

Memorandum



CITY OF DALLAS

DATE February 18, 2022

TO Honorable Mayor and Members of the City Council

SUBJECT **Economic Development Committee Briefing Follow-Up: Mockingbird Station East (mixed-income and transit-oriented development project in TOD TIF District)**

On February 23, 2022, staff will seek City Council authorization of a development agreement with Trammell Crow Company Development, LLC and/ or its affiliates in an amount not to exceed \$29,000,000, payable from current and future TOD TIF District funds, in consideration of the Mockingbird Station East mixed-income and transit-oriented development project on property currently addressed at 5465 East Mockingbird Lane in Tax Increment Financing Reinvestment Zone Number Seventeen (TOD TIF District).

The Office of Economic Development briefed the Economic Development Committee on February 7, 2022. The briefing is available here: [February 7, 2022 Economic Development Committee Briefing A](#)

A few questions were raised during the briefing which required follow-up. The responses are provided below:

1. The TOD TIF District was created by City Council in 2008 as the City's first "barbell" TIF district. Please explain.

The TOD TIF District was the City's first TIF district created with individual sub-districts that provide a mechanism to allow for tax increment sharing from stronger market areas to enhance funding for more distressed areas to jump start catalyst projects such as the Lancaster Urban Village development in the Lancaster Corridor Sub-District. This "barbell" structure was intentionally aimed at addressing priorities for redevelopment of the Lancaster Corridor while also encouraging transit-oriented development (TOD) around DART stations.

The Lancaster Urban Village (LUV) development opened in June 2014 as a mixed-use and mixed-income TOD on the site of former blighted motels in the Lancaster Corridor across the street from the Veterans Medical Center. For more detailed information about the LUV development, please see the attached **Exhibit A**. The LUV development was made possible with \$8,492,273 in funding from the TOD TIF District, including over \$7 million in tax increment that was generated by and transferred from the Mockingbird/Lovers Lane Sub-District over the past 8 years.

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2. How will the proposed Mockingbird Station East Project be beneficial to the Lancaster Corridor Sub-District?

In accordance with the TOD TIF District's Project Plan and Reinvestment Zone Financing Plan and Increment Allocation Policy, tax increment transfers from the Mockingbird/Lovers Lane Sub-District will continue to be provided annually to the Lancaster Corridor Sub-District. Conservative projections of future transfers of tax increment from the Mockingbird/Lovers Lane Sub-District to the Lancaster Corridor Sub-District include a cumulative total of approximately \$25 million (including \$3.6 million in tax increment to be generated by the Mockingbird Station East Project) over the remaining life of the TOD TIF District (through 2038).

3. Why is the affordability requirement in the proposed development agreement for the Mockingbird Station East Project a minimum of 20% of the units to be set aside and leased solely to those households earning a maximum of 80% of the Area Median Income (AMI) for a minimum of 15 years?

The TIF funding subsidy and development agreement for the Mockingbird Station East Project was underwritten and negotiated by staff in accordance with current City policies. The City's TIF Policy and the Mixed-Income Housing Guidelines in nearly all TIF districts, including the TOD TIF District, require residential projects and mixed-use projects with residential components seeking TIF funding assistance to provide a minimum of 20% of the units to be set aside and leased solely to those households earning a maximum of 80% of the Area Median Income (AMI) for a minimum of 15 years.

4. Is the Developer willing to increase the affordability requirement in the proposed development agreement to a minimum of 30% of the units to be set aside and leased solely to those households earning a maximum of 80% of the AMI for 15 years?

After last week's Committee briefing, staff communicated this question to the Developer. Citing several existing challenges with this development (e.g. significant infrastructure costs; DART parking garage), the Developer is unable to agree to increasing the affordability requirement beyond the level required by the Mixed-Income Housing Guidelines for the TOD TIF District.

5. The proposed development agreement also contains a requirement that at least 10% of the Project's residential units be set aside and leased to voucher holders or abide by any amendments to Ordinance 30246 and Chapter 20A. Please explain.

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In October 2016, City Council approved Ordinance 30246, which amended Chapter 20A (Fair Housing) in the City's code of ordinances. Ordinance 30246 specifically amended Section 20A-4.1 (Housing Voucher Incentives), attached as **Exhibit B**. Section 20A-4.1(b) states that "multifamily housing accommodations that benefit from a financial award approved by the city council on or after the effective date of this ordinance shall set aside at least 10 percent of the dwelling units and solely lease those dwelling units to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government, for a minimum of 15 years from the date of the initial issuance of the housing accommodation's certificate of occupancy."

The requirement of Chapter 20A-4.1 is separate and apart from the affordability requirement in the Mixed-Income Housing Guidelines of TIF districts. As such, the Chapter 20A-4.1 requirement and the TIF affordability requirement both apply to the Mockingbird Station East Project. It is possible for the same apartment unit to satisfy the 20A-4.1 requirement and the TIF affordability requirement. Housing vouchers are a source of income for some tenants, and the voucher payment standards are based on HUD Small Area Fair Market Rents (FMR) using zip codes. HUD's FY2022 Small Area FMR schedule is attached as **Exhibit C**.

Also as a reminder, proposed amendments to Chapter 20A have been under review for the past several months as part of the One Dallas Options effort initiated by Dr. Johnson, former Chief of Economic Development and Neighborhood Services, and is being led by the Housing Department (last briefing to Housing and Homelessness Solutions Committee was December 14, 2021). Final recommendations for amendments to Chapter 20A are anticipated in late Spring 2022. To account for possible amendments to Chapter 20A, the proposed development agreement for the Mockingbird Station East Project requires the Developer to comply with whichever version of Chapter 20A is in effect at the time the Project receives a certificate of occupancy. This same requirement was previously approved by City Council in the development agreement for Villas at Western Heights in the Fort Worth Avenue TIF District (Resolution No. 20-1480 authorized September 23, 2020), in the development agreement for Gateway Oak Cliff in the Oak Cliff Gateway TIF District (Resolution No. 21-1029 authorized June 9, 2021), and in the development agreement for Oaklawn Place in the Maple/Mockingbird TIF District (Resolution No. 21-1776 authorized October 27, 2021).

Should you have any questions, please contact Robin Bentley, Director, Office of Economic Development, at (214) 671-9942.

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Robert Perez, Interim Assistant City Manager
Carl Simpson, Interim Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

Lancaster Urban Village
Project Summary
February 2022

The Lancaster Urban Village (LUV) opened in June 2014 as a mixed-use and transit-oriented (TOD) development, on the site of former dilapidated motels in the Lancaster Corridor that had not seen significant new housing development in over 40 years. The project includes 193 mixed-income apartments (with 51% deed restricted as affordable units at 80% AMFI or below in accordance with (HUD) Section 108 funding requirements for 15 years) and 14,000 square feet of retail/commercial space in an urban style building with pedestrian amenities. The project is across from the 2nd largest Veterans Medical Center with over 4,700 employees and serviced by the Dallas Area Rapid Transit (DART) light rail.

The project was a culmination of over five years of cooperative efforts to structure financing for this \$28 million catalyst project including a HUD 221(d) 4 loan, HUD Section 108 loan (with TIF funding as the repayment source), New Markets Tax Credits, and City Public/Private Partnership funding. The commitment of future TIF funding is part of the TOD TIF District, created in 2008 to link and create an increment sharing stream from the stronger market areas in north Dallas to those in the Lancaster Corridor in southern Dallas.

The project has won a number of awards including a National Association of Homebuilders Pillar of the Industry Award for the best affordable apartment community; National Association of Local Housing Finance Agencies Excellence in Redevelopment; and “Best in Creative Financing” at the National Development Council (NDC)’s Academy.

Financing Structure

Several sources were committed to the Project as shown below.

| Source | Amount |
|--|---------------------|
| HUD FHA 221(d) (4) loan | \$13,120,343 |
| HUD Section 108 loan (<i>TOD TIF funds repayment source</i>) | \$8,492,273 |
| City Public/Private Partnership Fund | \$3,850,000 |
| New Markets Tax Credits (Equity) | \$3,281,049 |
| TOTAL SOURCES | \$28,743,665 |

TOD TIF District funding approved for the Project, by City Council as amended in 2012, was an amount not to exceed \$8,492,273 primarily for the principal and interest reserve amount needed to underwrite (as the repayment source) the Community Development Block Grant Section 108 Guaranteed Loan.

The \$8,492,273 in TIF funding was a combination of increment generated in the Lancaster Corridor, approximately \$1,434,497 and increment transferred from the Mockingbird/Lovers Lane and Cedars West Sub-Districts totaling approximately \$7,057,776. The TIF funding commitment was fully paid in 2020.

SEC. 20A-4.1. HOUSING VOUCHER INCENTIVES.

In accordance with Section 250.007(c) of the Texas Local Government Code, as amended, the city hereby creates and implements the following voluntary program to encourage acceptance of housing vouchers, including vouchers directly or indirectly funded by the federal government.

- a) Subsidy. All housing accommodations that benefit from a subsidy approved by the city council on or after the effective date of this ordinance shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government.

- b) Financial award. Multifamily housing accommodations that benefit from a financial award approved by the city council on or after the effective date of this ordinance shall set aside at least 10 percent of the dwelling units and solely lease those dwelling units to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government, for a minimum of 15 years from the date of the initial issuance of the housing accommodation's certificate of occupancy. Multifamily has the meaning assigned in Section 51A-4.209 (b)(5) of the Dallas Development Code, as amended. (Ord. 30246)



FY2022 SMALL AREA FMRs FOR DALLAS, TX HUD METRO FMR AREA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into "Opportunity Neighborhoods" with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Dallas, TX HUD Metro FMR Area consists of the following counties: Collin County, TX; Dallas County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX. All information here applies to the entirety of the Dallas, TX HUD Metro FMR Area.

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75001 | \$1,480 | \$1,580 | \$1,870 | \$2,380 | \$3,130 |
| 75002 | \$1,410 | \$1,500 | \$1,780 | \$2,270 | \$2,980 |
| 75006 | \$1,110 | \$1,190 | \$1,410 | \$1,800 | \$2,360 |
| 75007 | \$1,140 | \$1,220 | \$1,440 | \$1,840 | \$2,410 |
| 75009 | \$1,450 | \$1,540 | \$1,830 | \$2,330 | \$3,060 |
| 75010 | \$1,240 | \$1,330 | \$1,570 | \$2,000 | \$2,630 |
| 75011 | \$1,060 | \$1,130 | \$1,340 | \$1,710 | \$2,240 |
| 75013 | \$1,370 | \$1,460 | \$1,730 | \$2,210 | \$2,900 |
| 75014 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75015 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75016 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75017 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75019 | \$1,320 | \$1,410 | \$1,670 | \$2,130 | \$2,800 |
| 75022 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,410 |
| 75023 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75024 | \$1,570 | \$1,680 | \$1,990 | \$2,540 | \$3,330 |
| 75025 | \$1,370 | \$1,460 | \$1,730 | \$2,210 | \$2,900 |
| 75026 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75027 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 75028 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75029 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 75030 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75032 | \$1,290 | \$1,380 | \$1,630 | \$2,080 | \$2,730 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75033 | \$1,160 | \$1,240 | \$1,470 | \$1,880 | \$2,460 |
| 75034 | \$1,400 | \$1,490 | \$1,770 | \$2,260 | \$2,960 |
| 75035 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75036 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 75038 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 75039 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75040 | \$990 | \$1,060 | \$1,250 | \$1,590 | \$2,090 |
| 75041 | \$960 | \$1,020 | \$1,210 | \$1,540 | \$2,030 |
| 75042 | \$880 | \$940 | \$1,110 | \$1,410 | \$1,860 |
| 75043 | \$1,060 | \$1,130 | \$1,340 | \$1,710 | \$2,240 |
| 75044 | \$1,180 | \$1,270 | \$1,500 | \$1,910 | \$2,510 |
| 75045 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75046 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75047 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75048 | \$1,330 | \$1,420 | \$1,680 | \$2,140 | \$2,810 |
| 75049 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75050 | \$1,020 | \$1,100 | \$1,310 | \$1,680 | \$2,180 |
| 75051 | \$870 | \$940 | \$1,110 | \$1,420 | \$1,860 |
| 75052 | \$1,130 | \$1,240 | \$1,470 | \$1,900 | \$2,450 |
| 75053 | \$990 | \$1,080 | \$1,280 | \$1,660 | \$2,140 |
| 75054 | \$1,410 | \$1,590 | \$1,900 | \$2,520 | \$3,140 |
| 75056 | \$1,320 | \$1,410 | \$1,670 | \$2,130 | \$2,800 |
| 75057 | \$1,160 | \$1,240 | \$1,470 | \$1,870 | \$2,460 |
| 75058 | \$840 | \$1,050 | \$1,250 | \$1,670 | \$1,990 |
| 75060 | \$910 | \$970 | \$1,150 | \$1,470 | \$1,930 |
| 75061 | \$970 | \$1,040 | \$1,230 | \$1,570 | \$2,060 |
| 75062 | \$1,000 | \$1,060 | \$1,260 | \$1,610 | \$2,110 |
| 75063 | \$1,380 | \$1,480 | \$1,750 | \$2,230 | \$2,930 |
| 75065 | \$1,170 | \$1,250 | \$1,480 | \$1,890 | \$2,480 |
| 75067 | \$1,180 | \$1,270 | \$1,500 | \$1,910 | \$2,510 |
| 75068 | \$1,560 | \$1,670 | \$1,980 | \$2,520 | \$3,310 |
| 75069 | \$1,080 | \$1,160 | \$1,370 | \$1,750 | \$2,290 |
| 75070 | \$1,360 | \$1,450 | \$1,720 | \$2,190 | \$2,880 |
| 75071 | \$1,450 | \$1,540 | \$1,830 | \$2,330 | \$3,060 |
| 75072 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75074 | \$1,210 | \$1,290 | \$1,530 | \$1,950 | \$2,560 |
| 75075 | \$1,200 | \$1,280 | \$1,520 | \$1,940 | \$2,540 |
| 75077 | \$1,380 | \$1,480 | \$1,750 | \$2,230 | \$2,930 |
| 75078 | \$1,390 | \$1,490 | \$1,760 | \$2,240 | \$2,950 |
| 75080 | \$1,150 | \$1,230 | \$1,460 | \$1,860 | \$2,440 |
| 75081 | \$1,300 | \$1,390 | \$1,650 | \$2,100 | \$2,760 |
| 75082 | \$1,450 | \$1,550 | \$1,840 | \$2,350 | \$3,080 |
| 75083 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75085 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75086 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75087 | \$1,300 | \$1,390 | \$1,650 | \$2,100 | \$2,760 |
| 75088 | \$1,480 | \$1,580 | \$1,870 | \$2,380 | \$3,130 |
| 75089 | \$1,580 | \$1,690 | \$2,000 | \$2,550 | \$3,350 |
| 75093 | \$1,450 | \$1,550 | \$1,840 | \$2,350 | \$3,080 |
| 75094 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75097 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75098 | \$1,380 | \$1,480 | \$1,750 | \$2,230 | \$2,930 |
| 75099 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75101 | \$860 | \$920 | \$1,090 | \$1,390 | \$1,820 |
| 75104 | \$1,280 | \$1,370 | \$1,620 | \$2,060 | \$2,710 |
| 75106 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75114 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 75115 | \$1,100 | \$1,170 | \$1,390 | \$1,770 | \$2,330 |
| 75116 | \$970 | \$1,040 | \$1,230 | \$1,570 | \$2,060 |
| 75118 | \$960 | \$1,020 | \$1,210 | \$1,540 | \$2,030 |
| 75119 | \$870 | \$930 | \$1,100 | \$1,400 | \$1,840 |
| 75123 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75125 | \$990 | \$1,060 | \$1,250 | \$1,590 | \$2,090 |
| 75126 | \$1,400 | \$1,490 | \$1,770 | \$2,260 | \$2,960 |
| 75132 | \$1,330 | \$1,430 | \$1,690 | \$2,150 | \$2,820 |
| 75134 | \$1,000 | \$1,060 | \$1,260 | \$1,610 | \$2,110 |
| 75135 | \$960 | \$1,030 | \$1,220 | \$1,560 | \$2,040 |
| 75137 | \$1,200 | \$1,280 | \$1,520 | \$1,940 | \$2,540 |
| 75138 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75141 | \$960 | \$1,020 | \$1,210 | \$1,540 | \$2,030 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75142 | \$880 | \$940 | \$1,110 | \$1,410 | \$1,860 |
| 75143 | \$810 | \$860 | \$1,020 | \$1,300 | \$1,710 |
| 75146 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75147 | \$770 | \$830 | \$980 | \$1,250 | \$1,640 |
| 75149 | \$970 | \$1,040 | \$1,230 | \$1,570 | \$2,060 |
| 75150 | \$1,070 | \$1,150 | \$1,360 | \$1,730 | \$2,280 |
| 75152 | \$1,050 | \$1,120 | \$1,330 | \$1,700 | \$2,230 |
| 75154 | \$1,120 | \$1,200 | \$1,420 | \$1,810 | \$2,380 |
| 75156 | \$960 | \$1,020 | \$1,210 | \$1,540 | \$2,030 |
| 75157 | \$810 | \$860 | \$1,020 | \$1,300 | \$1,710 |
| 75158 | \$1,080 | \$1,160 | \$1,370 | \$1,750 | \$2,290 |
| 75159 | \$950 | \$1,010 | \$1,200 | \$1,530 | \$2,010 |
| 75160 | \$920 | \$980 | \$1,160 | \$1,480 | \$1,940 |
| 75161 | \$950 | \$1,010 | \$1,200 | \$1,530 | \$2,010 |
| 75164 | \$1,060 | \$1,130 | \$1,340 | \$1,710 | \$2,240 |
| 75165 | \$940 | \$1,000 | \$1,190 | \$1,520 | \$1,990 |
| 75166 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75167 | \$1,380 | \$1,480 | \$1,750 | \$2,230 | \$2,930 |
| 75168 | \$990 | \$1,060 | \$1,250 | \$1,590 | \$2,090 |
| 75169 | \$760 | \$810 | \$960 | \$1,220 | \$1,610 |
| 75172 | \$840 | \$890 | \$1,060 | \$1,350 | \$1,770 |
| 75173 | \$1,050 | \$1,120 | \$1,330 | \$1,700 | \$2,230 |
| 75180 | \$970 | \$1,040 | \$1,230 | \$1,570 | \$2,060 |
| 75181 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75182 | \$1,400 | \$1,530 | \$1,830 | \$2,360 | \$3,130 |
| 75185 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75187 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75189 | \$1,340 | \$1,440 | \$1,700 | \$2,170 | \$2,850 |
| 75201 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75202 | \$1,450 | \$1,540 | \$1,830 | \$2,330 | \$3,060 |
| 75203 | \$810 | \$870 | \$1,030 | \$1,310 | \$1,720 |
| 75204 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75205 | \$1,470 | \$1,570 | \$1,860 | \$2,370 | \$3,110 |
| 75206 | \$1,330 | \$1,430 | \$1,690 | \$2,150 | \$2,830 |
| 75207 | \$1,530 | \$1,640 | \$1,940 | \$2,470 | \$3,250 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75208 | \$1,030 | \$1,110 | \$1,310 | \$1,670 | \$2,190 |
| 75209 | \$1,300 | \$1,390 | \$1,650 | \$2,100 | \$2,760 |
| 75210 | \$710 | \$760 | \$900 | \$1,150 | \$1,510 |
| 75211 | \$860 | \$920 | \$1,090 | \$1,390 | \$1,820 |
| 75212 | \$830 | \$890 | \$1,050 | \$1,340 | \$1,760 |
| 75214 | \$1,160 | \$1,240 | \$1,470 | \$1,870 | \$2,460 |
| 75215 | \$770 | \$830 | \$980 | \$1,250 | \$1,640 |
| 75216 | \$760 | \$810 | \$960 | \$1,220 | \$1,610 |
| 75217 | \$810 | \$860 | \$1,020 | \$1,300 | \$1,710 |
| 75218 | \$1,090 | \$1,160 | \$1,380 | \$1,760 | \$2,310 |
| 75219 | \$1,520 | \$1,630 | \$1,930 | \$2,460 | \$3,230 |
| 75220 | \$950 | \$1,010 | \$1,200 | \$1,530 | \$2,010 |
| 75221 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75222 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75223 | \$880 | \$940 | \$1,110 | \$1,410 | \$1,860 |
| 75224 | \$810 | \$860 | \$1,020 | \$1,300 | \$1,710 |
| 75225 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 75226 | \$1,160 | \$1,240 | \$1,470 | \$1,870 | \$2,460 |
| 75227 | \$880 | \$940 | \$1,110 | \$1,410 | \$1,860 |
| 75228 | \$870 | \$930 | \$1,100 | \$1,400 | \$1,840 |
| 75229 | \$980 | \$1,050 | \$1,240 | \$1,580 | \$2,080 |
| 75230 | \$1,000 | \$1,070 | \$1,270 | \$1,620 | \$2,130 |
| 75231 | \$970 | \$1,040 | \$1,230 | \$1,570 | \$2,060 |
| 75232 | \$920 | \$990 | \$1,170 | \$1,490 | \$1,960 |
| 75233 | \$930 | \$1,000 | \$1,180 | \$1,500 | \$1,980 |
| 75234 | \$1,100 | \$1,170 | \$1,390 | \$1,770 | \$2,330 |
| 75235 | \$1,190 | \$1,270 | \$1,510 | \$1,920 | \$2,530 |
| 75236 | \$920 | \$980 | \$1,160 | \$1,480 | \$1,940 |
| 75237 | \$880 | \$940 | \$1,110 | \$1,410 | \$1,860 |
| 75238 | \$1,000 | \$1,060 | \$1,260 | \$1,610 | \$2,110 |
| 75240 | \$1,010 | \$1,080 | \$1,280 | \$1,630 | \$2,140 |
| 75241 | \$910 | \$970 | \$1,150 | \$1,470 | \$1,930 |
| 75242 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75243 | \$1,000 | \$1,060 | \$1,260 | \$1,610 | \$2,110 |
| 75244 | \$1,340 | \$1,440 | \$1,700 | \$2,170 | \$2,850 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75246 | \$780 | \$840 | \$990 | \$1,260 | \$1,660 |
| 75247 | \$820 | \$880 | \$1,040 | \$1,330 | \$1,740 |
| 75248 | \$1,250 | \$1,330 | \$1,580 | \$2,010 | \$2,650 |
| 75249 | \$1,400 | \$1,490 | \$1,770 | \$2,260 | \$2,960 |
| 75250 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75251 | \$1,250 | \$1,330 | \$1,580 | \$2,010 | \$2,650 |
| 75252 | \$1,210 | \$1,290 | \$1,530 | \$1,950 | \$2,560 |
| 75253 | \$960 | \$1,030 | \$1,220 | \$1,560 | \$2,040 |
| 75254 | \$1,180 | \$1,260 | \$1,490 | \$1,900 | \$2,490 |
| 75261 | \$940 | \$1,070 | \$1,270 | \$1,690 | \$2,100 |
| 75270 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75287 | \$1,210 | \$1,290 | \$1,530 | \$1,950 | \$2,560 |
| 75313 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75315 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75336 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75339 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75342 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75354 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75355 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75356 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75357 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75360 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75367 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75370 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75371 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75372 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75374 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75376 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75378 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75379 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75380 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75381 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75382 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75390 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |
| 75398 | \$1,020 | \$1,090 | \$1,290 | \$1,640 | \$2,160 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|--|-------------------|--------------------|--------------------|----------------------|---------------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 75401 | \$790 | \$840 | \$1,000 | \$1,270 | \$1,670 |
| 75402 | \$880 | \$950 | \$1,120 | \$1,430 | \$1,880 |
| 75403 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75404 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75407 | \$1,120 | \$1,200 | \$1,420 | \$1,810 | \$2,380 |
| 75409 | \$1,600 | \$1,710 | \$2,020 | \$2,570 | \$3,380 |
| 75422 | \$810 | \$870 | \$1,030 | \$1,310 | \$1,720 |
| 75423 | \$890 | \$950 | \$1,130 | \$1,440 | \$1,890 |
| 75424 | \$1,050 | \$1,120 | \$1,330 | \$1,700 | \$2,230 |
| 75428 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75433 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75442 | \$1,000 | \$1,060 | \$1,260 | \$1,610 | \$2,110 |
| 75448 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75449 | \$770 | \$830 | \$980 | \$1,250 | \$1,640 |
| 75452 | \$740 | \$790 | \$940 | \$1,200 | \$1,570 |
| 75453 | \$880 | \$940 | \$1,110 | \$1,410 | \$1,860 |
| 75454 | \$1,520 | \$1,630 | \$1,930 | \$2,460 | \$3,230 |
| 75458 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75469 | \$850 | \$900 | \$1,070 | \$1,360 | \$1,790 |
| 75474 | \$870 | \$930 | \$1,100 | \$1,400 | \$1,840 |
| 75485 | \$1,260 | \$1,350 | \$1,600 | \$2,040 | \$2,680 |
| 75491 | \$560 | \$700 | \$830 | \$1,110 | \$1,320 |
| 75495 | \$830 | \$1,030 | \$1,220 | \$1,630 | \$1,950 |
| 75496 | \$730 | \$790 | \$930 | \$1,190 | \$1,560 |
| 76041 | \$960 | \$1,030 | \$1,220 | \$1,550 | \$2,040 |
| 76050 | \$800 | \$910 | \$1,080 | \$1,430 | \$1,790 |
| 76051 | \$1,240 | \$1,410 | \$1,680 | \$2,230 | \$2,780 |
| 76052 | \$1,350 | \$1,510 | \$1,800 | \$2,380 | \$2,970 |
| 76055 | \$990 | \$1,060 | \$1,250 | \$1,590 | \$2,090 |
| 76063 | \$1,190 | \$1,350 | \$1,610 | \$2,140 | \$2,660 |
| 76064 | \$930 | \$1,000 | \$1,180 | \$1,500 | \$1,980 |
| 76065 | \$1,110 | \$1,190 | \$1,410 | \$1,800 | \$2,360 |
| 76078 | \$1,050 | \$1,070 | \$1,220 | \$1,630 | \$1,760 |
| 76084 | \$850 | \$960 | \$1,140 | \$1,510 | \$1,890 |
| 76092 | \$1,310 | \$1,480 | \$1,760 | \$2,330 | \$2,910 |

| Dallas, TX HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms | | | | | |
|---|------------|-------------|-------------|---------------|--------------|
| ZIP Code | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| 76177 | \$1,220 | \$1,370 | \$1,630 | \$2,150 | \$2,700 |
| 76201 | \$970 | \$1,040 | \$1,230 | \$1,570 | \$2,060 |
| 76202 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 76204 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 76205 | \$1,030 | \$1,110 | \$1,310 | \$1,670 | \$2,190 |
| 76206 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 76207 | \$1,110 | \$1,180 | \$1,400 | \$1,780 | \$2,340 |
| 76208 | \$1,150 | \$1,220 | \$1,450 | \$1,850 | \$2,430 |
| 76209 | \$980 | \$1,050 | \$1,240 | \$1,580 | \$2,080 |
| 76210 | \$1,310 | \$1,400 | \$1,660 | \$2,120 | \$2,780 |
| 76226 | \$1,610 | \$1,720 | \$2,040 | \$2,600 | \$3,420 |
| 76227 | \$1,600 | \$1,710 | \$2,020 | \$2,570 | \$3,380 |
| 76234 | \$910 | \$920 | \$1,050 | \$1,410 | \$1,490 |
| 76247 | \$1,280 | \$1,370 | \$1,620 | \$2,060 | \$2,710 |
| 76249 | \$1,150 | \$1,230 | \$1,460 | \$1,860 | \$2,440 |
| 76258 | \$990 | \$1,060 | \$1,260 | \$1,610 | \$2,110 |
| 76259 | \$1,140 | \$1,220 | \$1,450 | \$1,850 | \$2,420 |
| 76262 | \$1,150 | \$1,260 | \$1,490 | \$1,930 | \$2,490 |
| 76266 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 76272 | \$1,130 | \$1,210 | \$1,430 | \$1,820 | \$2,390 |
| 76623 | \$820 | \$880 | \$1,040 | \$1,330 | \$1,740 |
| 76626 | \$990 | \$1,060 | \$1,250 | \$1,590 | \$2,090 |
| 76641 | \$990 | \$1,060 | \$1,250 | \$1,590 | \$2,090 |
| 76651 | \$790 | \$840 | \$1,000 | \$1,270 | \$1,670 |
| 76670 | \$930 | \$1,000 | \$1,180 | \$1,500 | \$1,980 |

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