

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Charles Bailey

Mary Apostolou

Tyra Duncan-Hall

Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS

Regular Meeting

Thursday, February 21, 2019

12:00 PM

HACA Central Offices

1124 S. IH 35 Austin, TX

Austin, TX

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
HACA Central Offices
1124 S. IH 35 Austin, TX
Austin, TX
(512.477.4488)**

**Thursday, February 21, 2019
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Citizens Communication (Note: There will be a three-minute time limitation)

Citywide Advisory Board Update

Employee of the Quarter

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 20, 2018
2. Presentation, Discussion, and Possible Action regarding approval of the Board Meeting and Strategic Planning and Work Session Minutes Summary for the January 30, 2018 meeting

ACTION ITEMS

3. Presentation, Discussion, and Possible Action regarding Resolution No. 02583: Approval of renewal of the Contract for Employee Medical Insurance
4. Presentation, Discussion, and Possible Action regarding Resolution No. 02584: Approval of the renewal of the Contract for Employee Dental Insurance
5. Presentation, Discussion and Possible Action regarding Resolution No. 02585: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules
6. Presentation, Discussion and Possible Action Regarding Resolution No. 02588: Approval of Revisions to the Housing Choice Voucher Administrative Plan
7. Update on HACA's Rental Assistance Demonstration Program (RAD)
8. Presentation, Discussion, and Possible Action regarding Resolution No. 02586: Approving the

Extension and Amendment of a Contract for Independent Auditing Services

9. Presentation, Discussion, and Possible Action on Resolution No. 02587: Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Signature at Franklin Park (the "Development") in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution.
10. Presentation, Discussion, and Possible Action regarding Resolution No. 02589: Authorizing the creation of a Program Review Committee and the Appointment of Members

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to:

- a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer;
- b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property;
- c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

REPORTS

The Board accepts the following reports:

- President's Report
- Other Staff Reports
- Commissioners' Reports/Questions to the Department Staff

- President's Report
- Other Staff Reports

- Commissioners' Reports/Questions to the Department Staff

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Judy Paciocco or Nidia Hiroms at HACA at 512.477.4488, for additional information; TTY users route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: February 21, 2019

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 20, 2018

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on December 20, 2018.

ATTACHMENTS:

- ▣ **20181220 HACA Minutes Summary**

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
REGULAR BOARD MEETING**

DECEMBER 20, 2018

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS PUBLIC MEETING NOTICE WAS POSTED FOR 12:00 NOON ON WEDNESDAY, DECEMBER 20, 2018, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of December 20, 2018, was called to order by Carl S. Richie, Jr., HACA Chairperson, at 12:15 pm. The meeting was held at the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Charles Bailey, Vice Chairperson
Tyra Duncan-Hall, 2nd Vice Chairperson
Edwina Carrington, Commissioner
Mary Apostolou, Commissioner

MEMBER(S) ABSENT:

STAFF PRESENT:

Angie Towne, Andrea Galloway, Becky Summersett, Catherine Crago, Gloria Morgan, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

ALSO IN ATTENDANCE:

Wilson Stoker, Cokinos, Bosien & Young
Jim Ewbank, Cokinos, Bosien & Young
Arthur Troilo, Troilo Law Firm

CITIZENS COMMUNICATION – NONE.

Mary Aleshire, Gaston resident, expressed concern about how Gaston management staff handle resident issues. **Ms. Aleshire** suggested that the plants in the community garden be cut back all the way and maybe replacing plants with grass. **Ms. Aleshire** volunteered to assist with the community garden.

CITYWIDE ADVISORY BOARD (CWAB) -

•**Felicia Vargas**, CWAB President, reported that the December CWAB Meeting was held on December 11, 2018 at the HACA Central Office. •**Michael Roth**, HACA Director of Housing Operations and Policy, provided updates on the Rental Assistance Demonstration (RAD) program. •**Rodolfo Rodriguez**, HACA's Health and Wellness Strategic Catalyst, and **Dr. Freya Spielberg** from the University of Texas Dell Medical School reported on the St. David's Foundation grant and the Health Catalyst pilot program at BTW. •**Domonica Foster** with the Austin Area Urban League (AAUL) stated that they are looking for low income families to take CNA classes. •**Irene** from North Loop and **Anna Davis** of Boulden Oaks gave AROW reports. •**Leilani Lim-Villegas**, HACA Director of Community Affairs, asked for resident volunteers to be part of the planning committee for Senior Mayfest. •**Catherine Crago**, HACA Strategic Initiatives and Resource Development Manager, discussed opportunities for residents to take advantage of transportation around Austin. •**Murphy Roland**, HACA Workforce Development Manager, provided an updated on Workforce Development and mentioned residents making a video about the changes of East Austin. •**Joshua Banks**, HACA IDADS Program Coordinator, advised that 16 year old fathers may participate in the IDads program. •**Officer Aguilar**, HACA APD Liaison, stated she is making her rounds to the resident council meetings. •**Felisa Epps**, HACA YES Manager, discussed scholarship opportunities for residents. •**Sylvia Blanco**, HACA Executive Vice President, stated that the One Voice will return with the new hire of the Communications Manager. •Three properties gave reports.

HACA's Counsel, Wilson Stoker, with Cokinos Law Firm, will provide a training and update to the Board on Ethics, Sexual Harassment and other

Wilson Stoker, Cokinos Law Firm, conducted ethics and sexual harassment training to the Board and staff.

Chairperson Richie left the meeting at 12:58 pm. Vice-Chairperson Bailey presided over the meeting.
2nd Vice-Chairperson Duncan-Hall left the meeting at 1:09 pm.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of a Board Minutes Summary for the Board Meeting held on November 15, 2018

Commissioner Carrington moved to Approve the Board Minutes Summary for the Board Meeting held on September 20, 2018 as presented. **Commissioner Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

2nd Vice-Chairperson Duncan-Hall returned to the meeting at 1:13 pm.

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 2575: Approval of the Board of Commissioners Meeting Schedule for 2019

Per the HACA Bylaws, each year the Board of Commissioners is to adopt by resolution a meeting schedule for the following year. This schedule is to be posted and given to the City Clerk's office and posted on the HACA's website and all public housing management community bulletin boards.

A comprehensive list was created to show all future conference dates of state, regional and national associations. This list also includes the dates for the Austin Independent School District's Spring Break for 2019. Based on these dates, the 2019 HACA Board of Commissioners Meeting Schedule was created.

Vice-Chairperson Bailey moved to Approve Resolution No. 2575: Approval of the Board of Commissioners Meeting Schedule for 2019 as presented. **Commissioner Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Update on HACA's Rental Assistance Demonstration Program

Ann Gass, HACA Director of Strategic Housing Initiatives, provided an update to the Board regarding progress with HACA's Rental Assistance Demonstration Program, ongoing construction and rehabilitation of units in HACA's public housing portfolio, and implications for residents and the broader community.

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 2580: Approval of the 2019 Flat Rent and Ceiling Rent Schedules for the Public Housing Program

The U.S. Department of Housing and Urban Development (HUD) requires housing authorities to update the flat rent and ceiling rent schedules on an annual basis. HUD provides the Fair Market Rent (FMR) information for the housing authority's jurisdiction and Small Area Fair Market Rent (SAFMR) for each zip code within the jurisdiction. Housing authorities are required at minimum to set their flat rents to at least 80% of the area FMR, without causing more than a 35% annual rent increase to any household.

This proposed change would become effective on January 1, 2019 for Chalmers Courts, Lakeside and the scattered sites as these will be the only properties still in the Public Housing program. Currently at these properties, there is only one family that is paying flat or ceiling rent. Since this family has been successful in increasing their income, the Housing Authority of the City of Austin (HACA) will work with them to determine if they can still benefit from living in public housing. Austin Affordable Housing Corporation, will also work with this household to determine if home ownership or the Six Star Resident program are viable options.

HACA used the updated FMR and SAFMR schedules provided by HUD to prepare the proposed Flat Rent and Ceiling Rent schedules. The proposed schedule would set the Flat Rents at either 85% of the SAFMR or 80% of the FMR, whichever is higher. For one zip code (78724) with Scattered Site units, 85% of the SAFMR is less than the required 80% of the FMR. This minor change will allow HACA to remain in compliance with HUD regulations.

HACA provided a 30 day public comment period, which commenced on October 29, 2018 and ended at 5:00 pm on November 27, 2018. The proposed schedules were posted at each Public Housing property and on HACA's website. Copies were also sent to Texas RioGrande Legal Aid and to the Austin Tenants' Council. No comments were received during the comment period.

Commissioner Duncan-Hall moved to Approve Resolution No. 2580 on the 2019 Flat Rent and Ceiling Rent Schedules for the Public Housing Program to be effective January 1, 2019. **Vice-Chairperson Bailey** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion and Possible Action regarding Resolution No. 2581: Approval of Revisions to the Family Self-Sufficiency Action Plan

The purpose of the Family Self-Sufficiency Action Plan is to describe the policies and procedures of the Family Self-Sufficiency (FSS) Program. The Action Plan was last revised in August of 2011. The proposed revisions reflect policy changes to benefit program participants and enable HACA to serve new family enrollments from properties converted to the Project Based Rental

December 20, 2018

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Assistance Program (PBRA) under the Rental Assistance Demonstration (RAD). The revised FSS Action Plan must be approved by HACA's Board of Commissioners prior to submission to HUD for approval. Per HUD CFR 984.101, the FSS Action Plan must be submitted to HUD for approval when policy changes are made to the FSS Action Plan. The primary purpose for the revisions to the FSS Action Plan are to enable new enrollments of families that are now assisted under the PBRA Program after RAD conversion. Revisions to the FSS Action Plan policies and updates to language include:

- The demographics of the PBRA population at the time of this submission are included and language is added to include PBRA participants in each instance where HCV and PH families were previously discussed.
- In instances where regulations for the PH and HCV FSS Programs are cited, Multifamily regulations and forms are also included
- Coordinators serving PBRA families will be permitted to add HCV families to their caseloads if necessary to maintain caseload sizes required for FSS Coordinator funding under the FSS
- Notice of Funding Availability (NOFA)
- Added language about Jobs Plus Earned Income Disallowance (EID) in regards to escrow calculation
- In regards of terminations: (1) removed provision to terminate FSS Contract if HUD no longer funds
- FSS Coordinator Program in accordance with HUD regulations (2) added option of HACA to not allow repeat participation with consideration of reason for original termination (ie: fraud, threatening behavior) FSS Coordinator funding: not requesting use of residual receipts to fund FSS Coordinators serving PBRA participants because FSS Coordinators will be eligible to serve PBRA members under the FSS NOFA due to HACA administering an HCV FSS Program as well

Commissioner Duncan-Hall moved to Approve Resolution No. 2581: Approval of Revisions to Family Self-sufficiency Action Plan. 2nd Vice-Chairperson Apostolou seconded the motion. The motion Passed (4-Ayes and 0-Nays).

Chairperson Richie returned to the meeting.

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 2582: Approval to Submit the 2019 Public Housing Authority Annual Plan and Update to the Five-Year Plan to the U.S. Department of Housing and Urban Development

The Board was asked to approve, adopt and submit the 2019 Public Housing Authority Annual Plan and Update to the Five-Year Plan to the U.S. Department of Housing and Urban Development.

The draft 2019 PHA Plan incorporates proposed changes from both the Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan along with updates regarding the Rental Assistance Demonstration program and the agency's Five-Year Plan Goals and Objectives. Updates to the Plan include the criminal background eligibility requirements, the policies regarding project-based vouchers, RAD and updates to the Agency's Five-Year Plan Goals and Objectives.

A 45-day public comment period commencing on October 19, 2018 and concluding on December 3, 2018 was held to solicit comments regarding the 2019 Public Housing Authority Annual Plan and advertised in the Austin American Statesman, The Villager and La Prensa. A full copy of the draft 2019 Public Housing Authority Annual Plan was sent to every public housing resident council, the Austin Tenants' Council, the City of Austin Neighborhood Housing and Community Development department, ADAPT of Texas, ECHO, and Texas Rio Grande Legal Aid, along with other interested stakeholders. Additionally, three public hearings were held on November 13, 2018, November 16, 2018 and November 27, 2018.

HACA received written comment from ADAPT of Texas, the Reentry Round Table, and ECHO (Ending Community Homeless Organization). The comments regarding criminal background changes were mainly reiterations of comments received previously for the Housing Choice Voucher Program Administrative Plan that was approved at the October 2018 Board Meeting.

While HACA thoroughly reviewed and took all comments under careful consideration, HACA will proceed with its proposed revisions as posted.

Vice-Chairperson Bailey moved to Approve Resolution No. 2582: Approval to Submit the 2019 Public Housing Authority Annual Plan and 2019-2024 Five-Year Plan to the U.S. Department of Housing and Urban Development. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The Board went into Executive Session at 1:50 pm.

OPEN SESSION

The Board returned into Open Session at 2:51 pm. Board action was taken on two matters.

ADJOURNMENT

Commissioner Carrington moved to Adjourn the meeting. **Commissioner Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 2:54 pm.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE ITEM NO. 2.

MEETING DATE: February 21, 2019

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding approval of the Board Meeting and Strategic Planning and Work Session Minutes Summary for the January 30, 2018 meeting

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Meeting and Strategic Planning and Work Session Minutes for the Meeting held on January 30, 2018.

ATTACHMENTS:

- ▣ **20190130 HACA Minutes Summary**

**THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF
AUSTIN, AUSTIN AFFORDABLE HOUSING CORPORATION, SOUTHWEST HOUSING
COMPLIANCE CORPORATION, AND BLUEPRINT HOUSING SOLUTIONS BOARD MEETING,
STRATEGIC PLANNING AND WORK SESSION**

JANUARY 30, 2019

SUMMARY OF MINUTES

THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, AUSTIN AFFORDABLE HOUSING CORPORATION, SOUTHWEST HOUSING COMPLIANCE CORPORATION, AND BLUEPRINT HOUSING SOLUTIONS BOARD MEETING, STRATEGIC PLANNING AND WORK SESSION NOTICE WAS POSTED FOR 11:30 AM ON WEDNESDAY, JANUARY 30, 2019, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

The Board of Commissioners Board Meeting, Strategic Planning and Work Session of the Housing Authority of the City of Austin, Austin Affordable Housing Corporation, Southwest Housing Compliance Corporation, and Blueprint Housing Solutions, of January 30, 2019, was called to order by Carl S. Richie, Jr., HACA Chairperson, at 11:44 am. The meeting was held at the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Charles Bailey, Vice Chairperson
Tyra Duncan-Hall, 2nd Vice Chairperson
Edwina Carrington, Commissioner
Mary Apostolou, Commissioner

MEMBER(S) ABSENT:

STAFF PRESENT:

Ann Gass, Andrea Galloway, Catherine Crago, Gloria Morgan, Jimi Teasdale, Kelly Crawford, Ken Bodden, Lisa Garcia, Martha Ross, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Nora Morales, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

ALSO IN ATTENDANCE:

Orlando Cabrera, Arnall Golden Gregory
Wilson Stoker, Cokinos, Bosien & Young
Bill Walter, Coats Rose

CITIZENS COMMUNICATION – NONE.

CONSENT AGENDA

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS:

ITEM 1: Presentation and Discussion of Proposed Revisions to the Housing Choice Voucher Administrative Plan

Revisions to the Housing Choice Voucher (HCV) Administrative Plan were required for Chapter 3 and Chapter 17 of the current HCV Administrative Plan to described the selection criteria and preferences for occupancy of PBV units. The Housing Choice Voucher (HCV) Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in Hacks agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

With the upcoming opening of the Terrace at Oak Springs, a 50 unit project based property, HACA is able to follow a different selection plan on how the families are selected.

The proposed changes to the HCV Administrative Plan incorporates updates to the Project-based Voucher (PBV)

selection criteria. HACA will project-base 25 HUD-VASH vouchers and 25 Housing Choice Vouchers at the Terrace at Oak Springs (previously Housing First at Oak Springs), located at 3000 Oak Springs Drive, Austin TX 78702. HACA will also project-base 25 HUD-VASH vouchers at the Elysium Grand, located at 3300 Oak Creek Drive, Austin TX 78727.

Applicants who occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. HACA will use separate waiting lists for PBV units in individual projects.

Action not required.

The Board of Commissioners and Staff conducted a Strategic Planning and Work Session to provide situational awareness, formulate ideas, and to begin understanding the direction the HACA team wants to take as the HACA Strategic Plan is developed.

- ITEM 2:**
- a) Update on HACA's Rental Assistance Demonstration (RAD) Program**
Ann Gass, HACA Director of Strategic Housing Initiatives provided a review of RAD progress to date and future anticipated work.
 - b) Rental Assistance Demonstration (RAD) Property Management and Operations**
Pilar Sanchez, HACA Vice President of Community Development provided a review of management, maintenance, compliance, and other issues.
 - c) Community Development Programs**
This item was tabled.
 - d) Southwest Housing Compliance Corporation**
Michael Cummings, SHCC Vice President provided updates and strategy on contract work in Texas and Arkansas.
 - e) Austin Affordable Housing Corporation**
Ron Kowal, AAHC Vice President provided a review on the AAHC Portfolio and its projected future growth.
 - f) Finance and Accounting Matters**
Martha Ross, HACA Chief Financial Officer provided a review of cash reserves, debt and expenses. Discussion of finance and cost efficiency efforts.
 - g) HACA's Strategic Planning Process and Next Steps**
Board Members and staff discussed various topics ranging from resource challenges, staffing needs, succession planning, and branding to incentives for residents and crisis planning. A list of follow-up issues was compiled and given to staff for execution.

Chairman Richie left the meeting at 2:42 pm

Commissioner Carrington left the meeting at 3:45 pm

ADJOURNMENT

Commissioner Apostolou moved to Adjourn the meeting. **2nd Vice Chairperson Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

The meeting adjourned at 4:31 pm.

Michael G. Gerber, Secretary

Chuck Bailey, Vice Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02583

HUMAN RESOURCES

ITEM NO. 3.

MEETING DATE: February 21, 2019

STAFF CONTACT: Gloria Morgan, Human Resources Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02583:
Approval of renewal of the Contract for Employee Medical Insurance

BUDGETED ITEM: Yes

TOTAL COST: \$3,344,375.00

ACTION

The Board is being asked to approve the renewal of the Contract for Employee Medical Insurance with United Healthcare.

SUMMARY

Background:

As part of its compensation package, the Housing Authority of the City of Austin currently offers its regular full-time employees medical coverage through United Healthcare's Exclusive Provider Organization (EPO) plan. This is the third year renewal of a four (4) year contract that was awarded to United Healthcare.

Process:

On November 16, 2018, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2019-2020 fiscal year. United Healthcare initially proposed an 8% premium rate increase for HACA's medical coverage. Through negotiations between United Healthcare and The Gallagher Group, United agreed to provide HACA with a rate pass for the 2019-2020 fiscal year, based on HACA's claims experience. This will result in HACA not receiving an increase in premiums this year.

In addition, for the fiscal year 2018-19, HACA increased the surcharge to employees who choose to continue to use tobacco products to \$50 per month. HACA will continue to impose this surcharge and will consider increasing the monthly amount to \$75. Employees may participate in and complete a tobacco cessation program if they wish to avoid the surcharge.

Staff Recommendation:

In an effort to provide employees with the best affordable, available healthcare coverage, HACA recommends United Healthcare be awarded the renewal contract to provide employee health insurance coverage for the 2019-2020 fiscal year. After the 2019-2020 fiscal year, one year will remain in the current four-year contract.

ATTACHMENTS:

- ▣ **Current & Proposed Medical Premiums**
- ▣ **Claims Vs. Premiums Report**

RESOLUTION NO. 02583

WHEREAS, the Housing Authority of the City of Austin seeks to provide insurance coverage benefits for all regular full-time employees,

WHEREAS, the Housing Authority of the City of Austin recommends acceptance of the rate pass for employee medical insurance coverage to be provided by United Healthcare.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agrees to renew the contract with United Healthcare to provide health insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, the Southwest Housing Compliance Corporation, Blueprint Consulting, Austin Affordable Housing Corporation and Austin Pathways.

PASSED, APPROVED AND ADOPTED this 21st day of February 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Housing Authority of the City of Austin
Market Overview - Fully Insured
Plan Year 2019-2020

Carrier	UHC		
Benefits	Current & Renewal PPO Plan		
Plan Design	IN	OUT	
Lifetime Maximum	Unlimited	No Out-of-Network Benefit	
Individual Deductible	\$500		
Family Deductible	\$1,000		
Aggregate/Embedded	Embedded		
Co-insurance	100%		
Hospital	Ded/100%		
Additional Hospital Co-pay	No		
Outpatient Surgery	Ded/100%		
Lab/X-Ray	100%		
Office Visit Co-pay	\$25 (\$0 copay < age 19)		
Specialist Visit Co-pay	\$25: Designated \$50: All Others	No Out-of-Network Benefit	
Virtual Visit Co-pay			
OOP Max Individual	\$2,000		
OOP Max Family	\$4,000		
Deductible, Office Visit Co-pays and Rx Co-pays Apply to OOP Max	Yes		
Emergency room	100% after Co-pay		
Additional ER Co-pay	\$300/visit		
Urgent Care Co-pay	\$75		
Prescription Drug Card	\$10/\$30/\$50		
Prescription Mail Order	2.5 x retail copay		
Prescription Deductible		No Out-of-Network Benefit	
Prescription OOP Max	Included		
Monthly Rates	CURRENT	ORIGINAL RENEWAL	FINAL RENEWAL
Employee Only	\$630.30	\$682.93	\$630.30
Employee + 1	\$1,241.67	\$1,345.35	\$1,241.67
Employee + Family	\$1,922.41	\$2,082.93	\$1,922.41
Monthly Total	\$280,324	\$303,731	\$280,324
Medical, Rx Total Annual Premium			
Premium	\$3,363,890	\$3,644,774	\$3,363,890
Change vs. Current \$	N/A	\$280,884	\$0
Change vs. Current %	N/A	8%	0%
Commissions	2.5%		

Enrollment	PPO Plan
Employee Only	91
Employee + 1	65
Employee + Family	74
TOTAL:	230

Carrier: United HealthCare
Plan Year: 4/1/2018 - 3/31/2019

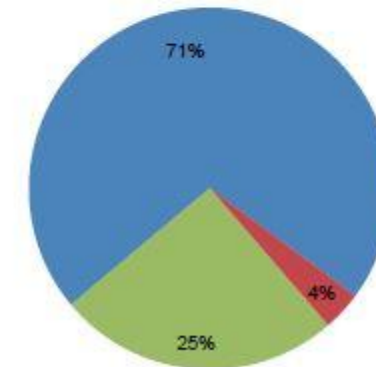
Incurred Month	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Total YTD	Total Rolling 12
Enrollment														
Subscribers	242	238	236	236	232	232	230	229	231	233	233	231	1,387	2,803
Members	514	504	500	505	501	499	497	496	501	509	506	502	3,011	6,034
Contract Size	2.12	2.12	2.12	2.14	2.16	2.15	2.16	2.17	2.17	2.18	2.17	2.17	2.17	2.15
Claim Payments														
Medical Claims	\$132,009	\$149,090	\$104,410	\$214,811	\$122,012	\$184,339	\$118,061	\$88,469	\$175,053	\$96,045	\$295,193	\$108,326	\$881,146	\$1,787,816
Capitation	\$7,425	\$7,294	\$7,265	\$7,465	\$7,435	\$7,346	\$7,375	\$7,361	\$7,435	\$7,554	\$7,494	\$7,450	\$44,668	\$88,897
Pharmacy Claims	\$64,657	\$56,715	\$61,543	\$90,205	\$39,671	\$39,437	\$67,571	\$41,669	\$39,146	\$41,938	\$44,919	\$45,331	\$280,575	\$632,802
Total Claim Payments	\$204,090	\$213,099	\$173,219	\$312,480	\$169,118	\$231,121	\$193,007	\$137,499	\$221,633	\$145,536	\$347,606	\$161,107	\$1,206,389	\$2,509,516
Claim Payments PEPM	\$843.35	\$895.37	\$733.98	\$1,324.07	\$728.96	\$996.21	\$839.16	\$600.43	\$959.45	\$624.62	\$1,491.87	\$697.43	\$869.78	\$895.30
Total Premium	\$269,090	\$265,543	\$265,008	\$265,639	\$264,552	\$261,557	\$275,975	\$276,637	\$278,509	\$282,965	\$280,973	\$280,343	\$1,675,403	\$3,266,792
Premium PEPM	\$1,111.94	\$1,115.72	\$1,122.92	\$1,125.59	\$1,140.31	\$1,127.40	\$1,199.89	\$1,208.02	\$1,205.67	\$1,214.44	\$1,205.89	\$1,213.61	\$1,207.93	\$1,165.46
Premium vs. Claims	75.8%	80.3%	65.4%	117.6%	63.9%	88.4%	69.9%	49.7%	79.6%	51.4%	123.7%	57.5%	72.0%	76.8%

Plan Experience by Month



Total Claim Payments

■ Medical Claims ■ Capitation ■ Pharmacy Claims



†This analysis is for illustrative purposes only, and is not a guarantee of future expenses, claims costs, managed care savings, etc. There are many variables that can affect future health care costs including utilization patterns, catastrophic claims, changes in plan design, health care trend increases, etc. This analysis does not amend, extend, or alter the coverage provided by the actual insurance policies and contracts. Please see your policy or contact us for specific information or further details in this regard.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02584

HUMAN RESOURCES

ITEM NO. 4.

MEETING DATE: February 21, 2019

STAFF CONTACT: Gloria Morgan, Human Resources Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02584: Approval of the renewal of the Contract for Employee Dental Insurance

BUDGETED ITEM: Yes

TOTAL COST: \$128,358.00

ACTION

The Board is being asked to approve the renewal of the Contract for Employee Dental Insurance with United Healthcare.

SUMMARY

Background:

As part of its compensation package, the Housing Authority of the City of Austin currently provides its employees with two (2) options for dental coverage through United Healthcare: a Dental Maintenance Organization (DHMO) and Preferred Provider Plan (PPO), a buy-up plan. This is HACA's third year renewal under the current four (4) year contract with United Healthcare.

Process:

On November 16, 2018, HACA staff met with the Gallagher Group, HACA's insurance brokers, regarding the renewal rates from United Healthcare for HACA's dental insurance coverage.

HACA was informed there would be no increase to the DHMO plan for the 2019-2020 plan year.

Last year, United Healthcare originally proposed a 4% rate increase for the PPO plan. After further review, the proposed rates actually reflected a slight decrease in the premiums for employees enrolled in the PPO plan as well as for HACA.

This year, HACA was informed that United Healthcare proposed a 2% premium increase to the PPO/ buy-up plan for the 2019-2020 plan year.

Staff Recommendation:

In order to continue to provide employees with the best available and affordable dental coverage, and based

on no increase to the renewal rate provided by United Healthcare for the DHMO and a 2% renewal rate increase for the PPO, staff recommends that United Healthcare be awarded the renewal contract to provide employee dental insurance coverage for the 2019-2020 fiscal year.

ATTACHMENTS:

- ▣ **2018 Dental Renewal Rates**
- ▣ **2019 Dental Renewal Rates**

RESOLUTION NO. 02584

WHEREAS, the Housing Authority of the City of Austin seeks to provide medical and dental insurance coverage benefits for all regular full-time employees,

WHEREAS, the Housing Authority of the City of Austin has reviewed and recommends the acceptance of the renewal rates for employee dental insurance coverage to be provided by United Healthcare.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the City of Austin Board of Commissioners agrees to renew the contract with United Healthcare to provide dental insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, Southwest Housing Compliance Corporation, Blueprint Housing Solutions, Austin Affordable Housing Corporation and Austin Pathways.

PASSED, APPROVED AND ADOPTED this 21st day of February 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

A Renewal for

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN

Issued on: January 3, 2018



UnitedHealthcare®

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN Dental Sold UAF
Effective Date: April 1, 2018

Dental Services	Passive PPO 2P924 CS0	
Legal Entity	UnitedHealthcare Insurance Company (30100)	
	New Standard	
	In Network	Out of Network
Diagnostic Service		
Periodic Oral Evaluation	100%	100%
Radiographs	100%	100%
Lab and Other Diagnostic Tests	100%	100%
Preventive Services		
Dental Prophylaxis (Cleaning)	100%	100%
Fluoride Treatment	100%	100%
Sealants	100%	100%
Space Maintainers	100%	100%
Basic Services		
Restorations (Amalgams or Composite)*	80%	80%
Emergency Treatment/General Services	80%	80%
Simple Extractions	80%	80%
Oral Surgery (incl. surgical extractions)	80%	80%
Periodontics	80%	80%
Endodontics	80%	80%
Major Services		
Inlays/Onlays/Crowns	50%	50%
Dentures and Removable Prosthetics	50%	50%
Fixed Partial Dentures (Bridges)	50%	50%
Implants	50%	50%
Orthodontic Services		
Orthodontia	50%	50%
Orthodontia Eligibility	Child Only (Up to Age 19)	
Deductible	\$50/\$150	\$50/\$150
Deductible applies to Prev. & Diag.	No	No
Annual Max	\$2,000	\$2,000
Lifetime Ortho Max	\$1,000	\$1,000
Waiting Period	Major Services - 12 months Orthodontics Services - 12 months New Enrollees Only	
Out of Network Basis	UCR 90th	
PPO Network	Options PPO 30	
CMM—Annual Roll-Over	Yes	
Assumed Enrollment and Rates	Current	Renewal
Employee	42	\$40.61
Employee + Spouse	16	\$91.88
Employee + Child(ren)	20	\$88.68
Employee + Family	21	\$139.95
	99	\$145.60
Monthly Premium	\$7,888.25	\$8,206.74
Annual Premium	\$94,659.00	\$98,480.88
Renewal Action	4.0%	
Employer Contribution	Contributory	
Participation Requirements	75% of Eligible Employees	
Dependent Children Coverage	To Age 26	
Contract Basis	Fully Insured	
Benefit Period Basis	Calendar Year	
Exclusions and Limitations	Standard	
Broker Commissions	10%	
Rate Guarantee	12 Months	
Expiration Date	3/31/2019	
Group Policy #	00712040	

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN Dental Sold UAF

Effective Date: April 1, 2018

Dental Services	DMO D094C	
Legal Entity	National Pacific Dental, Inc. (42004)	
	In Network	Out of Network
Diagnostic Service		
Periodic Oral Evaluation		
Radiographs		See Copay Schedule
Lab and Other Diagnostic Tests		
Preventive Services		
Dental Prophylaxis (Cleaning)		
Fluoride Treatment		See Copay Schedule
Sealants		
Space Maintainers		
Basic Services		
Restorations (Amalgams or Composite)*		
Emergency Treatment/General Services		
Simple Extractions		See Copay Schedule
Oral Surgery (incl. surgical extractions)		
Periodontics		
Endodontics		
Major Services		
Inlays/Onlays/Crowns		
Dentures and Removable Prosthetics		See Copay Schedule
Fixed Partial Dentures (Bridges)		
Orthodontic Services		
Orthodontia		
Orthodontia Eligibility		See Copay Schedule
Deductible		
Deductible applies to Prev. & Diag.		
Annual Max		See Copay Schedule
Waiting Period		
Out of Network Basis		
CMM--Annual Roll-Over		No
Assumed Enrollment and Rates	Current	Renewal
Employee	63 \$10.42	\$10.42
Employee + Spouse	15 \$16.82	\$16.82
Employee + Child(ren)	30 \$22.75	\$22.75
Employee + Family	26 \$26.68	\$26.68
	134	
Monthly Premium	\$2,284.94	\$2,284.94
Annual Premium	\$27,419.28	\$27,419.28
Renewal Action		0.0%
Employer Contribution		Contributory
Participation Requirements		75% of Eligible Employees
Dependent Children Coverage		To Age 26
Contract Basis		Fully Insured
Exclusions and Limitations		Standard
Broker Commissions		10%
Rate Guarantee		12 Months
Expiration Date		3/31/2019
Group Policy #		00712040

General Assumptions

- We reserve the right to change rates and/or plan provisions if the number of lives or volume of insurance change by more than 10% before, on, or after the effective date listed above or if factors used to generate this quote such as group demographics or effective date are changed, found to be incomplete or incorrect.
- Rates assume no changes in legislation or regulation that affects the benefits payable, eligibility or contract.
- Rates assume standard administrative services including Claims & Data processing, Enrollment & Billing, Customer Service, Case Management, Provider Relations, and Reporting.
- Assumed contract situs is Texas.
- Employees must be U.S. citizens or residents regularly working and living in the U.S. Coverage for U.S. citizens working outside of the U.S. must be approved in writing by us. Approval depends on locale and length of assignment.
- Employer's assumed primary business is classified as 9531.
- Rates may increase on renewal in accordance with the terms of the policy.

Dental Assumptions

This premium may include state and federal taxes and fees.

Rates listed above assume the plan designs quoted. Rates may change, if plan design changes.

Our contract covers only those procedures performed in the United States.

The managed care plans contained in this quote are available to members residing within the approved zip codes. Please contact your sales representative to confirm product availability.

One or more of these plan design offerings include the MaxMultiplier benefit.

Some of the unused portion of your annual maximum may be available in future periods.

Please contact your sales representative for more details on the network quoted in your proposal.

The In- and Out-of-Network Plan Deductibles, Maximums and Lifetime Ortho Maximums are combined.

Participation in qualifying dental and vision plans must be 75 percent or greater of eligible medical employees for Packaged Savings to be activated.

* Please contact your sales representative to confirm specific plan Restorations (Amalgams or Composite) coverage.

Quote is based on Average Contract Size (ACS) of 2.07

United Healthcare reserves the right to adjust the above rates should enrollment or ACS fluctuate by +/- 10%.

Please note that the summary of benefits in this document provides a brief description of coverage. State mandates may preclude certain benefit plan design features. This is not a policy, certificate of insurance or coverage document. For complete details on coverage, exclusions, limitations and the terms under which coverage may continue, please contact your sales representative.

This proposal is valid for 90 days from the issued date, unless otherwise noted within this document.

Brokers and agents may receive commissions, bonuses and other compensation for selling the products presented in this proposal. The cost of this compensation may be directly or indirectly reflected in the premium or fees for those products. Contact your broker and/or agent if you have questions regarding their compensation relating to products in this proposal.

This proposal is subject to negotiation and execution of a written agreement, which will supersede the proposal contents. This proposal does not constitute an agreement, and is based on assumptions made from the written information in our possession and provided by you. We retain the right to modify our proposal if the information upon which this proposal is based is changed or is supplemented.

We consider much of the information contained in the proposal to be proprietary or otherwise confidential, and are releasing this proposal to you on the understanding that you and your representatives will only use it, and any data included in the proposal, for the specific purpose of evaluating its content. If this is not consistent with your understanding, please notify us before reviewing the proposal.

In addition, by accepting and reviewing the contents of this proposal, you and your agents or other designees agree, to the extent permitted by law, that certain information contained herein, or other information provided to you in connection with this proposal response or associated request for proposal (RFP), is proprietary and/or confidential to UnitedHealthcare and its related entities, and may not be copied, used, distributed or disclosed without prior written consent from an authorized representative of UnitedHealthcare, other than is necessary to evaluate this proposal.

Housing Authority of the City of Austin
Dental Insurance - Fully Insured
Plan Year 2019-2020

Carrier	UHC			
	DMO		Buy-Up Plan	
Deductible	\$0		\$50	
Family Deductible	\$0		\$150	
Deductible Period	Co-pays		100%	
Type I - Diagnostic & Preventive Care	Not Applicable		Yes	
Deductible Waived?	Co-pays		80%	
Type II - Basic Care	Co-pays		50%	
Type III - Major Care	Unlimited		\$2,000	
Calendar Year Maximum	Not Applicable		Included	
Type IV - Orthodontia	Adults & Children		Children Only	
Orthodontia Deductible	Not Applicable		None	
Orthodontia Benefit	Co-pays		50%	
Orthodontia Lifetime Maximum	Up to 24 months		\$1,000	
Rate Guarantee	4/1/2019			
Usual and Customary Percentile	Not Applicable		90th Percentile	
Dental Limiting Age	Age 26		Age 26 (Ortho age 19)	
Waiting Periods	None		New Hires	
Annual Open Enrollment	Yes		Yes	
	Current		Renewal	
Employee Rate:	\$10.42	\$42.25	\$10.42	\$43.09
Employee + Spouse Rate:	\$16.82	\$95.59	\$16.82	\$97.49
Employee + Child(ren) Rate:	\$22.75	\$92.26	\$22.75	\$94.09
Employee + Family Rate:	\$26.68	\$145.60	\$26.68	\$148.49
Monthly Premium:	\$2,231	\$8,466	\$2,231	\$8,634
Combined Monthly Premium:	\$10,696		\$10,865	
Annual Premium:	\$128,358		\$130,375	
Change vs. Current \$	N/A		\$2,017	
Change vs. Current %	N/A		2%	
Commission	10%			

Enrollment	Low Plan
Employee Only	56
Employee + Spouse	15
Employee + Children	32
Employee + Family	25
TOTAL:	128

Enrollment	High Plan
Employee Only	36
Employee + Spouse	11
Employee + Children	26
Employee + Family	24
TOTAL:	97

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02585

ASSISTED HOUSING ITEM NO. 5.

MEETING DATE: February 21, 2019

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No. 02585: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules

BUDGETED ITEM: No

TOTAL COST: NA

ACTION

The Board is being asked to approve Resolution No. 02585: Approval of the revised Housing Choice Voucher Program Utility Allowance Schedules. This is a routine annual action item.

SUMMARY

Background:

Per 24 CFR 982.517, HUD regulations require housing authorities to review utility allowance schedules annually and adjust the schedules if there has been a 10% or more rate change per category since the last revision.

Process:

Residential Utility Allowances, a Division of the Nelrod Company, completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made of the utility rates utilized in the previous study compared to the current utility rates.

The review indicated that overall rates and charges changed more than 10%, therefore the current utility allowance schedules should be adjusted.

Staff Recommendation:

Staff recommends adjusting the utility allowance rates based on current utility rates. The proposed revisions are reflected in Exhibit 1 Proposed Utility Allowance Schedules 2019.

The revised utility allowance schedules will be effective June 1, 2019 for participants who are issued new vouchers and for annual re-examinations.

ATTACHMENTS:

- ▣ **Exhibit 1 Proposed Utility Allowance Schedules**
- ▣ **Exhibit 2 Utility chart 2018-2019 comparison**
- ▣ **Exhibit 3 Austin TX S8 Update UA Study Jan 2019**

RESOLUTION NO. 02585

WHEREAS, Federal Regulations require housing authorities to review utility allowance schedule(s) annually and adjust the schedule(s) if there has been a 10% or more rate change per category since the last revision; and

WHEREAS, Residential Utility Allowances, a Division of the Nelrod Company completed the utility allowance review for the Housing Choice Voucher Program and as required by HUD regulations 24 CFR 982.517, a comparison was made of the utility rates utilized in the previous study compared to the current utility rates; and

WHEREAS, the utility allowance review indicated that utility providers' rates have changed more than 10%, therefore, staff recommends revising the utility allowance schedules as reflected in Exhibit 1; and

WHEREAS, Federal Regulations require the use of the revised utility allowance schedules at the next annual reexamination; and

WHEREAS, the Housing Authority of the City of Austin will use the revised utility allowance schedules for new families assisted under the Housing Choice Voucher Program and current participants with reexaminations effective June 1, 2019 or later.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approves and adopts the revised Utility Allowance Schedules for the Housing Choice Voucher Program.

PASSED, APPROVED, AND ADOPTED this 21st day of February, 2019.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning	\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):					
Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)					
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00	
b. Bottle Gas/Propane							
c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00	
d. Oil / Other							
Cooking							
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00	
Air Conditioning	\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00	
Water Heating							
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	
b. Bottle Gas/Propane							
c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00	
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00	
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00	
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00	
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Other--specify: Monthly Charges							
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$58.00
Air Conditioning	\$10.00	\$11.00	\$19.00	\$27.00	\$35.00	\$45.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/Duplex				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$58.00
Air Conditioning	\$10.00	\$11.00	\$19.00	\$27.00	\$35.00	\$45.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
Address of Unit			Water Heating		\$	
			Water		\$	
			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
Number of Bedrooms			Other		\$	
			Other		\$	
			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Single-Family (Detached House)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$11.00	\$13.00	\$15.00	\$16.00	\$17.00	\$18.00
b. Bottle Gas/Propane						
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$39.00	\$47.00	\$57.00	\$69.00
Air Conditioning	\$8.00	\$9.00	\$20.00	\$31.00	\$43.00	\$58.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$63.00	\$65.00	\$80.00	\$95.00	\$110.00	\$125.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Manufactured/Mobile Home				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$9.00	\$11.00	\$12.00	\$13.00	\$15.00	\$16.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$16.00	\$16.00	\$17.00	\$17.00	\$17.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$39.00	\$47.00	\$57.00	\$69.00
Air Conditioning	\$9.00	\$11.00	\$18.00	\$26.00	\$34.00	\$42.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$63.00	\$65.00	\$80.00	\$95.00	\$110.00	\$125.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Manufactured Home			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$11	\$13	\$14	\$15	\$16	\$18
Proposed	\$9	\$11	\$12	\$13	\$15	\$16
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$1)	(\$2)
Heating - Electric						
Current	\$13	\$16	\$16	\$17	\$17	\$17
Proposed	\$13	\$16	\$16	\$17	\$17	\$17
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Air Conditioning						
Current	\$9	\$11	\$19	\$26	\$34	\$43
Proposed	\$9	\$11	\$18	\$26	\$34	\$42
Increase(Decrease)	\$0	\$0	(\$1)	\$0	\$0	(\$1)
Cooking - Natural Gas						
Current	\$2	\$2	\$4	\$4	\$6	\$6
	\$2	\$2	\$3	\$4	\$6	\$6
Increase(Decrease)	\$0	\$0	(\$1)	\$0	\$0	\$0
Cooking - Electric						
Current	\$3	\$4	\$5	\$7	\$9	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$28	\$31	\$39	\$47	\$58	\$69
Proposed	\$28	\$31	\$39	\$47	\$57	\$69
Increase(Decrease)	\$0	\$0	\$0	\$0	(\$1)	\$0
Monthly Base Gas Charge						
Current	\$18	\$18	\$18	\$18	\$18	\$18
Proposed	\$20	\$20	\$20	\$20	\$20	\$20
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$5	\$6	\$9	\$12	\$14	\$17
Proposed	\$4	\$6	\$8	\$11	\$13	\$15
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$1)	(\$1)	(\$2)
Water Heating - Electric						
Current	\$9	\$11	\$14	\$16	\$19	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Manufactured Home

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$26	\$27	\$34	\$51	\$64	\$77
Proposed	\$24	\$25	\$32	\$48	\$61	\$73
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$3)	(\$3)	(\$4)
Sewer						
Current	\$64	\$66	\$81	\$97	\$112	\$128
Proposed	\$63	\$65	\$80	\$95	\$110	\$125
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	(\$3)
Trash Collection						
Current	\$29	\$29	\$29	\$30	\$30	\$36
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Range						
Current	\$11	\$11	\$11	\$11	\$11	\$11
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Heating, Cooking and Water Heating- Natural Gas						
Current	\$215	\$226	\$270	\$323	\$375	\$435
Proposed	\$211	\$223	\$264	\$317	\$369	\$425
Increase(Decrease)	(\$4)	(\$3)	(\$6)	(\$6)	(\$6)	(\$10)
Heating, Cooking and Water Heating- Electric						
Current	\$204	\$218	\$260	\$314	\$366	\$425
Proposed	\$201	\$215	\$256	\$309	\$360	\$417
Increase(Decrease)	(\$3)	(\$3)	(\$4)	(\$5)	(\$6)	(\$8)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Multi Family Elevator			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$9	\$10	\$11	\$12	\$14	\$14
Proposed	\$8	\$9	\$10	\$11	\$12	\$13
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$1)
Heating - Electric						
Current	\$6	\$7	\$9	\$11	\$12	\$14
Proposed	\$6	\$7	\$9	\$11	\$12	\$14
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Air Conditioning						
Current	\$10	\$11	\$16	\$20	\$25	\$29
Proposed	\$10	\$11	\$16	\$20	\$25	\$29
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Cooking - Natural Gas						
Current	\$2	\$2	\$4	\$4	\$6	\$6
Proposed	\$2	\$2	\$3	\$4	\$5	\$6
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	\$0
Cooking - Electric						
Current	\$3	\$4	\$5	\$7	\$9	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$24	\$27	\$32	\$37	\$42	\$47
Proposed	\$22	\$24	\$30	\$35	\$41	\$46
Increase(Decrease)	(\$2)	(\$3)	(\$2)	(\$2)	(\$1)	(\$1)
Monthly Base Gas Charge						
Current	\$18	\$18	\$18	\$18	\$18	\$18
Proposed	\$20	\$20	\$20	\$20	\$20	\$20
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$4	\$5	\$7	\$9	\$11	\$14
Proposed	\$4	\$4	\$6	\$8	\$10	\$12
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)
Water Heating - Electric						
Current	\$7	\$8	\$11	\$13	\$16	\$18
Proposed	\$7	\$8	\$11	\$13	\$15	\$18
Increase(Decrease)	\$0	\$0	\$0	\$0	(\$1)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Multi Family Elevator

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	(\$8)	(\$8)	(\$9)	(\$9)	(\$11)	(\$12)
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$69	\$71	\$84	\$97	\$111	\$124
Increase(Decrease)	(\$2)	(\$2)	(\$3)	(\$4)	(\$4)	(\$6)
Trash Collection						
Current	\$29	\$29	\$29	\$30	\$30	\$36
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Range						
Current	\$11	\$11	\$11	\$11	\$11	\$11
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Heating, Cooking and Water Heating- Natural Gas						
Current	\$235	\$244	\$281	\$316	\$355	\$396
Proposed	\$224	\$231	\$266	\$301	\$337	\$376
Increase(Decrease)	(\$11)	(\$13)	(\$15)	(\$15)	(\$18)	(\$20)
Heating, Cooking and Water Heating- Electric						
Current	\$218	\$228	\$266	\$304	\$343	\$386
Proposed	\$206	\$215	\$252	\$289	\$326	\$367
Increase(Decrease)	(\$12)	(\$13)	(\$14)	(\$15)	(\$17)	(\$19)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Multi Family Walk-up				Comparison	Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$9	\$10	\$11	\$12	\$14	\$14
Proposed	\$8	\$9	\$10	\$11	\$12	\$13
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$1)
Heating - Electric						
Current	\$6	\$7	\$9	\$11	\$12	\$14
Proposed	\$6	\$7	\$9	\$11	\$12	\$14
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Air Conditioning						
Current	\$10	\$11	\$16	\$20	\$25	\$29
Proposed	\$10	\$11	\$16	\$20	\$25	\$29
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Cooking - Natural Gas						
Current	\$2	\$2	\$4	\$4	\$6	\$6
Proposed	\$2	\$2	\$3	\$4	\$5	\$6
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	\$0
Cooking - Electric						
Current	\$3	\$4	\$5	\$7	\$9	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$22	\$24	\$30	\$35	\$41	\$46
Proposed	\$22	\$24	\$30	\$35	\$41	\$46
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Monthly Base Gas Charge						
Current	\$18	\$18	\$18	\$18	\$18	\$18
Proposed	\$20	\$20	\$20	\$20	\$20	\$20
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$4	\$5	\$7	\$9	\$11	\$14
Proposed	\$4	\$4	\$6	\$8	\$10	\$12
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)
Water Heating - Electric						
Current	\$7	\$8	\$11	\$13	\$16	\$18
Proposed	\$7	\$8	\$11	\$13	\$15	\$18
Increase(Decrease)	\$0	\$0	\$0	\$0	(\$1)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Multi Family Walk-up

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	(\$8)	(\$8)	(\$9)	(\$9)	(\$11)	(\$12)
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$69	\$71	\$84	\$97	\$111	\$124
Increase(Decrease)	(\$2)	(\$2)	(\$3)	(\$4)	(\$4)	(\$6)
Trash Collection						
Current	\$29	\$29	\$29	\$30	\$30	\$36
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Range						
Current	\$11	\$11	\$11	\$11	\$11	\$11
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Heating, Cooking and Water Heating- Natural Gas						
Current	\$233	\$241	\$279	\$314	\$354	\$395
Proposed	\$224	\$231	\$266	\$301	\$337	\$376
Increase(Decrease)	(\$9)	(\$10)	(\$13)	(\$13)	(\$17)	(\$19)
Heating, Cooking and Water Heating- Electric						
Current	\$216	\$225	\$264	\$302	\$342	\$385
Proposed	\$206	\$215	\$252	\$289	\$326	\$367
Increase(Decrease)	(\$10)	(\$10)	(\$12)	(\$13)	(\$16)	(\$18)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Row/Townhouse			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$12	\$14	\$16	\$16	\$18	\$19
Proposed	\$11	\$13	\$14	\$15	\$16	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$2)	(\$1)	(\$2)	(\$2)
Heating - Electric						
Current	\$9	\$11	\$13	\$15	\$17	\$19
Proposed	\$9	\$11	\$13	\$15	\$17	\$19
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Air Conditioning						
Current	\$10	\$11	\$19	\$28	\$36	\$45
Proposed	\$10	\$11	\$19	\$27	\$35	\$45
Increase(Decrease)	\$0	\$0	\$0	(\$1)	(\$1)	\$0
Cooking - Natural Gas						
Current	\$2	\$2	\$4	\$4	\$6	\$6
Proposed	\$2	\$2	\$3	\$4	\$5	\$6
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	\$0
Cooking - Electric						
Current	\$3	\$4	\$5	\$7	\$9	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$25	\$28	\$35	\$42	\$49	\$59
Proposed	\$25	\$28	\$35	\$42	\$49	\$58
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	(\$1)
Monthly Base Gas Charge						
Current	\$18	\$18	\$18	\$18	\$18	\$18
Proposed	\$20	\$20	\$20	\$20	\$20	\$20
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$5	\$6	\$9	\$12	\$14	\$17
Proposed	\$4	\$6	\$8	\$11	\$13	\$15
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$1)	(\$1)	(\$2)
Water Heating - Electric						
Current	\$9	\$11	\$14	\$16	\$19	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

	Row/Townhouse			Comparison		Exhibit 2
Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	(\$8)	(\$8)	(\$9)	(\$9)	(\$11)	(\$12)
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$69	\$71	\$84	\$97	\$111	\$124
Increase(Decrease)	(\$2)	(\$2)	(\$3)	(\$4)	(\$4)	(\$6)
Trash Collection						
Current	\$29	\$29	\$29	\$30	\$30	\$36
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Range						
Current	\$11	\$11	\$11	\$11	\$11	\$11
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Heating, Cooking and Water Heating- Natural Gas						
Current	\$240	\$250	\$294	\$336	\$380	\$432
Proposed	\$230	\$241	\$280	\$322	\$362	\$411
Increase(Decrease)	(\$10)	(\$9)	(\$14)	(\$14)	(\$18)	(\$21)
Heating, Cooking and Water Heating- Electric						
Current	\$224	\$236	\$279	\$324	\$369	\$423
Proposed	\$214	\$226	\$267	\$310	\$353	\$404
Increase(Decrease)	(\$10)	(\$10)	(\$12)	(\$14)	(\$16)	(\$19)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Duplex - Semi-Detached			Comparison		Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$12	\$14	\$16	\$16	\$18	\$19
Proposed	\$11	\$13	\$14	\$15	\$16	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$2)	(\$1)	(\$2)	(\$2)
Heating - Electric						
Current	\$9	\$11	\$13	\$15	\$17	\$19
Proposed	\$9	\$11	\$13	\$15	\$17	\$19
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Air Conditioning						
Current	\$10	\$11	\$19	\$28	\$36	\$45
Proposed	\$10	\$11	\$19	\$27	\$35	\$45
Increase(Decrease)	\$0	\$0	\$0	(\$1)	(\$1)	\$0
Cooking - Natural Gas						
Current	\$2	\$2	\$4	\$4	\$6	\$6
Proposed	\$2	\$2	\$3	\$4	\$5	\$6
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	\$0
Cooking - Electric						
Current	\$3	\$4	\$5	\$7	\$9	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$25	\$28	\$35	\$42	\$49	\$59
Proposed	\$25	\$28	\$35	\$42	\$49	\$58
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	(\$1)
Monthly Base Gas Charge						
Current	\$18	\$18	\$18	\$18	\$18	\$18
Proposed	\$20	\$20	\$20	\$20	\$20	\$20
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$5	\$6	\$9	\$12	\$14	\$17
Proposed	\$4	\$6	\$8	\$11	\$13	\$15
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$1)	(\$1)	(\$2)
Water Heating - Electric						
Current	\$9	\$11	\$14	\$16	\$19	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Duplex - Semi-Detached

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$45	\$46	\$54	\$62	\$71	\$79
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	(\$8)	(\$8)	(\$9)	(\$9)	(\$11)	(\$12)
Sewer						
Current	\$71	\$73	\$87	\$101	\$115	\$130
Proposed	\$69	\$71	\$84	\$97	\$111	\$124
Increase(Decrease)	(\$2)	(\$2)	(\$3)	(\$4)	(\$4)	(\$6)
Trash Collection						
Current	\$29	\$29	\$29	\$30	\$30	\$36
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Range						
Current	\$11	\$11	\$11	\$11	\$11	\$11
Proposed	\$11	\$11	\$11	\$11	\$11	\$11
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Heating, Cooking and Water Heating- Natural Gas						
Current	\$240	\$250	\$294	\$336	\$380	\$432
Proposed	\$230	\$241	\$280	\$322	\$362	\$411
Increase(Decrease)	(\$10)	(\$9)	(\$14)	(\$14)	(\$18)	(\$21)
Heating, Cooking and Water Heating- Electric						
Current	\$224	\$236	\$279	\$324	\$369	\$423
Proposed	\$214	\$226	\$267	\$310	\$353	\$404
Increase(Decrease)	(\$10)	(\$10)	(\$12)	(\$14)	(\$16)	(\$19)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Single Family Detached				Comparison	Exhibit 2
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$13	\$15	\$16	\$18	\$19	\$21
Proposed	\$11	\$13	\$15	\$16	\$17	\$18
Increase(Decrease)	(\$2)	(\$2)	(\$1)	(\$2)	(\$2)	(\$3)
Heating - Electric						
Current	\$12	\$14	\$16	\$18	\$20	\$22
Proposed	\$12	\$14	\$16	\$18	\$20	\$22
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Air Conditioning						
Current	\$8	\$9	\$20	\$31	\$43	\$59
Proposed	\$8	\$9	\$20	\$31	\$43	\$58
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	(\$1)
Cooking - Natural Gas						
Current	\$2	\$2	\$4	\$4	\$6	\$6
Proposed	\$2	\$2	\$3	\$4	\$5	\$6
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	\$0
Cooking - Electric						
Current	\$3	\$4	\$5	\$7	\$9	\$10
Proposed	\$3	\$4	\$5	\$7	\$9	\$10
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$28	\$31	\$39	\$47	\$58	\$69
Proposed	\$28	\$31	\$39	\$47	\$57	\$69
Increase(Decrease)	\$0	\$0	\$0	\$0	(\$1)	\$0
Monthly Base Gas Charge						
Current	\$18	\$18	\$18	\$18	\$18	\$18
Proposed	\$20	\$20	\$20	\$20	\$20	\$20
Increase(Decrease)	\$2	\$2	\$2	\$2	\$2	\$2
Water Heating - Natural Gas						
Current	\$5	\$6	\$9	\$12	\$14	\$17
Proposed	\$4	\$6	\$8	\$11	\$13	\$15
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$1)	(\$1)	(\$2)
Water Heating - Electric						
Current	\$9	\$11	\$14	\$16	\$19	\$22
Proposed	\$9	\$11	\$14	\$16	\$19	\$22
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Single Family Detached

Comparison

Exhibit 2

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$26	\$27	\$34	\$51	\$64	\$77
Proposed	\$24	\$25	\$32	\$48	\$61	\$73
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$3)	(\$3)	(\$4)
Sewer						
Current	\$64	\$66	\$81	\$97	\$112	\$128
Proposed	\$63	\$65	\$80	\$95	\$110	\$125
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	(\$3)
Trash Collection						
Current	\$29	\$29	\$29	\$30	\$30	\$36
Proposed	\$29	\$29	\$29	\$30	\$30	\$36
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Range						
Current	\$11	\$11	\$1	\$11	\$11	\$11
Proposed	\$11	\$11	\$1	\$11	\$11	\$11
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Refrigerator						
Current	\$12	\$12	\$12	\$12	\$12	\$12
Proposed	\$12	\$12	\$12	\$12	\$12	\$12
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Heating, Cooking and Water Heating- Natural Gas						
Current	\$216	\$226	\$263	\$331	\$387	\$454
Proposed	\$212	\$223	\$259	\$325	\$379	\$443
Increase(Decrease)	(\$4)	(\$3)	(\$4)	(\$6)	(\$8)	(\$11)
Heating, Cooking and Water Heating- Electric						
Current	\$202	\$214	\$251	\$320	\$378	\$446
Proposed	\$199	\$211	\$248	\$315	\$372	\$438
Increase(Decrease)	(\$3)	(\$3)	(\$3)	(\$5)	(\$6)	(\$8)



UTILITY ALLOWANCES

January 2019

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin, Texas

UPDATE REPORT **SECTION 8 HCV** **UTILITY ALLOWANCE** **SURVEY AND STUDY**

The **Nelrod** Company®

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January 30, 2019

Nora Morales, Director of Purchasing
Housing Authority of the City Austin
1124 S IH 35
Austin, TX 78704

Re: Section 8 HCV Program Utility Allowances Update Report - 2019

Dear Ms. Morales:

ResidentLife Utility Allowances® is pleased to enclose a draft copy of the Section 8 Housing Choice Voucher Program Utility Allowances Update Report – 2019. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. **We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

Please carefully review this draft report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. **See attached Closure Acceptance Statement. Please sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 139 or cheryl@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Cheryl Lord
ResidentLife Utility Allowances® Director
Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.

3301 West Freeway
Fort Worth, TX 76107



Phone: 817-922-9000
Fax: 817-922-9100

Email: ResidentLife@nelrod.com – Website: www.nelrod.com

Closure Acceptance Statement

ResidentLife Utility Allowances Director

Re: Section 8 HCV Program Utility Allowances Update Report - 2019

Upon signing this Closure Statement, I, _____, on behalf of the **Housing Authority of the City of Austin, TX** acknowledge receipt of the draft survey study report.

I, or a member of our agency staff, have reviewed this draft report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

Signature

Title

Print Name

Date

**Please sign and return within 30 days
fax to: (817) 922-9100 or email to cheryl@nelrod.com**

Job# 1019-RU-007

Z:\2019\2019 Utility Allowances\Agency UA Studies 2019\Austin, TX\Austin TX-S8 UA UPDATE Study Letter-Jan 2019.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

ANNUAL UPDATE 2019

Utility Rate Comparison

As required by HUD regulations 24 CFR 982.517, prior to beginning this update study for the **Housing Authority of the City of Austin, TX**, a comparison (annual review) was made of the utility rates and charges utilized in the previous study (**January 2018**) and the current utility rates and charges (**January 2019**). This comparison indicated that Austin Energy's electric tier-1 & tier-2 summer rates decreased a total of 2%, tier-1 & tier-2 winter rates decreased a total of 0.2%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates decreased 12%, the monthly charges increased 12%, and taxes remained the same. Austin Water's Multi-Family water rates decreased 13%, and the monthly charge decreased 19%, sewer rates decreased 6%, and the monthly charges remained the same. Single-Family water rates and charges changed a total of 26%, sewer rates and charges decreased a total of 9%, and the monthly trash collection charge remained the same. (See comparison in Support Documentation section of this report.) Since the utility providers' **rates and charges** have changed more than 10%, the current utility allowance schedule will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this study is to update current Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, water, sewer, and trash collection with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) will be used in this update study. **Only one type of Heating should be chosen for determining the total utility allowances.**

This Section 8 Housing Choice Voucher Program update study will be conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule.

Methodology

The following steps were taken by a utility allowances specialist to accomplish the above objective:

1. Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** rates and charges from **Austin Energy** through their internet website and telephone inquiries.
- b. Documentation on current residential **natural gas** rates and charges from **Texas Gas Service** through their internet website, emails and telephone inquiries.
- c. Documentation on current residential **water and sewer** rates and charges from the **Austin Water** through their internet website and telephone inquiries.
- d. Documentation on current residential **trash collection** charges from the **Austin Water** through their internet website and telephone inquiries.

2. Comparison of Utility Rates and Charges

A rate specialist created charts comparing the previously applied electric, natural gas, water, sewer, and trash collection rates and charges for each provider to their current utility rates and charges. These charts calculate a percentage difference.

A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency with the recommendation to adjust current utility allowances due to a greater than 10% change in utility rates (HUD Regulations 24 CFR 982.517(c)(1)).

3. Data Gathering

- a. *Currently Adopted Utility Allowances*

A copy of the currently adopted Section 8 HCV Utility Allowance Schedules were requested and received from the Agency.

b. *Monthly Utility Consumption Averages and Climatic Adjustment*

HUD's Utility Schedule Model (**Ver13i_813_Summit-Update**) was utilized for the base community-wide consumptions which take into consideration current usage patterns and more energy efficient equipment. This tool provides for a "**Green Discount**" choice of "**None (Standard)**", "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**". Choosing "**None**" provides "**Standard**" equipment and measures, and choosing "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**" provides "**Energy Efficient**" equipment and measures. Each selection modifies the consumption averages.

In this study the "**None (standard)**", choice was utilized. The Agency did not indicate a need for Energy Efficient Utility Allowances at this time.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

HUD's tool combines consumptions and utility allowances for the building types, Row House and Semi-Detached together on one form HUD-52667.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

There was no change in the consumption averages from the last study.

4. *Utility Allowance Adjustments (Cost of Consumption)*

The following steps were taken by a utility allowance specialist:

- a. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for each building type and each bedroom size.
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.
- c. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for each building type and each bedroom size.
- d. Applied the current **trash collection** charge.

These new utility allowances were entered into 6 forms HUD-52667 for applicable building types.

5. Section 8 Utility Allowance Schedules - Form HUD-52667

ResidentLife Utility Allowances® has provided 6 updated forms HUD-52667, one each for **Multi-Family (Elevator)**, **Multi-Family (Apartment)**, **Row House/Townhouse**, **Semi-Detached/Duplex**, **Single-Family (Detached House)**, and **Manufactured/Mobile Home**.

NOTE 1: The **Natural Gas** utility provider has a **monthly customer charge** that is not based on consumption. This charge is shown in the "Other-Specify:" row of the form HUD-52667. This charge should be added for residents utilizing this utility, but add it only one time. (See Explanation...Monthly Fixed Charges following these HUD forms). The **Electric** utility provider has a **Monthly Charge** that is not based on consumption. This charge has been calculated in "Other Electric, Lighting, Refrigeration, Etc." calculations and is included in the "Other Electric" (Lights & Appliances) row of the form HUD-52667, **per the Agency**.

NOTE 2: If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant-provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment. Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval and dwelling unit lease.

NOTE 3: For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment.

NOTE 4: On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

NOTE 5: According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the

family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual allowance for each family and this form must be maintained in the tenant's file.

6. Support Documentation

Per HUD regulations (24 CFR 982.517(c)(1)), the Agency must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This report contains a copy of all such supporting documentation.

7. Annual Update

HUD regulations (24 CFR 982.517(c)(1)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10%** or more in the utility rate since the last time the utility allowance schedule was revised.

8. Submission of Adopted Utility Allowance Schedule

According to Section 8 Housing Choice Voucher Program HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

9. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8, they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

SECTION 8 HOUSING CHOICE VOUCHER

ANNUAL UPDATE 2019

The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers' rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2018 study was conducted (refer to page 2, first paragraph, and/or the Comparison of Previous and Current Utility Rates, in the Support Documentation section of this report). Therefore, the **Housing Authority of the City of Austin, TX** is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, water, sewer, and trash collection for a **Section 8 HCV Multi-Family (Elevator), Multi-Family (Apartment), Row House/Townhouse, Semi-Detached/Duplex, Single-Family (Detached House), and Manufactured/Mobile Home**.

This update study was conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule (Section 8 Housing Choice Voucher Program). HUSM-Ver13i_813_Summit-Update was used.

The proposed Section 8 HCV Utility Allowances are shown in the following section on **6** forms HUD-52667.

SECTION 8 UTILITY ALLOWANCE SCHEDULES (form HUD-52667)

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning	\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$8.00	\$9.00	\$10.00	\$11.00	\$12.00	\$13.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning	\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating						
a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
Address of Unit		Water Heating		\$		
		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$58.00
Air Conditioning	\$10.00	\$11.00	\$19.00	\$27.00	\$35.00	\$45.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$69.00	\$71.00	\$84.00	\$97.00	\$111.00	\$124.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

Date (mm/dd/yyyy):													
Locality: Housing Authority of the City of Austin, TX	Unit Type: Semi-Detached/Duplex												
Utility or Service:	<table border="1"> <tr> <th>0 BR</th> <th>1 BR</th> <th>2 BR</th> <th>3 BR</th> <th>4 BR</th> <th>5 BR</th> </tr> <tr> <td colspan="6">Monthly Dollar Allowances</td> </tr> </table>	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Monthly Dollar Allowances					
0 BR	1 BR	2 BR	3 BR	4 BR	5 BR								
Monthly Dollar Allowances													
Heating													
a. Natural Gas	\$11.00 \$13.00 \$14.00 \$15.00 \$16.00 \$17.00												
b. Bottle Gas/Propane													
c. Electric	\$9.00 \$11.00 \$13.00 \$15.00 \$17.00 \$19.00												
d. Oil / Other													
Cooking													
a. Natural Gas	\$2.00 \$2.00 \$3.00 \$4.00 \$5.00 \$6.00												
b. Bottle Gas/Propane													
c. Electric	\$3.00 \$4.00 \$5.00 \$7.00 \$9.00 \$10.00												
Other Electric & Cooling													
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00 \$28.00 \$35.00 \$42.00 \$49.00 \$58.00												
Air Conditioning	\$10.00 \$11.00 \$19.00 \$27.00 \$35.00 \$45.00												
Water Heating													
a. Natural Gas	\$4.00 \$6.00 \$8.00 \$11.00 \$13.00 \$15.00												
b. Bottle Gas/Propane													
c. Electric	\$9.00 \$11.00 \$14.00 \$16.00 \$19.00 \$22.00												
d. Oil / Other													
Water, Sewer, Trash Collection													
Water	\$37.00 \$38.00 \$45.00 \$53.00 \$60.00 \$67.00												
Sewer	\$69.00 \$71.00 \$84.00 \$97.00 \$111.00 \$124.00												
Trash Collection	\$29.00 \$29.00 \$29.00 \$30.00 \$30.00 \$36.00												
Tenant-supplied Appliances													
Range / Microwave Tenant-supplied	\$11.00 \$11.00 \$11.00 \$11.00 \$11.00 \$11.00												
Refrigerator Tenant-supplied	\$12.00 \$12.00 \$12.00 \$12.00 \$12.00 \$12.00												
Other--specify: Monthly Charges													
Natural Gas Charge \$19.87	\$20.00 \$20.00 \$20.00 \$20.00 \$20.00 \$20.00												
Actual Family Allowances													
To be used by the family to compute allowance. Complete below for the actual unit rented.	Utility or Service per month cost												
Name of Family	Heating \$												
	Cooking \$												
	Other Electric \$												
	Air Conditioning \$												
	Water Heating \$												
Address of Unit	Water \$												
	Sewer \$												
	Trash Collection \$												
	Range / Microwave \$												
	Refrigerator \$												
	Other \$												
Number of Bedrooms	Other \$												
	Total \$												



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Single-Family (Detached House)				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$11.00	\$13.00	\$15.00	\$16.00	\$17.00	\$18.00
b. Bottle Gas/Propane						
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$39.00	\$47.00	\$57.00	\$69.00
Air Conditioning	\$8.00	\$9.00	\$20.00	\$31.00	\$43.00	\$58.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$63.00	\$65.00	\$80.00	\$95.00	\$110.00	\$125.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

		Date (mm/dd/yyyy):				
Locality: Housing Authority of the City of Austin, TX		Unit Type: Manufactured/Mobile Home				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$9.00	\$11.00	\$12.00	\$13.00	\$15.00	\$16.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$16.00	\$16.00	\$17.00	\$17.00	\$17.00
d. Oil / Other						
Cooking						
a. Natural Gas	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$39.00	\$47.00	\$57.00	\$69.00
Air Conditioning	\$9.00	\$11.00	\$18.00	\$26.00	\$34.00	\$42.00
Water Heating						
a. Natural Gas	\$4.00	\$6.00	\$8.00	\$11.00	\$13.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$63.00	\$65.00	\$80.00	\$95.00	\$110.00	\$125.00
Trash Collection	\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Natural Gas Charge \$19.87	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Other		\$	
			Total		\$	



Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Austin Energy

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.07651	\$17.00
Nebulizer	2	75	5	0.07651	\$1.00
Electric Hospital Bed	0.2	200	1	0.07651	\$1.00
Alternating Pressure Pad	24	70	52	0.07651	\$4.00
Low Air-Loss Mattress	24	120	89	0.07651	\$7.00
Power Wheelchair/Scooter	3	360	33	0.07651	\$3.00
Feeding Tube Pump	24	120	89	0.07651	\$7.00
CPAP Machine	10	30	9	0.07651	\$1.00
Leg Compression Pump	24	30	22	0.07651	\$2.00
Dialysis Machine/Equipment	2	710	44	0.07651	\$3.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

UTILITY ALLOWANCES MONTHLY FIXED CHARGES

Form HUD-52667

Explanation of Utility Provider Monthly Fixed Charges (Monthly Customer Charge) (See "Other-specify")

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a monthly charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). It is added to the customer's bill each month whether they used any energy at all. The utility provider also charges a "rate" per usage amount (some providers have several levels with different rates at each level of usage). Some utility providers also have other charges based on usage (e.g. surcharge, monthly minimum, etc.), or percentages.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole, and that your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

Service Fixed Charge (Monthly Customer Charge)

Therefore, since the service charge (monthly customer charge) is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. That is why HUD supplied a row at the end of the schedule labeled **"Other-specify"**. This row is to be used for **any monthly charges** that cannot be divided or combined with any other end-use (e.g. customer charge; extermination charge for mosquito spraying (which is billed to tenant by the City even though the tenant themselves do not pay for water usage); fire protection charge; etc.).

Calculating Total Utility Allowances on form HUD-52667

Natural Gas Service Monthly Fixed Charge

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667.**

Electric Service Monthly Fixed Charge

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a monthly service charge, all allowances will include the service fixed charge amount, **but add it only once in the "per month cost" column on the form HUD-52667.**

Description of Unit (Structure/Building) Types (Grouped by use of Energy)

- 1. Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/ Flat (Multi-Family) – 3 or More Units**
Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

 - Each building may have an end unit, inside unit, top unit, bottom unit, etc.
 - Usually, but not always, have units on both sides of building.
 - Apartments usually have one owner while condominiums are usually individually owned.
- 2. High-Rise Apartment (Multi-Family) – 5 or More Units**
A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).
- 3. Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units**
An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

 - Each building will have end units and inside units.
 - Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
 - Triplex building can be V-shaped.
- 4. Semi-Detached/Duplex (Multi-Family)**
Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.
- 5. Detached House (Single-Family)**
A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.
- 6. Manufactured/Mobile Home (Single-Family)**
A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

 - May be 2 or more units fitted together to make one residence.

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

We have utilized HUD's tool for developing the base consumptions and utility allowances for the Section 8 Program. The Microsoft Excel spreadsheet HUD Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) is available on HUD User's website.

Note: HUSM-Ver13i_813_Summit-Update includes allowances for a Heat Pump for Electric space Heating. Only one type of Heating should be chosen for determining the total utility allowances for a unit.

HUSM is a tool provided by HUD for use in Section 8 HCV utility allowances. HUD realizes there may be errors or discrepancies in the database regarding consumptions and adjustments, and expects the user to correct them as needed.

The Nelrod Company and its ResidentLife Utility Allowance division assume no liability for discrepancies in the HUD HUSM Tool or from uses of the outcome data produced and utilized for utility allowances.

This tool provides for a choice of "None" (Standard), "Energy Star", "LEED", or "Significant Green Retrofit", utility allowances.

HUD's tool combines consumptions and allowances for the building types, Row House and Semi-Detached together on one form HUD-52667.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

Since HUSM only provides export of the results of the calculations on the form HUD-52667, we have provided in this report Cost of Consumption charts showing how the allowances are calculated for each applicable building type, fuel type and bedroom size.

Tenant Purchased Refrigerator and/or Range:

Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment (reference Instructions to Form HUD-52667). This allowance is not intended to cover the cost of purchase or lease of the appliance. The maintenance of a landlord-provided appliance is the responsibility and cost of the landlord. This allowance is provided to supplement the tenant-supplied appliance's maintenance cost.

This amount is added to the monthly utility allowance only if the dwelling unit was not furnished with a refrigerator, a range (stove), or for a SRO (Single Room Occupancy-studio unit) a microwave, and the tenant has had to purchase or lease the appliance(s). Note: An allowance cannot be given for both a range and a microwave.

Range or Microwave (for SRO or Studio Units) Purchase/Lease

\$450.00 (includes tax) @ 14.95% add-on interest for 60 months = \$11.00

Refrigerator Purchase/Lease

\$500.00 (includes tax) @ 14.95% add-on interest for 60 months = \$12.00

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SECTION 8 CONSUMPTIONS

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 15, 2019

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	12	14	16	17	19	20
Heating with Electric Resistance	kWh	79	93	115	137	159	180
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	154	182	253	324	395	466
Air Conditioning	kWh	125	147	204	261	317	374
Water Heating with Natural Gas	therms	6	7	10	13	16	19
Water Heating with Electricity	kWh	93	109	140	170	200	230

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 15, 2019

Row House/Townhouse/Semi-Detached/Duplex - Total Monthly Consumptions

Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	17	20	22	23	25	27
Heating with Electric Resistance	kWh	117	138	165	192	218	245
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	195	230	319	409	499	589
Air Conditioning	kWh	123	145	248	352	455	558
Water Heating with Natural Gas	therms	7	9	13	17	20	24
Water Heating with Electricity	kWh	116	137	175	212	250	288

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 15, 2019

Single-Family Detached House - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	18	21	23	25	27	29
Heating with Electric Resistance	kWh	159	187	211	236	260	285
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	227	267	371	476	580	685
Air Conditioning	kWh	97	114	256	398	540	682
Water Heating with Natural Gas	therms	7	9	13	17	20	24
Water Heating with Electricity	kWh	116	137	175	212	250	288

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 15, 2019

Mobile/Manufactured Home - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	15	18	19	21	23	25
Heating with Electric Resistance	kWh	174	204	209	214	219	223
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	227	267	371	476	580	685
Air Conditioning	kWh	118	139	237	335	433	532
Water Heating with Natural Gas	therms	7	9	13	17	20	24
Water Heating with Electricity	kWh	116	137	175	212	250	288

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

**UTILITY ALLOWANCE
COST OF CONSUMPTION
CALCULATIONS**

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Austin Energy

UPDATE 2019

Building Type: Apartment

A Monthly Charge of \$10.00 is included in the
 'Other Electric, Lighting, Refrigeration, Etc' calculations.

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	115	137	159	180
Total Energy Charges (0-500) per kwh 0.07651	\$6.04	\$7.12	\$8.80	\$10.48	\$12.17	\$13.77
Total Taxes % of total 1.1667%	\$0.07	\$0.08	\$0.10	\$0.12	\$0.14	\$0.16
Total Monthly Average Cost	\$6.11	\$7.20	\$8.90	\$10.60	\$12.31	\$13.93

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	125	147	204	261	317	374
Total Energy Charges (0-500) per kwh 0.07651	\$9.56	\$11.25	\$15.61	\$19.97	\$24.25	\$28.61
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.18	\$0.23	\$0.28	\$0.33
Total Monthly Average Cost	\$9.67	\$11.38	\$15.79	\$20.20	\$24.53	\$28.94

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Chgs (0-500) per kwh 0.07651	\$3.14	\$3.67	\$5.36	\$6.96	\$8.65	\$10.25
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.18	\$3.71	\$5.42	\$7.04	\$8.75	\$10.37

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Monthly Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Chgs (0-500) per kwh 0.07651	\$11.78	\$13.92	\$19.36	\$24.79	\$30.22	\$35.65
<i>Subtotal</i>	<i>\$21.78</i>	<i>\$23.92</i>	<i>\$29.36</i>	<i>\$34.79</i>	<i>\$40.22</i>	<i>\$45.65</i>
Total Taxes % of total 1.1667%	\$0.25	\$0.28	\$0.34	\$0.41	\$0.47	\$0.53
Total Monthly Average Cost	\$22.03	\$24.20	\$29.70	\$35.20	\$40.69	\$46.18

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	93	109	140	170	200	230
Total Energy Chgs (0-500) per kwh 0.07651	\$7.12	\$8.34	\$10.71	\$13.01	\$15.30	\$17.60
Total Taxes % of total 1.1667%	\$0.08	\$0.10	\$0.12	\$0.15	\$0.18	\$0.21
Total Monthly Average Cost	\$7.20	\$8.44	\$10.83	\$13.16	\$15.48	\$17.81

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Austin Energy

UPDATE 2019

Building Type: Row House/Townhouse/Semi-Detached/Duplex

A Monthly Charge of \$10.00 is included in the
 'Other Electric, Lighting, Refrigeration, Etc' calculations.

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	117	138	165	192	218	245
Total Energy Charges (0-500) per kwh 0.07651	\$8.95	\$10.56	\$12.62	\$14.69	\$16.68	\$18.74
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.17	\$0.19	\$0.22
Total Monthly Average Cost	\$9.05	\$10.68	\$12.77	\$14.86	\$16.87	\$18.96

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	123	145	248	352	455	558
Total Energy Charges (0-500) per kwh 0.07651	\$9.41	\$11.09	\$18.97	\$26.93	\$34.81	\$38.26
Total Energy Charges (501-1000) per kwh 0.10682						\$6.20
Subtotal	\$9.41	\$11.09	\$18.97	\$26.93	\$34.81	\$44.46
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.22	\$0.31	\$0.41	\$0.52
Total Monthly Average Cost	\$9.52	\$11.22	\$19.19	\$27.24	\$35.22	\$44.98

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Chgs (0-500) per kwh 0.07651	\$3.14	\$3.67	\$5.36	\$6.96	\$8.65	\$10.25
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.18	\$3.71	\$5.42	\$7.04	\$8.75	\$10.37

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	195	230	319	409	499	589
Monthly Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Chgs (0-500) per kwh 0.07651	\$14.92	\$17.60	\$24.41	\$31.29	\$38.18	\$38.26
Total Energy Chgs (501-1000) per kwh 0.10682						\$9.51
Subtotal	\$24.92	\$27.60	\$34.41	\$41.29	\$48.18	\$57.77
Total Taxes % of total 1.1667%	\$0.29	\$0.32	\$0.40	\$0.48	\$0.56	\$0.67
Total Monthly Average Cost	\$25.21	\$27.92	\$34.81	\$41.77	\$48.74	\$58.44

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Chgs (0-500) per kwh 0.07651	\$8.88	\$10.48	\$13.39	\$16.22	\$19.13	\$22.03
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.16	\$0.19	\$0.22	\$0.26
Total Monthly Average Cost	\$8.98	\$10.60	\$13.55	\$16.41	\$19.35	\$22.29

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Austin Energy

UPDATE 2019

Building Type: Detached House

A Monthly Charge of \$10.00 is included in the
 'Other Electric, Lighting, Refrigeration, Etc' calculations.

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	159	187	211	236	260	285
Total Energy Charges (0-500) per kwh 0.07651	\$12.17	\$14.31	\$16.14	\$18.06	\$19.89	\$21.81
Total Taxes % of total 1.1667%	\$0.14	\$0.17	\$0.19	\$0.21	\$0.23	\$0.25
Total Monthly Average Cost	\$12.31	\$14.48	\$16.33	\$18.27	\$20.12	\$22.06

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	97	114	256	398	540	682
Total Energy Charges (0-500) per kwh 0.07651	\$7.42	\$8.72	\$19.59	\$30.45	\$38.26	\$38.26
Total Energy Charges (501-1000) per kwh 0.10682					\$4.27	\$19.44
Subtotal	\$7.42	\$8.72	\$19.59	\$30.45	\$42.53	\$57.70
Total Taxes % of total 1.1667%	\$0.09	\$0.10	\$0.23	\$0.36	\$0.50	\$0.67
Total Monthly Average Cost	\$7.51	\$8.82	\$19.82	\$30.81	\$43.03	\$58.37

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Chgs (0-500) per kwh 0.07651	\$3.14	\$3.67	\$5.36	\$6.96	\$8.65	\$10.25
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.18	\$3.71	\$5.42	\$7.04	\$8.75	\$10.37

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Monthly Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Chgs (0-500) per kwh 0.07651	\$17.37	\$20.43	\$28.39	\$36.42	\$38.26	\$38.26
Total Energy Chgs (501-1000) per kwh 0.10682					\$8.55	\$19.76
Subtotal	\$27.37	\$30.43	\$38.39	\$46.42	\$56.81	\$68.02
Total Taxes % of total 1.1667%	\$0.32	\$0.36	\$0.45	\$0.54	\$0.66	\$0.79
Total Monthly Average Cost	\$27.69	\$30.79	\$38.84	\$46.96	\$57.47	\$68.81

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Chgs (0-500) per kwh 0.07651	\$8.88	\$10.48	\$13.39	\$16.22	\$19.13	\$22.03
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.16	\$0.19	\$0.22	\$0.26
Total Monthly Average Cost	\$8.98	\$10.60	\$13.55	\$16.41	\$19.35	\$22.29

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - Austin Energy

UPDATE 2019

Building Type: Mobile Home

A Monthly Charge of \$10.00 is included in the
 'Other Electric, Lighting, Refrigeration, Etc' calculations.

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	174	204	209	214	219	223
Total Energy Charges (0-500) per kwh 0.07651	\$13.31	\$15.61	\$15.99	\$16.37	\$16.76	\$17.06
Total Taxes % of total 1.1667%	\$0.16	\$0.18	\$0.19	\$0.19	\$0.20	\$0.20
Total Monthly Average Cost	\$13.47	\$15.79	\$16.18	\$16.56	\$16.96	\$17.26

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	118	139	237	335	433	532
Total Energy Charges (0-500) per kwh 0.07651	\$9.03	\$10.63	\$18.13	\$25.63	\$33.13	\$38.26
Total Energy Charges (501-1000) per kwh 0.10682						\$3.42
Subtotal	\$9.03	\$10.63	\$18.13	\$25.63	\$33.13	\$41.68
Total Taxes % of total 1.1667%	\$0.11	\$0.12	\$0.21	\$0.30	\$0.39	\$0.49
Total Monthly Average Cost	\$9.14	\$10.75	\$18.34	\$25.93	\$33.52	\$42.17

COOKING

Monthly Average Unit Consumption KWH for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Chgs (0-500) per kwh 0.07651	\$3.14	\$3.67	\$5.36	\$6.96	\$8.65	\$10.25
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.18	\$3.71	\$5.42	\$7.04	\$8.75	\$10.37

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH for all bedroom types	227	267	371	476	580	685
Monthly Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Chgs (0-500) per kwh 0.07651	\$17.37	\$20.43	\$28.39	\$36.42	\$38.26	\$38.26
Total Energy Chgs (501-1000) per kwh 0.10682					\$8.55	\$19.76
Subtotal	\$27.37	\$30.43	\$38.39	\$46.42	\$56.81	\$68.02
Total Taxes % of total 1.1667%	\$0.32	\$0.36	\$0.45	\$0.54	\$0.66	\$0.79
Total Monthly Average Cost	\$27.69	\$30.79	\$38.84	\$46.96	\$57.47	\$68.81

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH for all bedroom types	116	137	175	212	250	288
Total Energy Chgs (0-500) per kwh 0.07651	\$8.88	\$10.48	\$13.39	\$16.22	\$19.13	\$22.03
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.16	\$0.19	\$0.22	\$0.26
Total Monthly Average Cost	\$8.98	\$10.60	\$13.55	\$16.41	\$19.35	\$22.29

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Texas Gas Service

UPDATE 2019

Building Type: Apartment

Total Monthly Charges of \$18.54 plus taxes of \$1.33 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$19.87)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	12	14	16	17	19	20
Total Energy Charges per ccf 0.58817	\$7.06	\$8.23	\$9.41	\$10.00	\$11.18	\$11.76
Total Taxes % of Total 7.1637%	\$0.51	\$0.59	\$0.67	\$0.72	\$0.80	\$0.84
Total Monthly Average Cost	\$7.57	\$8.82	\$10.08	\$10.72	\$11.98	\$12.60

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.58817	\$1.76	\$1.76	\$2.94	\$3.53	\$4.71	\$5.29
Total Taxes % of Total 7.1637%	\$0.13	\$0.13	\$0.21	\$0.25	\$0.34	\$0.38
Total Monthly Average Cost	\$1.89	\$1.89	\$3.15	\$3.78	\$5.05	\$5.67

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	16	19
Total Energy Charges per ccf 0.58817	\$3.53	\$4.12	\$5.88	\$7.65	\$9.41	\$11.18
Total Taxes % of Total 7.1637%	\$0.25	\$0.30	\$0.42	\$0.55	\$0.67	\$0.80
Total Monthly Average Cost	\$3.78	\$4.42	\$6.30	\$8.20	\$10.08	\$11.98

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Texas Gas Service

UPDATE 2019

Building Type: Row House/Townhouse/Semi-Detached/Duplex

Total Monthly Charges of \$18.54 plus taxes of \$1.33 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$19.87)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	17	20	22	23	25	27
Total Energy Charges per ccf 0.58817	\$10.00	\$11.76	\$12.94	\$13.53	\$14.70	\$15.88
Total Taxes % of Total 7.1637%	\$0.72	\$0.84	\$0.93	\$0.97	\$1.05	\$1.14
Total Monthly Average Cost	\$10.72	\$12.60	\$13.87	\$14.50	\$15.75	\$17.02

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.58817	\$1.76	\$1.76	\$2.94	\$3.53	\$4.71	\$5.29
Total Taxes % of Total 7.1637%	\$0.13	\$0.13	\$0.21	\$0.25	\$0.34	\$0.38
Total Monthly Average Cost	\$1.89	\$1.89	\$3.15	\$3.78	\$5.05	\$5.67

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 0.58817	\$4.12	\$5.29	\$7.65	\$10.00	\$11.76	\$14.12
Total Taxes % of Total 7.1637%	\$0.30	\$0.38	\$0.55	\$0.72	\$0.84	\$1.01
Total Monthly Average Cost	\$4.42	\$5.67	\$8.20	\$10.72	\$12.60	\$15.13

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Texas Gas Service

UPDATE 2019

Building Type: Detached House

Total Monthly Charges of \$18.54 plus taxes of \$1.33 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$19.87)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	18	21	23	25	27	29
Total Energy Charges per ccf 0.58817	\$10.59	\$12.35	\$13.53	\$14.70	\$15.88	\$17.06
Total Taxes % of Total 7.1637%	\$0.76	\$0.88	\$0.97	\$1.05	\$1.14	\$1.22
Total Monthly Average Cost	\$11.35	\$13.23	\$14.50	\$15.75	\$17.02	\$18.28

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.58817	\$1.76	\$1.76	\$2.94	\$3.53	\$4.71	\$5.29
Total Taxes % of Total 7.1637%	\$0.13	\$0.13	\$0.21	\$0.25	\$0.34	\$0.38
Total Monthly Average Cost	\$1.89	\$1.89	\$3.15	\$3.78	\$5.05	\$5.67

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 0.58817	\$4.12	\$5.29	\$7.65	\$10.00	\$11.76	\$14.12
Total Taxes % of Total 7.1637%	\$0.30	\$0.38	\$0.55	\$0.72	\$0.84	\$1.01
Total Monthly Average Cost	\$4.42	\$5.67	\$8.20	\$10.72	\$12.60	\$15.13

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Texas Gas Service

UPDATE 2019

Building Type: Mobile Home

Total Monthly Charges of \$18.54 plus taxes of \$1.33 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$19.87)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	15	18	19	21	23	25
Total Energy Charges per ccf 0.58817	\$8.82	\$10.59	\$11.18	\$12.35	\$13.53	\$14.70
Total Taxes % of Total 7.1637%	\$0.63	\$0.76	\$0.80	\$0.88	\$0.97	\$1.05
Total Monthly Average Cost	\$9.45	\$11.35	\$11.98	\$13.23	\$14.50	\$15.75

COOKING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.58817	\$1.76	\$1.76	\$2.94	\$3.53	\$4.71	\$5.29
Total Taxes % of Total 7.1637%	\$0.13	\$0.13	\$0.21	\$0.25	\$0.34	\$0.38
Total Monthly Average Cost	\$1.89	\$1.89	\$3.15	\$3.78	\$5.05	\$5.67

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 0.58817	\$4.12	\$5.29	\$7.65	\$10.00	\$11.76	\$14.12
Total Taxes % of Total 7.1637%	\$0.30	\$0.38	\$0.55	\$0.72	\$0.84	\$1.01
Total Monthly Average Cost	\$4.42	\$5.67	\$8.20	\$10.72	\$12.60	\$15.13

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - Austin Water

UPDATE 2019

Building Type: Multi-Family

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Charges per month \$19.75	\$19.75	\$19.75	\$19.75	\$19.75	\$19.75	\$19.75
Total Usage Charges per 1000 gallons \$4.89	\$17.60	\$18.34	\$25.67	\$33.01	\$40.34	\$47.68
Total Monthly Average Cost	\$37.35	\$38.09	\$45.42	\$52.76	\$60.09	\$67.43

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Charges per month \$37.10	\$37.10	\$37.10	\$37.10	\$37.10	\$37.10	\$37.10
Wastewater Volume Charge per 1000 gallons \$8.93	\$32.15	\$33.49	\$46.88	\$60.28	\$73.67	\$87.07
Total Monthly Average Cost	\$69.25	\$70.59	\$83.98	\$97.38	\$110.77	\$124.17

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Total Monthly Charges (24 gal) per month \$26.85	\$26.85	\$26.85	\$26.85			
Total Monthly Charges (32 gal) per month \$28.10				\$28.10	\$28.10	
Total Monthly Charges (64 gal) per month \$33.25						\$33.25
Sales Tax % of total 8.25%	\$2.22	\$2.22	\$2.22	\$2.32	\$2.32	\$2.74
Total Monthly Charges	\$29.07	\$29.07	\$29.07	\$30.42	\$30.42	\$35.99

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - Austin Water

UPDATE 2019

Building Type: Single-Family

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Chgs (if 2001-6000) per month \$10.80	\$10.80	\$10.80	\$10.80			
Total Monthly Chgs (if 6001-11000) per month \$16.50				\$16.50	\$16.50	\$16.50
Total Usage Charges (0-2000) per 1000 gallons \$2.94	\$5.88	\$5.88	\$5.88	\$5.88	\$5.88	\$5.88
Total Usage Charges (2001-6000) per 1000 gallons \$4.86	\$7.78	\$8.51	\$15.80	\$19.44	\$19.44	\$19.44
Total Usage Charges (6001-11000) per 1000 gallons \$8.39				\$6.29	\$18.88	\$31.46
Total Monthly Average Cost	\$24.46	\$25.19	\$32.48	\$48.11	\$60.70	\$73.28

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Charges per month \$37.16	\$37.16	\$37.16	\$37.16	\$37.16	\$37.16	\$37.16
Total Usage Charges (0-2000) per 1000 gallons \$5.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Usage Charges (over 2000) per 1000 gallons \$10.09	\$16.14	\$17.66	\$32.79	\$47.93	\$63.06	\$78.20
Total Monthly Average Cost	\$63.30	\$64.82	\$79.95	\$95.09	\$110.22	\$125.36

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Total Monthly Charges (24 gal) per month \$26.85	\$26.85	\$26.85	\$26.85			
Total Monthly Charges (32 gal) per month \$28.10				\$28.10	\$28.10	
Total Monthly Charges (64 gal) per month \$33.25						\$33.25
Sales Tax % of total 8.25%	\$2.22	\$2.22	\$2.22	\$2.32	\$2.32	\$2.74
Total Monthly Charges	\$29.07	\$29.07	\$29.07	\$30.42	\$30.42	\$35.99

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Section 8 HCV Program

Utility Providers Residential Rates and Charges As of January 2019

UPDATE 2019

ELECTRICITY

Source: Austin Energy

800-240-3400

www.austinenenergy.com*

Year Round			
Customer Charge	Per Month	\$10.00	
	Tiers*	0 - 500	501 - 1000
Energy Charge*	Per KWH	0.02801	0.05832
Power Supply Adjustment	Per KWH	0.02895	0.02895
Total Community Benefit Charges	Per KWH	0.00613	0.00613
Regulatory Charge	Per KWH	0.01342	0.01342
Total Energy Charges	Per KWH	0.07651	0.10682
Public Utility Gross Receipts Tax	% of Total	0.1667%	
City Sales Tax	% of Total	1%	
Total Taxes	% of Total	1.1667%	

NATURAL GAS

Source: Texas Gas Service

830-875-2133

www.texasgasservice.com

Email

Year Round		Central Texas Service Area (RS 10)	
Total Customer Charge	Per Month	\$17.35	
Conservation Adjustment Clause	Per Month	\$1.19	
Total Monthly Charges	Per Month	\$18.54	
	Tiers*	All	
Energy Charge	Per CCF	0.12061	
Rate Case Expense Surcharge	Per CCF	0.0022	
Cost of Gas (COG)	Per CCF	0.46536	
Total Energy Charges	Per CCF	0.58817	
Public Utility Gross Receipts Tax	% of Total	0.1667%	
Misc Gross Receipts Tax (pop >10000)	% of Total	1.997%	
Franchise Fee	% of Total	5%	
Total Taxes	% of Total	7.1637%	

Continued...

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Section 8 HCV Program

WATER, SEWER, AND TRASH COLLECTION

Source: Austin Water

512-494-9400

www.austintexas.gov

& Call

Water			<i>Multi-Family</i>
Retail Meter Equivalent Charge	Per Month	\$7.25	
Fixed Minimum Charge	Per Month	\$12.50	
Total Monthly Charges	Per Month	\$19.75	
Volume Charge Non Peak (Jul-Oct) (4)	Per 1000 Gals	\$4.53	
Volume Charge Peak (Nov-Jun) (8)	Per 1000 Gals	\$5.00	
Volume Charge (year round wtd avg)	Per 1000 Gals	\$4.84	
Reserve Fund Surcharge	Per 1000 Gals	\$0.05	
Total Usage Charges	Per 1000 Gals	\$4.89	
Sewer			
Wastewater Charge	Per Month	\$10.30	
Transportation User Fee (avg)	Per Month	\$9.51	
Drainage Charge* (avg)	Per Month	\$17.29	
Total Monthly Charges	Per Month	\$37.10	
Tiers*		All	
Wastewater Volume Charge	Per 1000 Gals	\$8.93	

**based on the avg of 1500-2500 sq footage of impervious cover*

Water			<i>Single Family</i>		
	Tiers*		if 0-2000	if 2001-6000	if 6001-11000
Retail Meter Equivalent Charge	Per Month	\$7.25	\$7.25	\$7.25	\$7.25
Tier Fixed Charge*	Per Month	\$1.25	\$3.55	\$9.25	
Total Monthly Charges	Per Month	\$8.50	\$10.80	\$16.50	
	Tiers*		0-2000	2001-6000	6001-11000
Water Volume Charge*	Per 1000 Gals	\$2.89	\$4.81	\$8.34	
Reserve Fund Surcharge	Per 1000 Gals	\$0.05	\$0.05	\$0.05	
Total Usage Charges	Per 1000 Gals	\$2.94	\$4.86	\$8.39	
Sewer					
Wastewater Charge	Per Month	\$10.30			
Transportation Fee (avg)	Per Month	\$9.57			
Drainage Charge*	Per Month	\$17.29			
Total Monthly Charges (House)	Per Month	\$37.16			
	Tiers*		0-2000	over 2000	
Wastewater Volume Charge*	Per 1000 Gals	\$4.85	\$9.94		
Community Benefit Charge*	Per 1000 Gals	\$0.15	\$0.15		
Total Usage Charges	Per 1000 Gals	\$5.00	\$10.09		

**based on the avg of 1500-2500 sq footage of impervious cover*

Trash Collection			<i>MF/SF</i>		
	Tiers*		24 gal (0-2 br)	32 gal (3-4 br)	64 gal (5 br)
Trash Cart*	Per Month	\$17.90	\$19.15	\$24.30	
Clean Community Fee	Per Month	\$8.95	\$8.95	\$8.95	
Total Monthly Charges	Per Month	\$26.85	\$28.10	\$33.25	
Sales Tax	% of Total	8.25%			

UTILITY PROVIDER DOCUMENTATION

Texas Taxes
Public Utility Gross Receipts Assessment

Public Utility Gross Receipts Assessment

A fee is imposed on each public utility within the jurisdiction of the Public Utility Commission.

Rate Details and Other Information

Rates

Public Utility Gross Receipts Tax:

1/6 of 1% (.001667) of gross receipts from rates charged to the ultimate customers in Texas.

Percentage of gross receipts from business done in incorporated cities and towns, according to population:

Miscellaneous Gross Receipts Tax

- 1,000 to 2,499 = .581% (.00581)
- 2,500 to 9,999 = 1.07% (.0107)
- 10,000 or more = 1.997% (.01997)

Listing of Cities with sales tax for electricity and natural gas -

http://www.window.state.tx.us/taxinfo/utility/gas_elec.html

For individual city rates – www.window.state.tx.us/taxinfo/local/city.html

<http://www.window.state.tx.us/taxinfo/audit/utility/ch3.htm#nontaxableutil>

Nontaxable Utilities

The following types of utilities are exempt from taxation under the Miscellaneous Gross Receipts Tax:

- A plant or utility used for distribution but who does not make retail sales to the ultimate consumer within an incorporated city or town in this state. (*Tax Code, Sec. 182.021*)
- **Municipal utilities:**
Any utility owned and operated by any city or town, county, water improvement district or conservation district. (*Tax Code, Sec. 182.026*)
- **Co-ops:**
A utility organized under the "Electric Cooperative Corporation Act" is exempt. (*Miscellaneous Tax Rule. 3.52*)



austin population 2018



2



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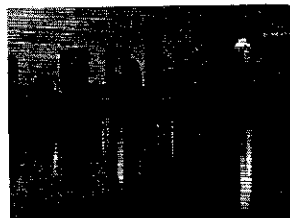
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Austin, Texas Population 2018. Austin is the capital of Texas and the 11th largest city in the United States, and the 3rd largest state capital. The population of Austin in 2016 is estimated at **931,830**, which is an increase of more than 3% over the last census in 2010. Dec 27, 2018



Austin, Texas Population 2018 (Demographics, Maps, Graphs)
worldpopulationreview.com/us-cities/austin-population/

About this result Feedback

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What is the population of Austin?

950,715 (2017)

Austin / Population

Search for: What is the population of Austin?

How many people live in downtown Austin?

What is the population of the Greater Austin area?

Is Austin the fastest growing city?

Is Austin Texas Safe?

Does Austin Texas have seasons?

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Dec 27, 2018 - Austin, Texas Population 2018. Austin is the capital of Texas and the 11th largest city in the United States, and the 3rd largest state capital. The population of Austin in 2016 is estimated at **931,830**, which is an increase of more than 3% over the last census in 2010.

Population Of Austin 2018

usapopulation2018.com/population-of-austin-2018.html

Aug 1, 2017 - Austin is the capital of Texas and the eleventh most populated city in the U.S. Moreover, it is the fastest growing states. In the 1830 visitors ...

Austin's population keeps popping - The Business Journals

<https://www.bizjournals.com/austin/.../2018/.../austins-population-keeps-popping-here...>

Mar 22, 2018 - The Austin metro population reached 2115827 at the Census' last look and remains one of the ... Updated Mar 22, 2018, 3:45pm CDT.

Texas population exploded from 2017 to 2018 ... - CultureMap Austin

austin.culturemap.com » City Life

Dec 21, 2018 - Overall, the bureau says, Texas saw its population climb from 28,322,717 in July 2017 to 28,701,845 in July 2018, a 1.3 percent hike.

Austin, Texas Population 2017, 2018 - Suburban Stats

<https://suburbanstats.org> » Texas » Counties And Cities in TX

Austin Texas Population 2017 2018, Austin Texas Population 2018, Austin Texas Population 2017, Austin Texas Demographics 2017 2018, Austin Texas ...

San Antonio tops national list in population gain; Houston growth is ...

<https://www.texastribune.org/2018/.../texas-census-san-antonio-tops-national-list-popu...>

TEXAS SALES AND USE TAX RATES – October 2018

Name	Local Code	Local Rate	Total Rate
Amsterdam			.067500
Brazoria Co	4020006	.005000	
Anahuac (Chambers Co)	2036017	.010000	.082500
Chambers Co Health Serv	5036507	.005000	
Anahuac Mun Dev Dist	5036534	.005000	
Anchor			.067500
Brazoria Co	4020006	.005000	
Anderson	2093035	.012500	.080000
Grimes Co	4093008	.005000	
Andrews (Andrews Co)	2002017	.020000	.082500
Angleton	2020042	.015000	.082500
Brazoria Co	4020006	.005000	
Angus	2175107	.015000	.082500
Navarro Co	4175009	.005000	
Anna (Collin Co)	2043134	.020000	.082500
Annarose			.067500
Live Oak Co	4149002	.005000	
Annetta	2184099	.012500	.082500
Parker Co	4184008	.005000	
Annetta Crm Con Dist	5184525	.002500	
Annetta North	2184124	.015000	.082500
Parker Co	4184008	.005000	
Annetta South	2184115	.010000	.082500
Parker Co	4184008	.005000	
Parker Co ESD 1	5184534	.005000	
Annona	2194042	.010000	.077500
Red River Co	4194006	.005000	
Anson (Jones Co)	2127026	.020000	.082500
Anthony	2071022	.010000	.082500
El Paso Co	4071004	.005000	
El Paso Co ESD 2	5071503	.005000	
Anton (Hockley Co)	2110025	.010000	.072500
Appleby (Nacogdoches Co)	2174055	.010000	.082500
Nacogdoches Co Hosp Dist	5174509	.010000	
Aquilla	2109108	.010000	.082500
Hill Co	4109000	.005000	
Hill Co ESD 2	5109518	.005000	
Aransas Pass	2205012	.010000	.082500
Aransas Co	4004006	.005000	
Aransas Co Health Serv	5004505	.005000	
Aransas Pass (Nueces Co)	2205012	.010000	.082500
Aransas Pass Mun Dev Dist	5205502	.005000	
Aransas Pass Crm Con Dist	5205511	.005000	
Aransas Pass (San Patricio Co)	2205012	.010000	.082500
Aransas Pass Mun Dev Dist	5205502	.005000	
Aransas Pass Crm Con Dist	5205511	.005000	
Archer City	2005023	.015000	.082500
Archer Co	4005005	.005000	
Arcola (Fort Bend Co)	2079131	.020000	.082500

Name	Local Code	Local Rate	Total Rate
Argenta			.067500
Live Oak Co	4149002	.005000	
Argyle (Denton Co)	2061104	.017500	.082500
Argyle Crm Con Dist	5061550	.002500	
Arlington (Tarrant Co)	2220095	.017500	.080000
Arnett			.067500
Coryell Co	4050009	.005000	
Arney			.067500
Castro Co	4035009	.005000	
Arp	2212068	.015000	.082500
Smith Co	4212004	.005000	
Art (Mason Co)			.072500
Mason Co Health Serv	5157500	.010000	
Arthur City			.067500
Lamar Co	4139004	.005000	
Asa			.067500
McLennan Co	4161005	.005000	
Asherton	2064030	.010000	.077500
Dimmit Co	4064003	.005000	
Ashland			.067500
Upshur Co	4230002	.005000	
Asia			.067500
Polk Co	4187005	.005000	
Aspermont (Stonewall Co)	2217018	.020000	.082500
Atascocita (Harris Co)			.072500
Houston MTA	3101990	.010000	
Atascosa (Bexar Co)			.082500
San Antonio MTA	3015995	.005000	
Bexar Co ESD 5	5015628	.015000	
Ater			.067500
Coryell Co	4050009	.005000	
Athens (Henderson Co)	2107011	.020000	.082500
Atlanta (Cass Co)	2034028	.020000	.082500
Aubrey (Denton Co)	2061051	.015000	.082500
Aubrey Mun Dev Dist	5061676	.005000	
Augusta			.067500
Houston Co	4113004	.005000	
Aurora	2249136	.010000	.077500
Wise Co	4249001	.005000	
Austin (Travis Co)	2227016	.010000	.082500
Austin MTA	3227999	.010000	
Austin (Williamson Co)	2227016	.010000	.082500
Austin MTA	3227999	.010000	
Austin/Dipping Springs Lib Dist/Hays Co	6105601	.010000	.082500
Austin MTA	3227999	.010000	
Austin/E Travis Gateway Lib Dist (Travis Co)	6227668	.010000	.082500
Austin MTA	3227999	.010000	
Austin/Westbank Lib Dist (Travis Co)	6227604	.010000	.082500
Austin MTA	3227999	.010000	

Residential Electric Rates & Line Items

Rates for Customers Who Live Inside the City of Austin

Thank you for being an Austin Energy customer. Austin Energy, a service of the City of Austin, structures rates into five billing components, or charges. These charges are factored into your electric bill each month. Taken together, Austin Energy's goal is to be in the lower 50% of residential costs for similar utilities in Texas.

- **Community Benefit Charge** — This charge helps pay for city services that fund street lighting, customer assistance, and energy efficiency programs.
- **Fixed Customer Charge** — This charge helps cover the costs for billing, metering, collections, customer service, and other account management costs.
- **Power Supply Adjustment** — We charge customers what it costs us to provide power to our community. The Power Supply Adjustment recovers the net costs of the kilowatt-hours used by customers. It covers fuel for our power plants, the cost of electricity purchased from the grid and any net revenues (or losses) experienced as Austin Energy produces and sells power to the grid. The Power Supply Adjustment is adjusted to reflect the current price of fuel and projected Austin Energy power purchases.
- **Regulatory Charge** — The Regulatory Charge recovers dollar-for-dollar Austin Energy's share of the statewide costs of managing, using, and maintaining the transmission grid, as well as other regulatory fees and penalties. Transmission charges and fees are based on Austin Energy's share of the summer statewide peak demand— about 4% of the statewide total. These costs are reviewed, approved, and apportioned under rules established by the Public Utility Commission of Texas.

The recent decrease in the Regulatory Charge is the result of an over-recovery. When Regulatory Charge revenues collected are greater than the Austin share of transmission costs, Austin Energy returns the over-recovery to customers through a reduced Regulatory Charge.

- **Charges for Electric Use** — We sell electricity to residential customers in units called kilowatt-hours. A kilowatt-hour is the energy needed to run one 1000-watt electric heater or ten 100-watt TVs for one hour. An average residential user, for example, consumes 860 kilowatt-hours per month.

Electric rates for customers inside the City of Austin (approximately 85% of customers) are organized into five tiers. When a customer's energy usage increases from tier to tier in 500-kilowatt hour blocks, the rate per kilowatt-hour also increases. This financial incentive encourages us to use electricity efficiently and rewards lower use.

Inside City of Austin Rates: Five-Tier Rate Structure

Austin Energy has a five-tier rate structure that rewards City of Austin customers who use less electricity with lower rates. With the five-tier rate structure, you can see how lowering your electric use can result in lower bills. You can lower your electric usage by modifying your energy use or by making energy-efficiency improvements to your home.

Austin Energy Residential Electric Rates

Billing Components	Inside Residential
Customer Charge – (\$ per month)	\$10.00
Energy Charge – (¢ per kWh)	
Tier 1: 0 – 500 kWh	2.801¢
Tier 2: 501 – 1000 kWh	5.832¢
Tier 3: 1001 – 1500 kWh	7.814¢
Tier 4: 1501 – 2500 kWh	9.314¢
Tier 5: > 2500 kWh	10.814¢
Power Supply Adjustment (¢ per kWh)	2.895¢
Community Benefit Charges – (¢ per kWh)	

Billing Components	Inside Residential
Customer Assistance Program	0.154¢
Service Area Street Lighting	0.124¢
Energy Efficiency Programs	0.335¢
Regulatory Charge - (¢ per kWh)	1.342¢

Example: Rates for Inside City of Austin Customers - 1000 kWh

Line Item	kWh Per Tier	Charges
Customer Charge		\$10.00
Tier 1	500	\$14.01
Tier 2	500	\$29.16
Tier 3	0	\$0.00
Tier 4	0	\$0.00
Tier 5	0	\$0.00
Regulatory Charges		\$13.42
Community Benefit Charges		\$6.13
Power Supply Adjustment		\$28.95
City Sales Tax 1%		\$1.02
TOTAL BILL		\$102.69

Residential bills in Austin tend to be lower than in most utilities in Texas as a result of lower kilowatt-hour use. The lower use comes from energy efficiency measures, higher building standards, and other measures supported by Austin Energy.

[Browse our many energy efficiency tips, tools, and rebates](#)

Renewable Energy Options

Many customers are concerned about the carbon impact of their electric power. In FY 2017, at least 36% of Austin Energy's electric power came from wind, solar and other renewable resources — about three times the state average for Texas.

Customers who want to do even more to reduce their carbon footprint can choose these additional green power options from Austin Energy:

- [GreenChoice 100% Texas wind power](#)
- [Community Solar option](#)
- [Value of Solar rate](#) on [installed on-site solar systems](#)

Learn More

- [Learn about the other line items on your residential electric bill](#)
- [View all approved electric rates schedules for the City of Austin](#)
- [Learn more about the 2016 rate review process and results](#)

Last Updated: 11/1/17

RESIDENTIAL SERVICE RATE

APPLICABILITY

Applicable to a residential customer in a single dwelling, or in a dwelling unit of a multiple dwelling or residential apartment, for domestic purposes. A residential consumer includes an individually-metered residential unit or dwelling that is operated by a public housing agency acting as an administrator of public housing programs under the direction of the U.S. Department of Housing and Urban Development. This rate is only available to full requirements customers of Texas Gas Service Company.

TERRITORY

The incorporated areas of the Central Texas Service Area which includes, Austin, Bee Cave, Cedar Park, Cuero, Dripping Springs, Gonzales, Kyle, Lakeway, Lockhart, Luling, Nixon, Rollingwood, Shiner, Sunset Valley, West Lake Hills and Yoakum, Texas.

COST OF SERVICE RATE

During each monthly billing period:

A customer charge per meter per month of	\$15.28 plus
Interim Rate Adjustments (IRA)	\$ 2.07 per month (Footnote 1)
Total Customer Charge	\$17.35 per month

All Ccf per monthly billing period @	\$0.12061 per Ccf (Footnote 2)
--------------------------------------	--------------------------------

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule 1-INC.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Conservation Adjustment: Adjustments in accordance with the provisions of the Conservation Adjustment Clause, Rate Schedule CAC and Rate Schedule 1C.

Pipeline Integrity Testing Rider: The billing shall reflect adjustments in accordance with provisions of the Pipeline Integrity Testing Rider, Rate Schedule PIT.

Rate Schedule RCE: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider.

Taxes: Plus applicable taxes and fees (including franchise fees) related to above.

CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

Footnote 1: 2016 IRA - \$1.33; revised to \$1.19 (GUD No. 10714); 2017 IRA - \$0.88

Footnote 2: \$0.16032 (GUD No. 10526) revised to \$0.12061 (GUD No. 10714)

Supersedes Rate Schedule Dated
June 26, 2018

Meters Read On and After
November 30, 2018

CONSERVATION ADJUSTMENT CLAUSE RATE

A. APPLICABILITY

The Conservation Adjustment Clause (“CAC”) rate, calculated pursuant to Rate Schedule CAC, shall apply to the following rate schedules listed below for all incorporated areas served by the Company in its Central Texas Service Area which includes Austin, Bee Cave, Cedar Park, Cuero, Dripping Springs, Gonzales, Kyle, Lakeway, Lockhart, Luling, Nixon, Rollingwood, Shiner, Sunset Valley, West Lake Hills and Yoakum, Texas.

B. CURRENT CAC RATE

<u>Rate Schedule</u>	<u>Customer Class</u>	<u>*Monthly Conservation Rate</u>
10	Residential Service	\$ 1.19 fixed customer charge
20	Commercial Service	\$ 0.00520 per Ccf
T-1	Commercial Transportation Service	\$ 0.00520 per Ccf

*The Conservation Rate will change every three years, starting with meters read on and after December 31, 2018, pursuant to Rate Schedule CAC.

Supersedes Rate Schedule Dated:
January 26, 2018

Meters Read On and After:
December 31, 2018

RATE CASE EXPENSE SURCHARGE

A. APPLICABILITY

The Rate Case Expense Surcharge (RCE) rate as set forth in Section (B) below is pursuant to City Ordinances. This rate shall apply to the following rate schedules of the Company in the incorporated areas served in the Central Texas Service Area, including Austin, Bee Cave, Cedar Park, Cuero, Dripping Springs, Gonzales, Kyle, Lakeway, Lockhart, Luling, Nixon, Rollingwood, Shiner, Sunset Valley, West Lake Hills and Yoakum: 10, 20, 30, 40, 48, C-1, CNG-1 and T-1.

B. RCE RATE

All Ccf during each billing period: \$0.0022 per Ccf

This rate will be in effect until all approved and expended rate case expenses are recovered under the applicable rate schedules. The Company will recover \$451,688 in actual expense and up to \$154,081 in estimated expense, not to exceed actual expense. The Rate Case Expense Surcharge will be a separate line item on the bill.

C. OTHER ADJUSTMENTS

Taxes: Plus applicable taxes and fees (including franchises fees for customers in incorporated areas) related to above.

D. CONDITIONS

Subject to all applicable laws and orders, and the Company's rules and regulations on file with the regulatory authority.

E. COMPLIANCE

The Company shall file a reconciliation report annually on or before December 31st, commencing in 2017.

The report shall include:

- The volumes used by month by customer class during the applicable period,
- The amount of Rate Case Expense recovered, by month
- The outstanding balance, by month

Initial

Meters Read On and After
March 29, 2017



TEXAS GAS SERVICE MONTHLY COST OF GAS
--

Austin Service Area - Incorporated Area Customers

Cost of Gas per Ccf

	<u>Feb-18</u>	<u>Mar-18</u>	<u>Apr-18</u>	<u>May-18</u>	<u>Jun-18</u>	<u>Jul-18</u>	<u>Aug-18</u>	<u>Sep-18</u>	<u>Oct-18</u>	<u>Nov-18</u>	<u>Dec-18</u>	<u>Jan-19</u>
56	\$0.49703	\$0.45191	\$0.42717	\$0.53969	\$0.55123	\$0.47957	\$0.46626	\$0.48149	\$0.47113	\$0.45492	\$0.47111	\$0.46536

Rane Hubbard

From: Bell, Christy M. <Christy.Bell@onegas.com>
Sent: Monday, January 14, 2019 12:20 PM
To: Mercedes Sepulveda
Cc: Rane Hubbard; Dembowski, Denise E.
Subject: RE: Residential Natural Gas Rates & Charges
Attachments: CentralTX-Res-IS_1 14 19.pdf; Austin IS COG Feb-18-Jan-19.pdf

Hi Mercedes,

I've attached the current residential rates and charges for natural gas service for the incorporated Austin service area, as well as the cost of gas for the past 12 months.

Thanks,

Christy Bell

Rates Analyst
P: 512.370.8280
christy.bell@onegas.com



1301 S. Mopac Expwy Ste. 400 Austin, TX 78746 | texasgasservice.com



From: Mercedes Sepulveda <mercedes@nelrod.com>
Sent: Monday, January 14, 2019 11:45 AM
To: Bell, Christy M. <Christy.Bell@onegas.com>
Cc: Rane Hubbard <rane@nelrod.com>
Subject: [External] Residential Natural Gas Rates & Charges

Hi Christy,

Hello, my name is Mercedes of the Nelrod Company and we are assisting the Housing Authority of the city of Austin to develop their utility allowances. Could you please provide us with your current residential natural gas rates and charges? Thank you in advance for your assistance.

Kind Regards,

Mercedes Sepulveda

Data Technician, ResidentLife Utility Allowances
a division of The Nelrod Company
Tel: 817-922-9000 x-128
Fax: 817-922-8885
Email: mercedes@nelrod.com

Need Franchise Fee amounts for these cities:

Travis County

Austin 5%

Cameron County

Brownsville 5%

Rio Grande Valley *Not a city*

Harlingen 5%

La Feria 2%

Los Fresnos 2%

Port Isabel 5%

San Benito 5%

Dewitt County

Cuero 2%

El Paso County

Anthony 2.25%

El Paso City 5%

Fabens *Not an incorporated city
No Franchise Fee*

Hidalgo County

Alamo 5%

Donna 5%

Edcouch 3%

Edinburg 5%

Elsa 5%

Hidalgo 5%

La Joya 5%

McAllen 5%

Mercedes 5%

Mission 4%

North Alamo *Not TGS*

Pharr 5%

San Juan 5%

Weslaco 5%

Caldwell County

Luling 5%

Jefferson County

Port Arthur 5%

Parker County

* Weatherford .02846/ccf. (2016)

Willacy County

Raymondville 4%

* Weatherford franchise fee is charged on volumetric basis. The rate is re-calculated each year base on previous year revenue and volume.

Water & Wastewater Rates

Multi-Family Water Customers – Monthly water charges include: billing, metering, collections, customer service, and servicing / monitoring of fire hydrants.

Meter Size	Retail Meter Equivalent Charge	Fixed Minimum Charge	TOTAL
5/8*	\$7.25	\$12.50	\$19.75
3/4	\$10.60	\$21.00	\$31.60
1	\$13.60	\$33.00	\$46.60
1½	\$15.50	\$42.00	\$57.50
2	\$25.40	\$83.00	\$108.40
3	\$75.10	\$292.00	\$367.10
4	\$124.80	\$500.00	\$624.80
6	\$253.80	\$1,042.00	\$1,295.80
8	\$482.20	\$2,000.00	\$2,482.20
10	\$760.20	\$3,167.00	\$3,927.20
12	\$998.40	\$4,167.00	\$5,165.40

**5/8 is the average residential customer meter size*

Volume Unit Charge – Rate is charged per 1,000 gallons of wastewater billed during the billing period.

Season	Charge
Off Peak (<i>November – June Bills</i>)	\$4.53
Peak (<i>July – October Bills</i>)	\$5.00

Reserve Fund Surcharge – fee goes into a restricted reserve fund to offset water service revenue shortfalls that may impact operations and services. This **\$0.05** surcharge is based on 1,000 gallons billed.

Community Benefit Charge – fee charged per 1,000 gallons of water billed for the billing period to fund the Customer Assistance Program (CAP). This \$0.15 charge is billed per 1,000 gallons.

Multi-Family Wastewater Customers – A monthly wastewater charge of **\$10.30** includes the costs of billing, collections, customer service and other account management services.

Volume Charge – A rate of **\$8.93** is charged per 1,000 gallons of wastewater billed during the billing period. The amount of wastewater billed is based upon water usage during the [Wastewater Averaging period](#), or monthly water consumption, whichever is lower.

Community Benefit Charge – fee charged per 1,000 gallons of wastewater billed for the billing period to fund the Customer Assistance Program (CAP). This \$0.15 charge is billed per 1,000 gallons.

Water & Wastewater Rates

Residential Water Customers – Monthly water charges include: billing, metering, collections, customer service, and servicing / monitoring of fire hydrants.

Meter Size	Retail Meter Equivalent Charge
5/8*	\$7.25
3/4	\$10.60
1	\$13.60
1½	\$15.50
2	\$25.40
3	\$75.10
4	\$124.80
6	\$253.80
8	\$482.20
10	\$760.20
12	\$998.40

*5/8 is the average residential customer meter size

Five-Tier Fixed Charge – Based on total billed water consumption for the billing period.

Gallons of Water	Fixed Charge
0 - 2,000 Gallons	\$1.25
2,001 - 6,000 Gallons	\$3.55
6,001 - 11,000 Gallons	\$9.25
11,001 - 20,000 Gallons	\$29.75
20,001 - over Gallons	\$29.75

Five-Tier Volume Charge – Rate is charged per 1,000 gallons of total billed water consumption for the billing period. Customers must meet qualifications for **Community Assistance Program (CAP)** rates.

Gallons of Water	Non-CAP	CAP**
0 - 2,000 Gallons	\$2.89	\$2.37
2,001 - 6,000 Gallons	\$4.81	\$4.05
6,001 - 11,000 Gallons	\$8.34	\$6.67
11,001 - 20,000 Gallons	\$12.70	\$11.51
20,001 - over Gallons	\$14.21	\$14.21

Reserve Fund Surcharge – fee goes into a restricted reserve fund to offset water service revenue shortfalls that may impact operations and services. This **\$0.05** surcharge is billed per each 1,000 gallons billed.

Community Benefit Charge – fee charged per 1,000 gallons of water billed for the billing period to Non-CAP customers to fund the Customer Assistance Program (CAP). This \$0.15 charge is billed per 1,000 gallons.

Residential Wastewater Customers – A monthly wastewater charge of **\$10.30** includes the costs of billing, collections, customer service and other account management services.

Two-Tier Volume Charge – Rate is charged per 1,000 gallons of wastewater billed during the billing period. The amount of wastewater billed is based upon water usage during the Wastewater Averaging period, or monthly water consumption, whichever is lower.

Gallons of Water	Volume Charge Non-CAP	Volume Charge CAP**
0 - 2,000 Gallons	\$4.85	\$4.46
2,001 – or more Gallons	\$9.94	\$8.78

Community Benefit Charge – fee charged per 1,000 gallons of wastewater billed for the billing period to Non-CAP customers to fund the Customer Assistance Program (CAP). This \$0.15 charge is billed per 1,000 gallons.

**Customers must meet qualifications for Customer Assistance Program (CAP) rates.

[Advanced Search](#)
[Department](#) » [Public Works](#) » [Programs](#) » Transportation User Fee


TRANSPORTATION USER FEE

The Transportation User Fee (TUF) is a fee assessed to residents and businesses based on the traffic levels generated by each dwelling unit or business. [View the ordinance language for the fee.](#)

This monthly fee, as defined in the municipal code, funds the maintenance and repair of roadways, signs, signals and markings, sidewalks and urban trails. This includes annual street resurfacing and other maintenance activities necessary for keeping Austin connected and our infrastructure in good condition. By managing and maintaining public right of way infrastructure, the City of Austin is able to save taxpayer money by intervening before full reconstruction is needed. Full street reconstruction can be costly and time-consuming, therefore preventative maintenance provided by the fee helps reduce these costs.

As part of the annual budget process, Austin City Council reviews and adjusts the fee based on current needs. Residents can expect to see the new rate go into effect during the November billing cycle. For residential customers, the fee is a variable monthly rate. As of Nov. 1 the residential rates are:

Residential Transportation User Fee Rates as of Nov. 1, 2016

House/garage apartment	\$11.52
Duplex	\$10.37
Triplex/fourplex	\$8.65
Townhouse/condo	\$8.65
Mobile home	\$7.62
Five or more units	\$8.76

For commercial customers the rate is \$57.64 per developed acre and then multiplied by the usage category of the type of business.

For additional billing information, please call 3-1-1 or Austin Energy Customer Care at 512-494-9400

TRANSPORTATION USER FEE EXEMPTIONS

[Advanced Search](#)[Department](#) » [Watershed Protection](#) » [Codes And Regulations](#) » [Drainage Charge](#) » [Projects](#) » [Drainage Charge Estimator](#)

DRAINAGE CHARGE ESTIMATOR

The Drainage Charge Estimator can provide a rough estimate of your future drainage charge. In general, the more accurate the information you enter into the calculator the more accurate the estimate is likely to be. View our [frequently asked questions](#) for more information about how the charge will be calculated.

Enter the amount of impervious cover in square feet.

(You can estimate by measuring buildings, driveways, garages, decks, walkways, etc., or by using the ruler tool on free [Google Earth Pro](#) software. The City uses aerial photography, permit information and GIS as data sources.)

Enter the size of the property in square feet.

(You can estimate by measuring property boundaries or by getting information online from the [Travis Central Appraisal District](#), [Hays Central Appraisal District](#) or the [Williamson Central Appraisal District](#). The City uses the appraisal districts and GIS as data sources.)

Percentage of impervious cover: 100%

Adjustment Factor: 1.735800

Estimated Monthly Drainage Charge: \$12.97

Disclaimer:

- The drainage charges shown are estimates made available by the City of Austin as a service to drainage charge ratepayers. The estimates are subject to change.
- The City of Austin makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information provided.

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DRAINAGE CHARGE ESTIMATOR

The Drainage Charge Estimator can provide a rough estimate of your future drainage charge. In general, the more accurate the information you enter into the calculator the more accurate the estimate is likely to be. View our [frequently asked questions](#) for more information about how the charge will be calculated.

Enter the amount of impervious cover in square feet.

(You can estimate by measuring buildings, driveways, garages, decks, walkways, etc., or by using the ruler tool on free [Google Earth Pro](#) software. The City uses aerial photography, permit information and GIS as data sources.)

Enter the size of the property in square feet.

(You can estimate by measuring property boundaries or by getting information online from the [Travis Central Appraisal District](#), [Hays Central Appraisal District](#) or the [Williamson Central Appraisal District](#). The City uses the appraisal districts and GIS as data sources.)

Percentage of impervious cover: 100%

Adjustment Factor: 1.735800

Estimated Monthly Drainage Charge: \$21.61

Disclaimer:

- The drainage charges shown are estimates made available by the City of Austin as a service to drainage charge ratepayers. The estimates are subject to change.
- The City of Austin makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information provided.

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RATES & FEES

Austin Resource Recovery provides bundled services to manage your **trash**, **recycling**, **yard trimmings**, **brush** and **bulk collection**. Costs are based on your trash cart size and reflect a per-gallon approach.

We offer four trash cart sizes; choose the size that best fits your household's needs. Save money on your utility bill by recycling as much as possible, setting aside yard trimmings for composting collection, and choosing a smaller trash cart.

Trash Cart Size	Monthly Rates
24-gallon	\$17.90*
32-gallon	\$19.15*
64-gallon	\$24.30*
96-gallon	\$42.85*

***Includes base fee of \$14.05. Carts 64-gallons and smaller cost \$0.16 per gallon; the 96-gallon cart costs \$0.30 per gallon.**

If you switch to a larger trash cart, you will be charged a \$15 one-time cart exchange fee. You may downsize to a smaller cart at no charge. To change your trash cart size, call 512-494-9400.

Administrative Rules require that each household have a 96-gallon trash cart before requesting an additional cart. The City also requires that customers have the same capacity for recycling as you do for trash. To change your cart size, call 512-494-9400.

Extra Trash Fees

Extra bags of trash that do not fit in your trash cart with the lid closed must be placed next to the trash cart and tagged with an Extra Trash Sticker, which can be purchased at H-E-B, Randall's and most local grocery stores for \$4 + tax. Extra bags without a sticker will be charged a per-bag fee of \$9.60 + tax. If you find that you often set out extra bagged garbage, consider switching to a larger cart for \$15 (*plus applicable monthly cart fee*).

Clean Community Fee

All residents in Austin, including single-family homes and apartment and condo dwellers, pay a monthly \$8.95 Clean Community Fee for services that keep Austin clean and enhance the livability of our neighborhoods and the downtown area. The Clean Community Fee funds the following:

- **Street Sweeping**

Utility Rate Gathering Form

Date: 01/09/2018

Housing Agency:

Housing Authority of the City of Austin, TX

Utility (highlight):

Electricity	Natural Gas	Water	Sewer	Trash
Propane Bottle Gas	Fuel Oil			

Provider Name:

City of Austin

Provider Phone No:

512-494-9400

Provider Contact Name:

Michelle

Provider Website:

www.austintexas.gov

RL Staff Gathering Data:

Rane

Notes: Verified water and sewer rates on website are current

[illegible]

Utility Rate Gathering Form

Date: 1/23/2018

Housing Agency: Housing Authority of the City of Austin, TX

Utility (highlight):

Electricity	Natural Gas	Water	Sewer	Trash
Propane Bottle Gas	Fuel Oil			

Provider Name: Austin Water

Provider Phone No: 512-494-9400

Provider Contact Name: Gabby

Provider Website: www.austintexas.gov

RL Staff Gathering Data: Edie

Notes: For the Single-Family water Fixed Charge, tiers are not added together. The customer is only billed for the tier that is reached. Usage is billed for all applicable tiers.

(This documentaion should be pulled over in all updated studies.)

[illegible]

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Note: Rates in bold text indicate changes and gray print indicates removal.

(We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.)

ELECTRIC

UPDATE 2019

Austin Energy Description		Summer Rates		Winter Rates		Difference		Percentage	
		1/2018	1/2019	1/2018	1/2019	Summer	Winter	Summer	Winter
Customer Charge	per month	\$10.00	\$10.00	\$10.00	\$10.00	\$0.00	\$0.00	0%	0%
Tier-1 Total Energy Chgs (0-500)	per kwh	0.07731	0.07651	0.07660	0.07651	-0.00080	-0.00009	-1%	-0.1%
Tier-2 Total Energy Chgs (501-1000)	per kwh	0.10762	0.10682	0.10691	0.10682	-0.00080	-0.00009	-1%	-0.1%
						Total % of Change		2%	0.2%
Total Taxes	% of total	1.1667%	1.1667%	1.1667%	1.1667%	0.00%	0.00%	0%	0%

Seasonal Rates changed to Year Round

NATURAL GAS

Texas Gas Service (RS 10)		Rates		Difference	
Description	Measure	1/2018	1/2019	Amount	Percent
Total Monthly Charges	per month	\$16.61	\$18.54	\$1.93	12%
Total Energy Charges	per ccf	0.66589	0.58817	-0.07772	-12%
			Total % of Change		23%
Total Taxes	% of total	7.1637%	7.1637%	0.00	0%

WATER, SEWER & TRASH COLLECTION

Austin Water - Multi-Family		Rates		Difference	
Description - Water	Measure	1/2018	1/2019	Amount	Percent
Total Monthly Charges	per month	\$24.35	\$19.75	-\$4.60	-19%
Total Usage Charges	per 1000 gals	\$5.64	\$4.89	-\$0.75	-13%
			Total % of Change	32%	
Description - Sewer	Measure	1/2018	1/2019	Amount	Percent
Total Monthly Charges	per month	\$37.10	\$37.10	\$0.00	0%
Wastewater Volume Charge	per 1000 gals	\$9.48	\$8.93	-\$0.55	-6%
			Total % of Change	6%	

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

Austin Water - Single-Family		Rates		Difference	
Description - Water	Measure	1/2018	1/2019	Amount	Percent
Total Monthly Charges (if 2001-6000)	per month	\$10.65	\$10.80	\$0.15	1%
Total Monthly Charges (if 6001-11000)	per month	\$16.35	\$16.50	\$0.15	1%
Total Usage Charges (0-2000)	per 1000 gals	\$3.37	\$2.94	-\$0.43	-13%
Total Usage Charges (2001-6000)	per 1000 gals	\$5.24	\$4.86	-\$0.38	-7%
Total Usage Charges (6001-11000)	per 1000 gals	\$8.75	\$8.39	-\$0.36	-4%
<i>"If" has been added to better clarify calculation process.</i>			Total % of Change	26%	
Description - Sewer	Measure	1/2018	1/2019	Amount	Percent
Total Monthly Charges	per month	\$37.16	\$37.16	\$0.00	0%
Total Usage Charges (0-2000)	per 1000 gals	\$5.30	\$5.00	-\$0.30	-6%
Total Usage Charges (over 2000)	per 1000 gals	\$10.35	\$10.09	-\$0.26	-3%
			Total % of Change	9%	
Description - Trash Collection (MF/SF)	Measure	1/2018	1/2019	Amount	Percent
Total Monthly Charges 24 gal (0-2 br)	per month	\$26.85	\$26.85	\$0.00	0%
Total Monthly Charges 32 gal (3-4 br)	per month	\$28.10	\$28.10	\$0.00	0%
Total Monthly Charges 64 gal (5 br)	per month	\$33.25	\$33.25	\$0.00	0%
Sales Tax	% of total	8.25%	8.25%	0.00	0%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)				Date (mm/dd/yyyy) 6-1-2018	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$11.00	\$12.00	\$14.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning		\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$16.00	\$18.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented.		Utility or Service		per month cost			
		Heating		\$			
Name of Family		Cooking		\$			
		Other Electric		\$			
Address of Unit		Air Conditioning		\$			
		Water Heating		\$			
Number of Bedrooms		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Other		\$					
Total		\$					



The Nelrod Company 1/2018 Update

form HUD-52667 (04/15)
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 6-1-2018	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$9.00	\$10.00	\$11.00	\$12.00	\$14.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$12.00	\$14.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$22.00	\$24.00	\$30.00	\$35.00	\$41.00	\$46.00
Air Conditioning		\$10.00	\$11.00	\$16.00	\$20.00	\$25.00	\$29.00
Water Heating	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$16.00	\$18.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family	Utility or Service	per month cost
	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
Address of Unit	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
Number of Bedrooms	Other	\$
	Total	\$



The Nelrod Company 1/2018 Update

form HUD-52667 (04/15)
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Row House/ Townhouse				Date (mm/dd/yyyy) 6-1-2018	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$16.00	\$16.00	\$18.00	\$19.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$59.00
Air Conditioning		\$10.00	\$11.00	\$19.00	\$28.00	\$36.00	\$45.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family	Utility or Service	per month cost
	Heating	\$
Address of Unit	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
Number of Bedrooms	Other	\$
	Total	\$



The Nelrod Company 1/2018 Update

form HUD-52667 (04/15)
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/ Duplex				Date (mm/dd/yyyy) 6-1-2018	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$12.00	\$14.00	\$16.00	\$16.00	\$18.00	\$19.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	\$19.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$25.00	\$28.00	\$35.00	\$42.00	\$49.00	\$59.00
Air Conditioning		\$10.00	\$11.00	\$19.00	\$28.00	\$36.00	\$45.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$45.00	\$46.00	\$54.00	\$62.00	\$71.00	\$79.00
Sewer		\$71.00	\$73.00	\$87.00	\$101.00	\$115.00	\$130.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family	Utility or Service	per month cost
	Heating	\$
Address of Unit	Cooking	\$
	Other Electric	\$
Number of Bedrooms	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
	Total	\$



The Nelrod Company 1/2018 Update

form HUD-52667 (04/15)
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality: Housing Authority of the City of Austin, TX		Unit Type: Single-Family (Detached House)				Date (mm/dd/yyyy) 6-1-2018	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$13.00	\$15.00	\$16.00	\$18.00	\$19.00	\$21.00
	b. Bottle Gas/Propane						
	c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$28.00	\$31.00	\$39.00	\$47.00	\$58.00	\$69.00
Air Conditioning		\$8.00	\$9.00	\$20.00	\$31.00	\$43.00	\$59.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$26.00	\$27.00	\$34.00	\$51.00	\$64.00	\$77.00
Sewer		\$64.00	\$66.00	\$81.00	\$97.00	\$112.00	\$128.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00

Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented. Name of Family Address of Unit Number of Bedrooms	Utility or Service	per month cost
	Heating	\$
	Cooking	\$
	Other Electric	\$
	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
	Other	\$
	Total	\$



The Nelrod Company 1/2018 Update

form HUD-52667 (04/15)
ref. Handbook 7420.8

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Other Services

Office of Public and Indian Housing

Locality: Housing Authority of the City of Austin, TX		Unit Type: Manufactured/ Mobile Home				Date (mm/dd/yyyy) 6-1-2018	
Utility or Service:		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$18.00
	b. Bottle Gas/Propane						
	c. Electric	\$13.00	\$16.00	\$16.00	\$17.00	\$17.00	\$17.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$6.00
	b. Bottle Gas/Propane						
	c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric (Lights & Appliances) & Monthly Charge		\$28.00	\$31.00	\$39.00	\$47.00	\$58.00	\$69.00
Air Conditioning		\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$43.00
Water Heating	a. Natural Gas	\$5.00	\$6.00	\$9.00	\$12.00	\$14.00	\$17.00
	b. Bottle Gas/Propane						
	c. Electric	\$9.00	\$11.00	\$14.00	\$16.00	\$19.00	\$22.00
	d. Oil / Other						
Water		\$26.00	\$27.00	\$34.00	\$51.00	\$64.00	\$77.00
Sewer		\$64.00	\$66.00	\$81.00	\$97.00	\$112.00	\$128.00
Trash Collection		\$29.00	\$29.00	\$29.00	\$30.00	\$30.00	\$36.00
Range / Microwave Tenant-supplied		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other specify: Gas Charge \$17.80		\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00

Actual Family Allowances

To be used by the family to compute allowance. Complete below for the actual unit rented.

Name of Family	Utility or Service	per month cost
	Heating	\$
	Cooking	\$
	Other Electric	\$
Address of Unit	Air Conditioning	\$
	Water Heating	\$
	Water	\$
	Sewer	\$
Number of Bedrooms	Trash Collection	\$
	Range / Microwave	\$
	Refrigerator	\$
	Other	\$
Total		\$



The Nelrod Company 1/2018 Update

form HUD-52667 (04/15)
ref. Handbook 7420.8

LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: January 15, 2019

PHA/Zip Code* Lookup: TX001

*If zip code is unavailable, choose adjacent zip code.

Name/City of HA: Austin

State: TX

Building Types		#BR	Grouping
Apartment	Yes	0-5	
Row House/Townhouse	Yes	0-5	
Semi-Detached/Duplex			
Detached House	Yes	0-5	
Mobile/Manufactured Home	Yes	0-5	

Average	
Electric	No
Natural Gas	No
Water	No
Sewer	No
Trash	No

6 Schedules -all separate, per Agency
 MF(E), MF(Apt), (RH/TH), (SD/D), SF (DH), & (M/MH)
 Heat Pump removed, per Agency

Standard Schedule

Climate Data (Degree Days)

HEATING

January	489
February	367
March	218
April	54
May	2
Jun	0
July	0
August	0
September	2
October	39
November	210
December	457
Annual	1837

COOLING

January	9
February	18
March	61
April	164
May	361
Jun	516
July	620
August	645
September	450
October	221
November	61
December	13
Annual	3139

Typical Low Temp 49

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
RESOLUTION NO. 02588
ASSISTED HOUSING
ITEM NO. 6.

MEETING DATE: February 21, 2019

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion and Possible Action Regarding Resolution No. 02588:
Approval of Revisions to the Housing Choice Voucher Administrative Plan

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02588 adopting revisions to the Housing Choice Voucher Administrative Plan. These revisions were discussed at the January 30, 2019 Board Meeting.

SUMMARY

Background:

The Housing Choice Voucher (HCV) Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in Hacks agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

The proposed changes to the HCV Administrative Plan incorporates updates to the Project-based Voucher (PBV) selection criteria.

HACA will project-base 25 HUD-VASH vouchers and 25 Housing Choice Vouchers at the Terrace at Oak Springs (previously Housing First at Oak Springs), located at 3000 Oak Springs Drive, Austin TX 78702. HACA will also project-base 25 HUD-VASH vouchers at the Elysium Grand, located at 3300 Oak Creek Drive, Austin TX 78727.

Applicants who occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. HACA will use separate waiting lists for PBV units in individual projects.

Revisions to the Housing Choice Voucher (HCV) Administrative Plan were required for Chapter 3 and Chapter 17 of the current HCV Administrative Plan to described the selection criteria and preferences for occupancy of PBV units.

The summary of revisions is attached as Exhibit 1 and the proposed revisions to the HCV Administrative Plan is attached as Exhibit 2.

Process:

HACA posted the revisions for public comment beginning Friday, January 18, 2019 through Monday, February 18, 2019. HACA sent the proposed changes to Texas Rio Grande Legal Aid, the Austin Tenants' Council and the Ending Homeless Chronic Homelessness Coalition (ECHO). No comments were received.

Staff Recommendation:

Staff is asking the Board of Commissioners' approval of revisions to HACA's Housing Choice Voucher Administrative Plan.

ATTACHMENTS:

- ▣ **Exhibit 1 HCV summary of changes**
- ▣ **Exhibit 2 HCV Admin Plan Revisions**

RESOLUTION NO. 02588

REVISIONS TO THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

WHEREAS, the Housing Authority of the City of Austin (HACA) is responsible for administering the Housing Choice Voucher Program; and

WHEREAS, the Housing Choice Voucher Program, as mandated by the Department of Housing and Urban Development (HUD), is required to adopt a Housing Choice Voucher Administrative Plan establishing its policies as required under federal regulations; and

WHEREAS, the Housing Authority of the City of Austin posted the proposed revisions to the HCV Administrative Plan for public comment beginning on January 18, 2019 and ending at 5:00 p.m. on February 18, 2019; and

WHEREAS, The Housing Authority of the City of Austin's Housing Choice Voucher Program seeks to formally adopt the revised Housing Choice Voucher Administrative Plan to incorporate updates to the Project-based Voucher (PBV) selection criteria;

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the City of Austin's Board of Commissioners approves and adopts the revised Housing Choice Voucher Administrative Plan.

PASSED, APPROVED AND ADOPTED this 21st day of February, 2019.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

Section	Page Numbers	Summary of Changes Made in Admin Plan
Chapter 4: II.B Organization of the Waiting List	96 & 111	Change: Added policy regarding establishing separate waiting lists for Project-based Voucher units for individual properties.
Chapter 17: VI.D Project-Based Voucher Selection from the Waiting List	419-420	Change: Added policy regarding establishing separate waiting lists for Project-based Voucher units for individual properties. Defined the specific waiting list and selection process for Elysium Grand with 25 Project-based VASH vouchers and Terrace at Oak Springs (previously Housing First at Oak Springs) with 25 Project-based VASH vouchers and 25 Project-based Housing Choice Vouchers.

Pg. 96 of Admin Plan

4-II.B. ORGANIZATION OF THE WAITING LIST [24 CFR 982.204 and 205]

HACA's HCV waiting list must be organized in such a manner to allow HACA to accurately identify and select families for assistance in the proper order, according to the admissions policies described in this plan.

HACA Policy

The waiting list will contain the following information for each applicant listed:

- Applicant name and address;
- Social Security number
- Family member count
- Date and time of application;
- Lottery number of selection through the lottery process.
- Certification from Head of household claiming any local preference;
- Racial or ethnic designation of the head of household.

HUD requires HACA to maintain a single waiting list for the HCV program unless it serves more than one county or municipality. Such PHAs are permitted, but not required, to maintain a separate waiting list for each county or municipality served.

HACA Policy

HACA will maintain a single waiting list for the HCV program.

HACA will not merge the HCV waiting list with the waiting list for public housing and other subsidized housing programs.

[HACA will use separate waiting lists for PBV units in individual projects. Specifications regarding selection from the PBV waiting lists can be found in Chapter 17](#)

If HACA's waiting list for tenant-based assistance is open when an applicant is placed on the waiting list for the PHA's public housing program, project-based voucher program or moderate rehabilitation program, HACA will direct the applicant to the internet link to complete an application for HCV tenant based assistance.

Similarly, if HACA's waiting list for its Public Housing program, project-based voucher program or moderate rehabilitation program is open when an applicant is placed on the waiting list for its tenant-based program, and if the other program includes units suitable for the applicant, HACA will direct the applicant to the internet link for the other programs to complete an application.

A family's decision to apply for, receive, or refuse other housing assistance will not affect the family's placement on the HCV waiting list, or any preferences for which the family may qualify.

C. **Veterans Affairs Supportive Housing (VASH):** HACA accepts VASH applicants as referrals in the order received from the Veterans Affairs administration.

D. **Mainstream:** HACA will assist the minimum number of families defined in the original grant and will replace any vacancies with eligible disabled households from the HCV waiting list.

E. Mainstream NED for homeless or institutional transitions (targeted funding) waiting list policy: For the issuance of Mainstream NED vouchers, only applicants certified eligible for Mainstream NED Vouchers will be issued a Mainstream NED voucher. To be an eligible application for a Mainstream NED voucher, HACA will have to receive both (1) a completed application and (2) a completed referral from ECHO, Integral Care, ARCIL, or verification of age, verification of disability, and verification of homelessness or verification of residence in an eligible institution or eligible segregated setting. Until both are received, the application will not be considered an eligible application. The applicant will only be placed on the waiting list once both documents have been received.

Therefore, Mainstream NED eligible applicants are granted a preference over all other applicants not eligible for Mainstream NED vouchers. Applicants certified eligible for the Mainstream NED vouchers will be coded as such on HACA's waiting list. This preference will be granted only for the issuance of Mainstream NED vouchers and not any other voucher. If Mainstream NED vouchers are not available, Mainstream NED eligible families will maintain their original place on the waiting list for the issuance of other vouchers. All families granted a Mainstream NED preference will be prioritized based on date and time of being certified eligible and any other applicable preference (elderly, disable, displaced, homeless, residency).

Placing Mainstream NED eligible families referred by ECHO, Integral Care, or ARCIL, or by direct application with necessary supplemental documentation on HACA's HCV waiting list:

Those eligible applicants on the current waiting list will have priority over families not on the waiting list. If additional funding is available, and all eligible families on the waiting list are exhausted, the waiting list will remain open for Mainstream NED eligible families. Eligibility for the Mainstream NED vouchers will be based on the respective HUD Notice of Funding. When HACA receives a completed application and referral from ECHO, Integral Care, ARCIL, or necessary supplemental documents, the applicant will be placed on the waiting list after all lottery applicants and in order according to the date and time when HACA first had received both documents.

If a family coded as Mainstream NED ceases to meet the criteria for Mainstream NED eligibility before the family has moved into an assisted unit, HACA will remove the Mainstream NED coding. If the family was previously on the waiting list, they will maintain their original place on the waiting list. If the family was only on the waiting list due to a Mainstream NED referral or a direct application for a Mainstream NED voucher, they will be removed from the waiting list or lose their voucher if already issued.

E. Project-Based Vouchers (PBV): Applicants who occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list. See Chapter 17-VI.D for selection method. HACA will use separate waiting lists for PBV units in individual projects. Specifications regarding selection from the PBV waiting lists can be found in Chapter 17

17-VLD. SELECTION FROM THE WAITING LIST [24 CFR 983.251(c)]

Applicants who will occupy units with PBV assistance must be selected from the PHA's waiting list. The PHA may establish selection criteria or preferences for occupancy of particular PBV units. The PHA may place families referred by the PBV owner on its PBV waiting list.

Income Targeting [24 CFR 983.251(c)(6)]

At least 75 percent of the families admitted to the PHA's tenant-based and project-based voucher programs during the PHA fiscal year from the waiting list must be extremely-low income families. The income targeting requirement applies to the total of admissions to both programs.

Units with Accessibility Features [24 CFR 983.251(c)(7)]

When selecting families to occupy PBV units that have special accessibility features for persons with disabilities, the PHA must first refer families who require such features to the owner.

Preferences [24 CFR 983.251(d), FR Notice 11/24/08]

The PHA may use the same selection preferences that are used for the tenant-based voucher program, establish selection criteria or preferences for the PBV program as a whole, or for occupancy of particular PBV developments or units. The PHA must provide an absolute selection preference for eligible in-place families as described in Section 17-VI.B above.

The PHA may establish a selection preference for families who qualify for voluntary services, including disability-specific services, offered in conjunction with assisted units, provided that preference is consistent with the PHA plan. The PHA may not, however, grant a preference to a person with a specific disability [FR Notice 1/18/17].

In advertising such a project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible disabled persons who may benefit from services provided in the project. In these projects, disabled residents may not be required to accept the particular services offered as a condition of occupancy.

If the PHA has projects with "excepted units" for elderly families or supportive services, the PHA must give preference to such families when referring families to these units [24 CFR 983.261(b); FR Notice 1/18/17].

HACA Policy

HACA will provide a selection preference when required by the regulation (e.g., eligible in-place families, elderly families or units with supportive services, or mobility impaired persons for accessible units).

HACA may offer additional preferences for the PBV program or for particular PBV projects or units. HACA will collaborate with the PBV partner to define the additional preferences, eligibility requirements and referral process.

HACA will use separate waiting lists for PBV units in individual projects. At the time the project's waiting list is opened, applicants on the Housing Choice Voucher programs tenant-

based waiting list will be given the opportunity to be added to any open project-based voucher waiting list. Additionally, referrals would come directly from the collaborating agency to be added to the project-based voucher waiting list. Households who meet the criteria would be given first preference for the limited preference units.

If HACA's Housing Choice waiting list is open when an applicant is placed on the PBV waiting list, applicants will be given the opportunity to apply to the Housing Choice Voucher waiting list. The applicant will remain on the waiting list for tenant-based voucher assistance, even after the applicant has applied for, received, or refused an offer of PBV assistance.

ELYSIUM GRAND

HACA will project-base 25 HUD-VASH vouchers at the Elysium Grand, located at 3300 Oak Creek Drive, Austin TX 78727.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

TERRACE AT OAK SPRINGS (previously Housing First at Oak Springs)

HACA will project-base 25 HUD-VASH vouchers and 25 Housing Choice Vouchers at the Terrace at Oak Springs (previously Housing First at Oak Springs), located at 3000 Oak Springs Drive, Austin TX 78702.

Tenant Selection

HACA will accept HUD-VASH applicants for vacant units in the order received from the Veterans Affairs Austin Outpatient Clinic in accordance with HUD-VASH Operating Requirements.

For non-specified category vouchers, HACA will allow the PBV owner to refer households for placement on the waiting list. HACA will use the following local preferences for purposes of establishing priority. The local preferences are weighted differently, with the higher number representing a higher ranking. Each applicant family can be granted a maximum of one local preference plus the Owner Referral preference (if they qualify). Weights for each preference are as follows:

Owner Referral	= 1
Project-Specific Supportive Services Need	= 1
Disability	= 1
Chronically Homeless	= 2

Owner Referral Preference: HACA will give preference to households (including individuals) referred by the project owner who have completed a Coordinated Assessment administered by a member of the Austin/Travis County Continuum of Care (CoC) and been verified by the CoC Lead Agency as the highest priority eligible household as required by the project's funding sources.

Project-Specific Supportive Services Need Preference: HACA will give preference to households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing, who without appropriate supportive services will not be able to obtain or maintain housing, and for whom such services cannot be provided in a non-segregated setting. HACA will verify qualification for this preference with the PBV owner's on-site clinical staff. Disabled residents shall not be required to accept particular services offered at the project. HACA is prohibited from granting preferences to persons with specific disabilities (24 CFR 982.207(b)(3)).

Disability: HACA will give preference to disabled families. A disabled family is a family in which the head, spouse or co-head is disabled using the current HUD definition of disability.

Chronically Homeless Preference: HACA will give preference to households (including individuals) who meet the HUD definition of chronically homeless defined in the Final Rule published December 4, 2015 (24 CFR Part 91).

When notified of a vacancy in a non-specified voucher unit, HACA will first draw applicants that meet and score the highest site-based preferences based on date and time of application. HACA will then draw all other applicants based on the date and time of application.

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
RENTAL ASSISTANCE DEMONSTRATION
ITEM NO. 7.

MEETING DATE: February 21, 2019

STAFF CONTACT: Ann Gass, Director of RAD

ITEM TITLE: Update on HACA's Rental Assistance Demonstration Program (RAD)

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

No action is being requested. Staff will provide an update to the Board regarding progress with HACA's Rental Assistance Demonstration Program, ongoing construction and rehabilitation of units in HACA's public housing portfolio, and implications for residents and the broader community.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02586

FINANCE ITEM NO. 8.

MEETING DATE: February 21, 2019

STAFF CONTACT: Martha Ross, Vice President & Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02586: Approving the Extension and Amendment of a Contract for Independent Auditing Services

BUDGETED ITEM: Yes

TOTAL COST: \$370,000 for two years (\$185,000/year)

ACTION

The Board is being asked to approve this resolution Approving the Extension and Amendment of a Contract for Independent Auditing Services.

SUMMARY

Background:

The U.S. Department of Housing and Urban Development requires public housing agencies that expend more than \$750,000 per year in non-profit entities and more than \$500,000 per year in profit entities from Federal Awards, to have an A-133 Single Audit performed by independent auditors.

Resolution 2383 was approved by the HACA Board in February 2015. This was for the firm of Berman, Hopkins, Wright and LaHam, CPAs and Associates, LLP to provide independent annual auditing services for HACA for two years (2015 and 2016), with an option to renew for two additional years (2017 and 2018).

Process:

The requested amendments are (1) to extend the contract for two additional years (2019 and 2020), (2) clarify that audit services now include HACA consolidated as well as AAHC, SHCC, Blueprint, Austin Pathways, conversion to PBRA-RAD, other required single audits per HUD's requirements, and consulting, and (3) increase the contract approval from \$70,000/year for just the HACA audit, to a not to exceed amount of \$185,000/year for all audits and work. HACA will confirm that any additional single audits are required per HUD's requirements.

Staff Recommendation:

Due to HACA converting from the Section 9 Low Income Housing Program to the Section 8 PBRA-RAD program from 2016 to 2020, that has introduced different accounting, reporting, compliance and new

complexity. Due to conversion to PBRA RAD projected through 2020 and due to recent tenured staff changes (CFO in 2017 and Director of Finance in 2019), staff recommends continuity with the firm of Berman, Hopkins, Wright and LaHam, CPAs and Associates, LP, for the next two years. There is no rule for the maximum number of years an audit firm may serve, but rotations of approximately every five years are cited as a best practice. HACA has a unique set of circumstances as mentioned above and we recommend extension of the contact for another two years.

RESOLUTION NO. 02586

WHEREAS, the regulations of the U.S. Department of Housing and Urban Development require the public housing agencies that expend \$500,000 or more for non-profits (or \$750,000 or more if a for profit entity), in Federal awards a year to have A-133 Single Audits performed by external, independent auditors; and

WHEREAS, the Housing Authority of the City of Austin desires to continue the contract with Berman, Wright, Hopkins and LaHam, CPAs and Associates, LLP, for the purpose of providing independent auditing services for HACA, and

WHEREAS, the required audit cost will be budgeted in their respective budget years for such audits, and

WHEREAS, it is the recommendation of the President and CEO that the contract be continued and amended with Berman, Hopkins, Wright and LaHam, CPAs and Associates, LLP,

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Austin authorizes the President and CEO to award a two year contract extension, for all HACA audits, not to exceed \$185,000 per year.

PASSED, APPROVED AND ADOPTED this 21st day of February, 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02587

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 9.

MEETING DATE: February 21, 2019

STAFF CONTACT: Ron Kowal, Vice President of Housing Development/Asset Mgmt

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02587: Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Signature at Franklin Park (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution.

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

Motion to approve Resolution No. 02587 authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Signature at Franklin Park (the “Development”) in Austin, Texas: (A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented an opportunity to partner with Dominion on Signature at Franklin Park located at 4509 E St. Elmo Road, Austin, TX 78744. The property was built in 2004 and consists of 163 family apartment units. There is a Land Use Restriction Agreement (LURA) on the property restricting units to the following rent/income restrictions: 26 units at 30% AMI, 52 units at 40% AMI, 52 units at 50% AMI and 33 units at market rate.

The property currently has many unit amenities including fully equipped kitchens with dishwashers and disposals, built-in microwaves, private patio or balcony and washer and dryer connections. The property also has many common area amenities including a pool, playground, clubroom, business center, laundry facilities and a supportive services room.

The property also has excellent transportation access with a bus stop by the site, and easy access to IH 35 and the airport.

This location is a rapidly changing area with many new developments from multi-family market apartments to retail shopping.

The property was built by Southwest Housing as a 9% tax credit development. The property was subsequently sold to the Pinnacle group who is selling most of their affordable assets as they approach year 15. The property was purchased from the Pinnacle Group by Dominion in November of 2018 and the 15-year tax credit period on this property expired in January of 2019.

Process:

The Dominion Group has asked AAHC to participate in the existing ownership structure, as the new General Partner (GP) of this asset; it is the intention of the partnership to re-syndicate this property using 4% tax credits with bonds to be able to make necessary upgrades and improvements to the development later this year. The property will be managed by the management arm of the Dominion Group.

Staff Recommendation:

In order to facilitate this transaction, Austin Affordable Housing Corporation is requesting a Resolution from the Housing Authority of the City of Austin to acquire the land, lease the development site to the owner of the development, and such actions necessary or convenient to carry out this Resolution.

RESOLUTION NO. 02587

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Signature at Franklin Park (the “Development”) in Austin, Texas:

(A) acquire the site of the Development; (B) lease the development site to the owner of the Development; and (C) such other actions necessary or convenient to carry out this Resolution

WHEREAS, the Housing Authority of the City of Austin (the “Authority”) plans to acquire the site on which the Development is located (the “Land”); and

WHEREAS, the Authority and Pleasant Valley Courtyards Housing, L.P., a Texas limited partnership (the “Partnership”), desire to enter into a ground lease (the "Ground Lease") granting site control of the Land to the Partnership;

WHEREAS, the Partnership has received a loan in the approximate amount of \$11,879,000 (the “Loan”) from Tilden Park Investment Master Fund LP or an affiliate thereof (the “Lender”), and desires to modify the documents evidencing the Loan to reflect the Authority’s acquisition of the Land and the Partnership’s acquisition of a leasehold estate pursuant to the Ground Lease;

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

NOW, THEREFORE, in connection with the development of the Development, the Board of Commissioners of the Housing Authority of the City of Austin hereby adopts the following resolutions:

BE IT RESOLVED, that any officer of the Authority (the “Executing Officer”), acting alone, is hereby authorized to review, approve and execute all certificates, affidavits, agreements, documents and other writings, including without limitation, the Ground Lease, any and all documents contemplated in connection with the Authority’s acquisition of the Land, and any documents contemplated in connection with the Loan and any other Development financing that require the Authority’s signature in order to subordinate the Authority’s interest in the Ground Lease and/or for purposes of securing the Lender’s liens against the Land (collectively, the “Agreements”), the Executing Officer shall deem to be necessary or desirable in the consummation of the transactions herein contemplated.

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer of the Authority, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This Resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 21st day of February, 2019.

CHAIRPERSON

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02589

EXECUTIVE

ITEM NO. 10.

MEETING DATE: February 21, 2019

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02589: Authorizing the creation of a Program Review Committee and the Appointment of Members

BUDGETED ITEM: N/A

TOTAL COST: N/A

SUMMARY

Background:

In recent months as HACA's programs and operations have grown more complex, Commissioners have asked for additional time to review monthly reports and to receive oral reports and analysis from HACA staff regarding program operations, strategic objectives, and goals. HACA board members and staff share the view that additional time is needed at board meetings for a committee of the board to provide additional oversight of these complex programs and operations. HACA staff is recommending to the Board of Commissioners that at each HACA Board of Commissioners meeting, a Program Review Committee meet for approximately an hour and 15 minutes (generally to be held from 10:30 am to 11:45 am) on Board Meeting dates to review reports from staff on various aspects of HACA's operations, to review performance objectives and goals, to evaluate compliance with HUD and other requirements, and to ensure adherence to HACA's Strategic Plan. The Committee shall receive reports, have an opportunity to pose questions to staff, receive financial and audit information, and other critical information that would be helpful to board members in their oversight responsibilities. It is recommended the Committee be a Committee of the Whole. This means that all board members will be a member of the Program Review Committee; however, it is assumed that generally only 3 board members will be present at the Program Review Committee meetings. The Committee shall be formed in compliance with the Texas Open Meetings Act and notices for each meeting will be posted. Meetings will be open to the public. Staff is recommending that Commissioner Duncan-Hall serve as Chair of the Program Review Committee for 2019 and that Commissioner Apostolou serve as Committee Vice Chair for 2019.

Staff Recommendation:

Upon approval of this resolution, staff will schedule Program Review Committee meetings for all future board meeting dates as currently scheduled.

ATTACHMENTS: Election of Officers

RESOLUTION NO. 02589

ELECTION OF THE OFFICERS OF THE PROGRAM REVIEW COMMITTEE

WHEREAS, HACA's programs and operations have grown more diverse and complex, and HACA's Commissioners have requested additional time and information to enhance their knowledge in light of their oversight responsibilities;

WHEREAS, more time for presentations and discussions regarding programs, goals, and compliance is needed for Commissioners to obtain information necessary to exercise oversight;

NOW, THEREFORE, BE IT RESOLVED that effective February 21, 2019, the Board of Directors for HACA approves the formation of a Program Review Committee, of which it shall be a Committee of the Whole, with Commissioner Duncan-Hall to serve as Chair of the Program Review Committee for 2019 and Commissioner Apostolou to serve as Committee Vice Chair for 2019. This Committee shall begin meeting for approximately one hour and 15 minutes, generally from 10:30 a.m. to 11:45 a.m. on Board Meeting dates, beginning with the March 2019 Board Meeting and for all future board meeting dates as currently scheduled.

PASSED, APPROVED AND ADOPTED this 21st day of February, 2019.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Election of Officers
Program Review Committee

February 21, 2019

Nominations for

President:

Vice-President:

2nd Vice-President:
