

**Site:** Dunes  
Apartments

**City:** Seminole **County:** Gaines  
County

**Area:** Gaines County,  
TX

**State:** TX

**MTSP Date:** 04/01/2025

**Rent Charged Date:** 01/12/2026

**HUD Model:** 01/01/2026

***Maximum Income Limits***

Size	30%	50%	60%
1	\$20,250	\$33,750	\$40,500
2	\$23,160	\$38,600	\$46,320
3	\$26,040	\$43,400	\$52,080
4	\$28,920	\$48,200	\$57,840
5	\$31,260	\$52,100	\$62,520
6	\$33,570	\$55,950	\$67,140
7	\$35,880	\$59,800	\$71,760

***Maximum Allowable Rental Rates***

BRs	30%- Net of HUD Model UA	50%- Net of HUD Model UA	60%- Net of HUD Model UA
2	\$494	\$928	\$1,145
3	\$549	\$1,050	\$1,301

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

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
2	30	972	3	\$445	\$157	HUD Model
2	50	972	5	\$875	\$157	HUD Model
2	60	972	28	\$980	\$157	HUD Model
3	30	1131	2	\$483	\$203	HUD Model
3	50	1131	4	\$975	\$203	HUD Model
3	60	1131	18	\$1,075	\$203	HUD Model

**Maximum Occupancy Limits**

Maximum occupancy for a 2 bedroom apartment is 5 persons

Maximum occupancy for a 3 bedroom apartment is 7 persons

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

IRC Section 42 Income Limits utilize the annual Multifamily Tax Subsidy Project limits.

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

