

VWL (SUA)
01-01-2026 Income/PBV
03-01-2026 Rent
03-01-2026 PHA - Electric
03-01-2025 PBV – Rent

TAX CREDIT PROGRAM INFORMATION SHEET

City of Abilene, TX (Taylor County)

Welcome to **Villages at West Lake**. Our community is operated under Section 42 of the LIHTC Program of the Internal Revenue Code. This program is designed to facilitate the housing needs of moderate and middle-income households. Residence at **Villages at West Lake** requires that applicants meet certain qualifying standards established by the government. This program qualification is not connected with Section 8; however, housing choice voucher holders are encouraged to apply. Residency at **Villages at West Lake** is limited to those households having moderate incomes.

In **Abilene, TX** (Dallas County), the maximum allowable income (by household size) are as follows:

Household Size	Abilene, TX HUD Metro FMR		
	30% Income	50% Income	60% Income
1	\$18,360	\$30,600	\$36,720
2	\$20,970	\$34,950	\$41,940
3	\$23,580	\$39,300	\$47,160
4	\$26,190	\$43,650	\$52,380
5	\$28,290	\$47,150	\$56,580
6	\$30,390	\$50,650	\$60,780
7	\$32,490	\$54,140	\$64,980

In addition to standard wages, income includes gross monies received from many sources such as alimony, child support, pensions, and social security. A complete definition of income is detailed in the application. All information on income provided by applicants must be verified before occupancy. ***This qualification and certification process must also be completed annually.*** Failure to comply with recertification could result in ineligibility for this program.

The rents at **Villages at West Lake** are limited by statute. Currently, the rents charged by bedroom are:

Bedroom Type	30% Income	50% Income	60% Income	*PHA Utility Allowance	PBV	
					Effective March 01, 2025	Rent
2	\$477	\$870	\$1067	\$112	\$1216	\$112
3	\$544	\$998	\$1225	\$137	\$1591	\$137

* IMPORTANT! Averages are based on bedroom size and are not a guaranteed amount. Individual Resident utility amounts will vary based on usage, household size, lifestyle, and weather conditions.

The allowable rent is subject to change annually and is based upon median incomes as determined by the Department of Housing and Urban Development.

Maximum Occupancy Limits

The Maximum Occupancy for a (2) Bedroom Apartment shall be (5) persons.

The Maximum Occupancy for a (3) Bedroom Apartment shall be (7) persons.

ALL RESIDENTS MUST HAVE APPROVED THE APPLICATIONS PRIOR TO MOVING INTO AN APARTMENT!



This institution is an equal opportunity provider and employer
Drug-Free Workplace

(Per TX add 1 additional person per unit)

