BR	3BR	4BR	5BR
Heating	a. Natural Gas		\$40	\$43	\$45	\$47	\$49	\$52
	b. Bottle Gas		-	-	-	-	-	-
	c. Oil / Electric		\$21	\$24	\$28	\$32	\$37	\$41
	d. Coal/Other		-	-	-	-	-	-
Cooking	a. Natural Gas		\$4	\$4	\$6	\$8	\$10	\$12
	b. Bottle Gas		-	-	-	-	-	-
	c. Oil / Electric		\$7	\$9	\$13	\$17	\$21	\$24
	d. Coal/Other		-	-	-	-	-	-
Other Electric			\$28	\$33	\$46	\$59	\$72	\$85
Air Conditioning			\$23	\$27	\$36	\$45	\$53	\$62
Water Heating	a. Natural Gas		\$8	\$9	\$13	\$17	\$22	\$26
	b. Bottle Gas		-	-	-	-	-	-
	c. Oil / Electric		\$17	\$20	\$26	\$31	\$36	\$41
	d. Coal/Other		-	-	-	-	-	-
Water			\$25	\$28	\$52	\$110	\$180	\$250
Sewer			\$43	\$47	\$74	\$115	\$156	\$197
Trash Collection			\$38	\$38	\$38	\$38	\$38	\$38
Range (if tenant supplies)			\$15	\$15	\$15	\$15	\$15	\$15
Refrigerator (if tenant supplies)			\$12	\$12	\$12	\$12	\$12	\$12
Other -- Microwave (if tenant supplies)								
Actual Family Allowances 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					
			Other Electric					
			Air Conditioning					
			Water Heating					
			Water					
			Sewer					
Address of Unit			Trash Collection					
			Range/Microwave					
			Refrigerator					
			Other					
			Total					
Number of Bedrooms			Other					
			Total					