

**Site:** Madison Point      **City:** Dallas      **County:** Dallas County      **Area:** Dallas, TX HUD Metro FMR Area      **State:** TX

**MTSP Date:** 04/01/2025      **Rent Charged Date:** 02/04/2025      **PHA Date:** 03/01/2025      **ECM:** 12/29/2024

***Maximum Income Limits***

Size	30%	40%	50%
1	\$25,290	\$33,720	\$42,150
2	\$28,920	\$38,560	\$48,200
3	\$32,520	\$43,360	\$54,200
4	\$36,120	\$48,160	\$60,200
5	\$39,030	\$52,040	\$65,050
6	\$41,910	\$55,880	\$69,850
7	\$44,790	\$59,720	\$74,650
8	\$47,700	\$63,600	\$79,500
9	\$50,550	\$67,400	\$84,300

***Maximum Allowable Rental Rates***

BRs	30%- Net of ECM UA	40%- Net of ECM UA	50%- Net of ECM UA
2	\$746	\$1,017	\$1,288
3	\$858	\$1,171	\$1,484
4	\$946	\$1,296	\$1,645

***Rent Charged & Utility Allowances by Floorplan***

BRs	Set-Aside	SqFt	Units	Rent Charged	UA	UA Type
2	30	1093	24	\$695	\$67	ECM
2	40	1093	24	\$950	\$67	ECM
2	50	1093	10	\$1,204	\$67	ECM
2	MKT	1093	14	\$1,355		
3	30	1222	21	\$800	\$81	ECM
3	30	1274	3	\$800	\$81	ECM
3	40	1222	15	\$1,096	\$81	ECM
3	40	1274	9	\$1,096	\$81	ECM
3	50	1222	4	\$1,386	\$81	ECM
3	50	1274	6	\$1,386	\$81	ECM
3	MKT	1052	1	\$1,552		
3	MKT	1222	8	\$1,552		
3	MKT	1274	5	\$1,552		
4	30	1364	8	\$882	\$101	ECM
4	40	1364	8	\$1,211	\$101	ECM

4	50	1364	8	\$1,539	\$101	ECM
4	MKT	1364	8	\$1,650		

### Maximum Occupancy Limits

Maximum occupancy for a 2 bedroom apartment is 5 persons

Maximum occupancy for a 3 bedroom apartment is 7 persons

Maximum occupancy for a 4 bedroom apartment is 9 persons

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UA = Utility Allowance; resident utility amounts may vary based on usage, household size, lifestyle, and weather conditions.



IRC Section 42 Income Limits utilize the HERA Special limits.

This institution is an equal opportunity provider and employer and a drug-free workplace.

