

Current Income Limits for Low Income Families

These definitions are effective: **May 1, 2024 through publication of the 2025 income limits.**

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

\$ 110,300

Source: FY 2024 HUD Income Limits website at <https://www.hudexchange.info/resource/5334/cdbg-income-limits/>

Effective date: May 1, 2024 per HUD website cited above.

Eligibility Standard ²	Number of Persons in the Household							
	1	2	3	4	5	6	7	8
140%	\$ 108,094	\$ 123,536	\$ 138,978	\$ 154,420	\$ 166,774	\$ 179,127	\$ 191,481	\$ 203,834
135%	\$ 104,234	\$ 119,124	\$ 134,015	\$ 148,905	\$ 160,817	\$ 172,730	\$ 184,642	\$ 196,555
130%	\$ 100,373	\$ 114,712	\$ 129,051	\$ 143,390	\$ 154,861	\$ 166,332	\$ 177,804	\$ 189,275
125%	\$ 96,513	\$ 110,300	\$ 124,088	\$ 137,875	\$ 148,905	\$ 159,935	\$ 170,965	\$ 181,995
120%	\$ 92,652	\$ 105,888	\$ 119,124	\$ 132,360	\$ 142,949	\$ 153,538	\$ 164,126	\$ 174,715
115%	\$ 88,792	\$ 101,476	\$ 114,161	\$ 126,845	\$ 136,993	\$ 147,140	\$ 157,288	\$ 167,435
110%	\$ 84,931	\$ 97,064	\$ 109,197	\$ 121,330	\$ 131,036	\$ 140,743	\$ 150,449	\$ 160,156
105%	\$ 81,071	\$ 92,652	\$ 104,234	\$ 115,815	\$ 125,080	\$ 134,345	\$ 143,611	\$ 152,876
100%	\$ 77,210	\$ 88,240	\$ 99,270	\$ 110,300	\$ 119,124	\$ 127,948	\$ 136,772	\$ 145,596
95%	\$ 73,350	\$ 83,828	\$ 94,307	\$ 104,785	\$ 113,168	\$ 121,551	\$ 129,933	\$ 138,316
90%	\$ 69,489	\$ 79,416	\$ 89,343	\$ 99,270	\$ 107,212	\$ 115,153	\$ 123,095	\$ 131,036
85%	\$ 65,629	\$ 75,004	\$ 84,380	\$ 93,755	\$ 101,255	\$ 108,756	\$ 116,256	\$ 123,757
80% ³	\$ 61,800	\$ 70,600	\$ 79,450	\$ 88,250	\$ 95,350	\$ 102,400	\$ 109,450	\$ 116,500
75%	\$ 57,908	\$ 66,180	\$ 74,453	\$ 82,725	\$ 89,343	\$ 95,961	\$ 102,579	\$ 109,197
70%	\$ 54,047	\$ 61,768	\$ 69,489	\$ 77,210	\$ 83,387	\$ 89,564	\$ 95,740	\$ 101,917
65%	\$ 50,187	\$ 57,356	\$ 64,526	\$ 71,695	\$ 77,431	\$ 83,166	\$ 88,902	\$ 94,637
60%	\$ 46,326	\$ 52,944	\$ 59,562	\$ 66,180	\$ 71,474	\$ 76,769	\$ 82,063	\$ 87,358
50% ³	\$ 38,650	\$ 44,150	\$ 49,650	\$ 55,150	\$ 59,600	\$ 64,000	\$ 65,400	\$ 72,800
30% ³	\$ 23,200	\$ 26,500	\$ 29,800	\$ 33,100	\$ 36,580	\$ 41,960	\$ 47,340	\$ 52,720
Size adjustment:	70%	80%	90%	100%	108%	116%	124%	132%

¹ Ending date is dependant upon HUD's release of the new income limits for the Federal Fiscal Year.

² Eligibility for housing assistance programs is usually expressed as a percentage of the area-wide median family income (AMFI). For example, eligibility for a given program may be limited to families whose income "does not exceed 50% of AMFI, with adjustments for family size." This means that 100% of 50% of the AMFI is the upper eligible income for a family of four persons. Eligibility limits for smaller families use a smaller percentage of 50% of the AMFI while limits for larger families use larger percentages of 50% of the AMFI.

³ Income for the 80%, 50% and 30% categories are HUD's estimated figures rounded to the nearest \$50.

Note 1: Figures shown are actual calculated figures except categories for 80%, 50%, and 30% which are HUD's published figures. HUD allows for rounding calculated amounts up to the nearest \$50.

Note 2: The Dallas, TX HUD Metro FMR Area consists of the following counties: Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall.

Note 3: HUD literature refers to the 80% (of AMFI) standard as "low income" and the 50% standard as "very low income". The HUD definition "extremely low income" is not used for most HUD-funded programs; only in the Public Housing and Section 8 programs. The "extremely low income" amounts are the higher of 30% of AFMI or the 2020 Poverty Guidelines published by the Dept. of Health and Human Services. **Use the 30% of AMFI from the table below only for Public Housing and Section 8 programs.**

Eligibility Standard ³	Number of Persons in the Household							
	1	2	3	4	5	6	7	8
30%	\$ 23,200	\$ 26,500	\$ 29,800	\$ 33,100	\$ 36,580	\$ 41,960	\$ 47,340	\$ 52,720

Note 4: Due to the Housing and Economic Recovery Act of 2008 (Public Law 110-289) these limits may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or Section 142 tax exempt private equity bonds. Those projects should use the Multifamily Tax Subsidy Project Income Limits.