

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN



BOARD OF COMMISSIONERS

Chairperson - Carl S. Richie, Jr.

Vice-Chairperson - Charles Bailey

2nd Vice-Chairperson - Mary Apostolou

Commissioner - Dr. Tyra Duncan-Hall

Commissioner - Edwina Carrington

Michael G. Gerber, President & CEO

BOARD OF COMMISSIONERS Regular Meeting

**Thursday, February 18, 2021
12:00 PM**

Via Conference Call

**+1 (646) 749-3122; Access Code: 749-575-197
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
Via Conference Call
+1 (646) 749-3122; Access Code: 749-575-197
Austin, TX**

**Thursday, February 18, 2021
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

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

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on January 21, 2021

ACTION ITEMS

2. Presentation and Overview of the Fiscal Year 2021-2022 Budget process and Schedule
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02690: Approving the extension of the contract for independent auditing services
4. Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center
5. Presentation, Discussion and Possible Action regarding Resolution No. 02691: Approval of renewal of a Contract for Employee Medical Insurance
6. Presentation, Discussion, and Possible Action regarding Resolution No. 02692: Approval of Contract for Employee Dental Insurance
7. Presentations, Discussion and Possible Action of Resolution No. 02693: Approval of the adoption of the revised Housing Choice Voucher Program Utility Allowance Schedules
8. Update on AAHC's acquisition and development programs
9. Presentation, Discussion, and Possible Action on Resolution No. 02694 by the Board of Commissions of the Housing Authority of the City of Austin (the "Authority") to take the following actions with regard to the James on South First Apartments (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

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
- Finance Report

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 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 18, 2021

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 January 21, 2021

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 January 21, 2021.

ATTACHMENTS:

- ▣ **20210121 HACA Minutes Summary**

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

January 21, 2021

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 12:00 P.M. ON THURSDAY, JANUARY 21, 2021, AND WAS HELD VIA CONFERENCE CALL FROM THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of January 21, 2021, to order, at 12:17 p.m. The meeting was held via Conference Call from the HACA Central Office, 1124 S. IH 35, Austin, TX

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

ALSO ON THE CALL:

Cami Warren, CIS
Zenobia Joseph, Citizen

STAFF PRESENT ON THE CALL:

Andrea Galloway, Ann Gass, Barbara Jackson, Catherine Crago, Gloria Morgan, Kelly Crawford, Leilani Lim-Villegas, Lisa Garcia, Michael Gerber, Nidia Hiroms, Nora Velasco, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

CITIZENS COMMUNICATION – Citizen communication was opened up during each item on the agenda.

Zenobia Joseph, citizen, provided testimony on Austin public transportation availability and schedule routes.

CONSENT ITEMS

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 17, 2020

Zenobia Joseph, citizen, provided testimony on the Highland property area median family income discussion reflected in the December 17, 2020 HACA Board Summary of Minutes, Consent Item 6, page 9. **Chairman Richie** noted that the area median family income discussion on this Item had been previously addressed by **Commissioner Duncan-Hall**.

Commissioner Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on December 17, 2020. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center

Mike Gerber, President & CEO reported that HACA is still on the work at home, work smart platform and continues to work with residents and clients. Staff is still working through different contingencies to have the HACA front desk at the central office stay open.

Pilar Sanchez, HACA Vice President of Austin Pathways reported that Austin Pathways is still providing services and continues to search for grants to assist families with issues regarding COVID. The At-Home Learning program continues to bring internet to the properties with Google Fiber. Staff continues to work on bringing services to the HACA sites. There are fourteen Austin Community College IT interns providing technical support over the phone. The Support Center is still open and has been a very helpful tool to reach our residents.

Leilani Lim-Villegas, HACA Senior Director of Community Development reported that flu shot clinics are set up at BTW and Gaston Place. Bringing Health Home has partnered with Elite DNA to provide non-intrusive COVID testing at Rosewood,

Salina and Northloop, and are in the process of bringing this testing door-to-door to all units at all other properties.

Catherine Crago, HACA Head of Strategic Initiatives, reported that the Call Center call volume remains steady. Outbound calls to 200 residents were recently placed to coordinate resident COVID testing.

ITEM 3: Presentation, Discussion, and Possible Action Regarding Resolution No. 02687: Approval of a Contract Renewal for Communities in Schools to provide service to at-risk HACA students

HACA has contracted with Communities in Schools (CIS) since 2001. CIS has consistently met or exceeded their contract outcomes each year. Although the 2019-2020 school year was significantly impacted by the COVID-19 pandemic, CIS still met or exceeded the majority of the contracted outcomes.

The program is one of the top evidence-based school dropout prevention programs in the country, and has received ongoing support by the AISD Board of Trustees. The goal of the program is to support resident youth in their journey to economic self-sufficiency through school-based and property-based educational, enrichment, and case management services. CIS will provide the following services to HACA youth: After school programming (2-4 days a week per site) Educational enrichment; Home visits; Supportive guidance; Enrichment activities; Family engagement; Summer transition camps.

A notification and request for approval to utilize Communities in Schools (CIS) as a sole-source for providing in-school case management and tutoring services to HACA youth grades K-12 was sent to HUD on September 12, 2017. In addition to the notification request, an Independent Cost Estimate (ICE) was also submitted for HUD review. On Tuesday, May 8, 2018, **Nora Velasco, HACA Director of Operations & Procurement**, was informed via e-mail by the HUD field office in San Antonio that HACA's request for CIS to be a sole-source provider was noted in their file, and that HACA could proceed with the contract, as long as HACA followed Procurement Policy, and verified through an Independent Cost Estimate that the price for CIS services is reasonable.

A comprehensive report was provided by **Suki Steinhauser, CIS**, during Program Review Committee.

Staff recommended that Communities in Schools be awarded the contract to provide in-school case management and tutoring to HACA youth grades K-12 in the amount of \$600,000.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02687: Approval of a Contract Renewal for Communities in Schools to provide service to at-risk HACA students in the amount of \$600,000, with Amended language to include, contingent upon development and approval by the Board, allocating an additional \$250,000 for a summer program. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEMS TAKEN OUT OF ORDER.

ITEM 6: Presentation, Discussion, and Possible Action Regarding Resolution No. 02689: Approving the award of a renewal contract for Janitorial and Day Porter Services to M & R Elite Janitorial Solutions

The Housing Authority of the City of Austin utilizes the services of contractors to perform janitorial services to ensure community rooms are cleaned, presentable, and ready for resident programs. Porter services in HACA's administration building provides all day janitorial services, ensuring a cleaner building at all times. The scope of this contract includes after-hour services at five of our properties' community rooms and day porter services at our main administration office. This past year due to the COVID-19 pandemic, sanitizing services were added to their service.

An Invitation for Bid was issued for Janitorial and Porter Services on November 21, 2019 with a due date of December 20, 2019. It was advertised in the Austin America Statesman on Sunday, November 24 and December 1, 2019. The invitation for bid was also posted on HACA's website and the Housing Agency Marketplace, an online bidding website that HACA is a member of. Twenty-nine (29) proposals were emailed, downloaded, or picked up and four (4) responses were received. Responses were publicly opened, read, recorded, and witnessed by Tina Benson and bid official Nora Morales. M & R Elite Janitorial Solutions, LLC was selected as the most responsive bidder and was awarded the contract upon Board approval on January 14, 2020.

Staff recommended awarding the 2nd year renewal to M & R Elite Janitorial Solutions, LLC. Staff's experience with this firm has been positive. M & R has been a great partner in our efforts in keeping our facilities sanitized during this unprecedented time. The renewal contract amount of \$170,000 includes a 1.5% annual increase. This proposed increase was reflected in M & R's original bid.

Commissioner Carrington moved to approve Resolution No. 02689: Approving the award of a renewal contract for Janitorial and Day Porter Services to M & R Elite Janitorial Solutions in the amount of \$170,000. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 4: Update on AAHC's acquisition and development programs

An in-depth report will be provided during the February Board Meeting.

ITEM 5: Presentation, Discussion, and Possible Action regarding Resolution No. 02688: Resolution authorizing the Housing Authority of the City of Austin to take such actions necessary or convenient to amend the Bylaws of South Congress Public Facility Corporation

Tabled until February Board Meeting.

REPORTS

The Board accepts the following reports from the President:

1. No additional reporting.

THE BOARD RECESSED INTO EXECUTIVE SESSION AT 1:24 PM.

No action taken during Executive Session.

THE BOARD RETURNED FROM EXECUTIVE SESSION AT 1:54 PM.

Commissioner Carrington moved to adjourn the meeting. **Vice-Chairperson Bailey** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 1:59 pm.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
EXECUTIVE
ITEM NO. 2.

MEETING DATE: February 18, 2021

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation and Overview of the Fiscal Year 2021-2022 Budget process and Schedule

BUDGETED ITEM: N/A

TOTAL COST: N/A

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02690

FINANCE ITEM NO. 3.

MEETING DATE: February 18, 2021

STAFF CONTACT: Ann Gass, Deputy Chief Financial Officer

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02690:
Approving the extension of the 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 of the contract for independent auditing services.

SUMMARY

Background:

Resolution No. 2383 was approved by the HACA Board in February 2015. This authorized a contract with 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 an additional two years (2017 and 2018). The contract was renewed with resolution 2586 for two additional years (2019 and 2020) in February 2019.

Process:

HACA's conversion from the Section 9 Low Income Housing Program to the Section 8 PBRA-RAD program from 2016 to 2020 has introduced different accounting, reporting, compliance and new complexity. Due to this conversion to PBRA RAD, coupled with recent tenured staff changes (CFO in 2021 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.

Staff Recommendation:

HACA has a unique set of circumstances as mentioned above and we recommend extension of the contract for two additional years. This request would extend the contract for Fiscal Year End 2021 and Fiscal Year End 2022.

RESOLUTION NO. 02690

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 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 18th day of February.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
EXECUTIVE
ITEM NO. 4.

MEETING DATE: February 18, 2021

STAFF CONTACT: Pilar Sanchez, Vice President of Housing and CD

ITEM TITLE: Update on HACA's actions related to the Coronavirus (COVID-19) and update on HACA's Resident and Client Support Center

BUDGETED ITEM: N/A

TOTAL COST: N/A

ATTACHMENTS:

- ▣ **COVID-19 Division Reports**
- ▣ **Resident Client Support Center**
- ▣ **At Home**

JANUARY - FEBRUARY 2021, COVID-19 DIVISION ACTIONS

This report reflects HACA and its subsidiaries' actions taken to date in response to the Corona virus (COVID-19). Although all actions are not listed, below you will find the top five actions from each division.

ADMISSIONS-LAURA BODAI

1. Admissions Staff continues to use the central office only as needed to conduct interview activities. They are using an online calendar to reserve the empty front desk chair (since the front desk staff is alternating one at a time).
2. Continuing to process the majority of PBRA applicants through virtual interviews and online, fillable forms.
3. Currently processing an increased amount of HCV clients with news of increased voucher funds from the Care Act. This process included a new remote interview invite letter and online orientation processes implemented in December, 2020.

ASSISTED HOUSING-LISA GARCIA

1. On January 13, 2021, HACA began planning in earnest with City staff and ECHO to deploy 100 new Mainstream vouchers. Since then, HACA has identified 42 eligible clients and has begun eligibility determinations.
2. The FSS team mailed out 570 FSS Program information letters with flyers and waitlist interest forms in English and Spanish to \$0 - \$1,000 annual income HCV residents for outreach for the FSS Program.
3. In partnership with Austin Pathways Digital Inclusion team, the FSS Program staff deployed 10 desktops and laptops on Saturday, January 30th to FSS families in great need of a device at home for school or work. An additional 7-10 computers will be deployed in February.
4. The FSS team requested an additional funding allotment from All Together ATX granted (ATATX) for PBRA families to be utilized for HCV families. Of the approximately 100 families affected by COVID that will be able to receive this financial assistance, 30 will now be HCV families.
5. The Assisted Housing department is working with the Compliance department to amend SOPs and forms to bring remote informal hearings practices in line with HUD guidance.

AUSTIN AFFORDABLE HOUSING CORPORATION-RON KOWAL

1. Construction sites continue to vigilantly monitor subcontractors by taking temperature, requiring masks, social distancing especially during breaks and lunch, and keeping each trade separated from other trades while working on the site.
2. Construction sites are slowly allowing us to hold owner's/draw meetings on site. Numbers of individuals allowed on site are limited and all meetings are held outside with masks while everyone is spread apart.
3. Our sites are working closely with AISD to allow their buses to park on sites to allow for internet hot spots to reach the students learning at home. We are also adding hot spots to some of our properties to allow more students to use our internet access to do school work.
4. Management offices are fully open to the public, but maintain strict controls over how many people are allowed in the office and masks are required. A thorough wipe down of desks, etc. is followed after each visit.
5. Our properties that are in lease up are adding a table and chairs outside the leasing trailer so that potential tenants can meet with staff outside, social distance and wear masks.

AUSTIN PATHWAYS/COMMUNITY DEVELOPMENT-PILAR SANCHEZ

1. To address food insecurity, Austin Pathways staff is coordinating with HEB, Central Texas Food Bank, Capital Metro, United Healthcare, AISD, Good Apple & Hope Food Bank, and the Boys&Girls Club who are providing food to our residents.
2. AP continues to operate the HACA Support Center Monday - Friday. Residents can call to request assistance and get referrals to services available to them in their area. HACA staff answer the calls and lend a friendly ear to residents, who may be experiencing difficulties due to COVID-19. More calls are coming as residents need assistance with rent and utilities. Please see the one page report in your board book. ACC Interns provide technical and Internet service support.
3. The Boys&Girls Club is operating at Meadowbrook, Chalmers South, and we added a club at BTW. Resident Para Educators continue to train to be able to assist their students and parents with at home/digital learning. They just completed Mental Health First Aid training. Two additional residents have been certified. Ten more have started the training program with ACC.

4.	Workforce Solutions is funding 6 PT Community Health Workers for 6 months in order to extend COVID assistance and the BHH program past 12/31/20. The BHH program continues to assist families with positive results with referrals, reminders to isolate, medical equipment, and PPE. Staff has secured CV testing at several HACA sites and is now organizing vaccinations at several HACA sites as well.
5.	Austin Pathways has received the following grants related to COVID-19 since March: \$10K United Way Aging Populations Grant, \$10K Texas Capital Bank, \$6K St. David's Foundation, \$20K Austin Public Health RISE Grant, \$15K United Way Critical Needs grant; \$75K St. David's Foundation; \$11K from SAATVA Mattress; \$7,500 from Regions Bank, and \$20K from Saatva Mattress, another \$100K from United Way. In December we received news that United Healthcare will provide HACA at least \$100K.
COMMUNICATIONS-KEN BODDEN	
1.	Featured the latest vaccine info in the resident newsletter.
2.	Made COVID-19 vaccine info the top story in the staff newsletter as well.
3.	Re-launched weekly Wellness Wednesday social media posts, with weekly features on COVID-19 vaccine updates from DSHS, CDC and APH.
FINANCE-ANN GASS	
1.	We continue to reallocate work and develop new processes and controls for use during this extended COVID period.
2.	We have adjusted the methodology for the budget process to allow for remote collaboration on each department's budget.
3.	Most staff continue to work from home. Some Accounts Receivable and Accounts Payable functions need to be done in person. Staff is observing all safety protocols when they have to be in the office.
HUMAN RESOURCES-GLORIA MORGAN	
1.	The Human Resources department continues to conduct New Employee Orientation virtually, via GoToMeeting. This month, New Hire orientation was conducted for three (3) new employees. With the conversion of the new hire packet into a digital format, using DocuSign, the process of obtaining forms that require the employee's signature continues to be seamless.
2.	The Human Resources department also continues to conduct virtual New Hire Benefits Enrollment via GoTo Meeting. The necessary forms required to conduct this process were previously converted into a digital format using DocuSign. The process of obtaining new employees information to properly enroll them into benefit has been successful.
3.	The Human Resource Department, continued to work with the Low Income Housing department and assist them with their efforts to recruit one of HACA's hard to fill positions, the Apartment Maintenance Technician. By developing a recruitment plan, revising the job posting, highlighting HACA's benefits and training, offering a sign-on bonus and implementing a targeted ad campaign with Indeed.com, we were able to attract viable candidates for this position. As a result, we saw an increase in the number of candidates applying for this position and we were successful in filling the position. We are pleased to report the positions have been filled.
4.	The Human Resources department collaborated with the COO and TMI to survey staff to assist with determining their interest in receiving the COVID-19 vaccine. More than half the staff expressed an interest in receiving the vaccine. Human Resources has worked with the COO, who has been in contact with Austin Public Health. Approximately 60 staff self-identified with having an underlying condition, which would make them eligible to receive the vaccine with APH. HR is working to assist staff with getting registered on APH's website.
5.	Nineteen (19) HACA employees have tested positive for COVID-19 since March 2020. Thankfully, most have recovered and returned to work.
LOW INCOME HOUSING - MICHAEL ROTH & NANCY MCILHANEY	
1.	Due to Austin-Travis County continuing to be in the stage 5 COVID-19 risk category, and an increase in resident-reported COVID cases (see chart below), property management offices remain closed. Property management staff continue to operate remotely, communicating with residents by phone, email and text messages. Residents can also drop documents in the property drop box which is checked on a daily basis. Appointments are scheduled on a very limited basis, as needed to accommodate resident requests.

2.	Maintenance staff continue to complete all work orders, with the exception of four properties: Meadowbrook, Lakeside, North Loop, and Booker T Washington. These four properties have reached an established threshold of active Covid-19 cases on property (5% or 5 units, whichever is less). Only emergency work orders are being completed at these four properties until the number of active cases drops. Staff is required to wear face masks at all times on property and full PPE when entering a resident unit.
3.	Property management continues to complete socially distant move-ins to fill vacancies; for January 2021 we had 98.4% occupancy. Resident interim and annual recertifications for the PBRA program remain current and completed via a primarily virtual process. As of January 31st, Interim Recertifications are at 97% complete, and only four February ARs are outstanding (due to tenant non-compliance). Socially-distant Annual Eligibility Certifications (AECs) for the LIHTC program continue and are current. All 16 PBRA HAP vouchers remain current and have been received through February 1st.
4.	Starting in late January, Elite DNA Screening began completing weekly COVID-19 testing at Lakeside, North Loop, Gaston, Rosewood/Salina. Starting the first week of February, this was expanded to include Meadowbrook and BTW. Staff at these sites can also get tested while Elite DNA Screening is onsite.
5.	On February 1st we received COVID-19 supplemental payments (CSP) for our 16 PAMI managed properties totaling \$240,819. The CSP reimburses us for COVID-related expenses incurred between August 1, 2020 – November 30, 2020. These funds were accrued as 2020 income, increasing our debt service coverage ratio (DSCR).
OPERATIONS & PROCUREMENT-NORA MORALES	
1.	Building staff continues to run bulk trash three times a week-Monday/Wednesday/Friday. On Tuesday and Thursday, they perform preventative building maintenance, and recycling of items picked up during bulk trash pick-up. Holding interviews for an open truck driver position. Working with contractors on improving the air quality of our building.
2.	Procurement staff continues to work from home, with one rotating Purchasing staff member manning all daily shipping, receiving, and service contractors for HACA headquarters from 8-4 PM. With the current city stage 5 issuance, the availability of PPE equipment is still readily available and we are ensuring all maintenance staff has the supplies needed.
3.	OPS staff continues to maintain HACA fleet as needed.
4.	We continue to work with P/D and other departments to create a "back to work" plan as directed. All departments were asked to declutter.
5.	We continue to explore online or virtual training possibilities to all OPS staff to enhance skills and become cross-trained. Prepping for the transition to the new software, Yardi. Building partnerships with new vendors to provide PPE. Adjusting to the new normal of HACA Operations. We continue to operate paperlessly and electronically more now than ever before.
PLANNING & DEVELOPMENT-JIMI TEASDALE	
1.	COMPLETED HVAC Ion Kit retrofits installations for IAQ improvements to Community/Mgmt Centers at the final locations of Lakeside, North Loop, and Meadowbrook Flores Education & Training Center, the Infant Center, and the Mainspring Child Early Development Center.
2.	COMPLETED the Lakeside Lobby Ceiling and LED Lighting replacement is underway and approx. 75% complete, now.
3.	Elevator renovation project at Lakeside underway, elevator #1 is COMPLETE, with only door frame touch ups and finish work remaining. The car and hoistway are online and in use now. Elevator # 2 is now offline for the same scope, until approx. March 1, 2021. Contractor crew working in PPE and have isolated work space with barriers.
4.	HACA HQ ERV/Fresh air Unit Replacement equipment delayed by Mfr., but is on HACA HQ site, now. Contractor is currently fabricating the custom curb that the equipment will sit on, tying into the bldg.'s ventilation duct systems. Equipment lift to rooftop now scheduled for mid-Feb. Install/completion now estimated in approx. 3 weeks.
5.	Assisting staff and site teams with implementing emergency work and some selective work with work crews using PPE, and distanced from residents and staff, and keeping the work moving that is possible to do, in safest ways we can.
QUALITY CONTROL-KELLY CRAWFORD	
1.	In addition to the standard ways the Compliance has adapted to working from home, staff is actively engaged in overseeing the RENT 2.0 program, including conducting quality assurance of our sub-contractors' work.

RAD-ANN GASS	
1.	We are completing virtual interviews with residents who are relocating at Chalmers. Some in-person meetings have been necessary. All necessary protocols are being taken to ensure the safety of staff and residents.
2.	Construction is almost at Chalmers East, with social distancing in place. We expect the first units to be available within 90 days.
3.	Elevator work is underway at Lakeside.
4.	All staff is working from home except for the Tenant Protection Project Manager, who holds office hours at Chalmers for relocation.
SOUTHWEST HOUSING COMPLIANCE CORPORATION-MICHAEL CUMMINGS	
1.	In January, 56 Management and Occupancy Reviews (MORs) were scheduled and 43 were performed. 13 were cancelled due to COVID related reasons affecting property operations and/or residents. Staff continue to be equipped with masks, hand sanitizer, and disinfectant wipes for each MOR and were previously provided safety training specific to COVID-19 travel. Prior to the MOR, SHCC performs outreach to owner/agents each month to ensure the Owner/Agent can provide proper space for social distancing and will reciprocate in the use of PPE. Overall, the travel to, and performance of, MORs is going well with the safety precautions noted above and owner/agent cooperation. Staff also indicate that despite a recent surge in COVID infections nationally, they remain comfortable performing MORs with necessary precautions. We will continue to monitor state and local COVID-19 conditions to ensure a reasonably safe travel and performance environment.
2.	SHCC has continued to meet all HUD Annual Contributions Contract (ACC) requirements and earned 100% of eligible fees with minor adjustments to systems related to work from home and COVID protocol.
3.	SHCC continues to perform updates to its work in progress tracking systems (STARS) and overall policies and procedures to continue to prepare for the procurement of the SHCC contracts expected sometime in late 2021 or early 2022.
TECHNOLOGY MANAGEMENT & INNOVATION-ANDREA GALLOWAY	
1.	Created COVID interest survey or Human Resources
2.	Providing laptops to staff who need them
3.	Continued technical support of staff working from home
4.	Started work on new VPN application



Housing Authority of the City of Austin

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AUSTIN PATHWAYS REPORT FOR DECEMBER 2020

HACA RESIDENT & CLIENT SUPPORT CENTER

The HACA Resident & Client Support Center operations are fully stabilized. The first months post-COVID we saw a steady influx of about 1,500 contacts per month.

- We are seeing an overall shift in calls from post-COVID emergency needs to the largest number of requests for rent and utility assistance. Dozens of residents call several times each week just to talk and check in about their property or life in general.
- When residents called this winter, they can reach ACC IT interns at all times to provide technical and internet service support.

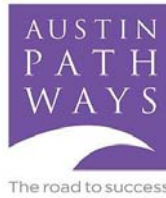
The Support Center is now a critical platform from which we can organize resident activities and gain insight on all important relationships and continue to build that TRUST we have with residents!

January Highlights: Inbound calls for the HACA Resident & Client Support Center picked up in mid-January, after the holiday slowdown. Calls also continued to come in as a result of the HACA At-Home Learning Survey follow-up and are directed to Austin Pathways Digital Inclusion interns. If the interns determine that there is a need for additional family support, they refer the caller for assistance from the Austin Pathways Resident Services Specialists and Coaches. Additional inbound calls were generated by the Austin Pathways computer deployments to HACA resident AISD parents, FSS graduates and Paraeducators.

Inbound calls were also received in response to the new ATATX grant for direct financial assistance to HACA residents impacted financially by COVID-19. HACA Low Income Housing staff received information regarding the ATATX assistance program and referred residents to the call center to get more information. 650 *Outbound* texts were made in late January to senior/disabled residents living at "senior" properties and Rosewood Courts. These texts were to remind resident of Free COVID-19 testing being offered door-to-door in partnership with Elite DNA.

Resident Concerns: Calls that were received in January from residents looking for resources related to rent and utility assistance are now directed to HACA's in-house grant funded assistance programs as well as community resources. Some residents call several times each week, seeking just to talk and check in about what is happening at their property. Non-residents also call, seeking information about how to apply for housing and guidance regarding how to access waitlist information.

Positive Impact: In January, we took a few calls from residents living in HACA tax credit units who lost income due to the Pandemic and could no longer afford the "Tax Credit" rent amount. We were able to refer them to opportunities to apply for a lower-rent (PBRA) HACA unit.



Housing Authority of the City of Austin

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AUSTIN PATHWAYS REPORT FOR JANUARY 2021

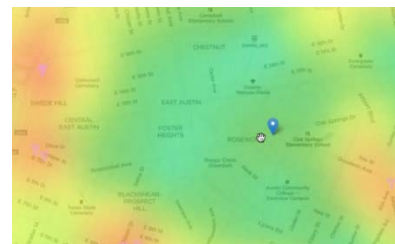
HACA AT-HOME LEARNING PROGRAM

Austin Pathways is committed to supporting resident children and parents to experience success in both “teacher-led” and “student-led” learning. This Fall, the AP team has been addressing three goals:

- **Support Youth After School & Prevent Academic Slide.** (1) Communities in Schools (CIS) continues to meet with youth at HACA sites in January on a very limited basis due to the COVID-19 surge. CIS is providing support with remote learning and learning challenges. (2) Boys and Girls Club is open at Meadowbrook with 25 youth participating; at Chalmers Courts with 20 youth participating, and at Booker T. Washington with 25 students. Priority is given to youth with working parents or with high needs. The Clubs were open 2:30pm - 7:30pm in January.
- **Ensure Family Homes and HACA Community Rooms can Support Remote Learning.** (1) Staff investigated models and safety requirements to use community rooms as remote classrooms. Necessary space and adult supervision may fit an afterschool program model most effectively. (2) We have engaged 12 residents certified as Paraeducators to provide remote support to HACA families. In January, these Paraeducators completed Mental Health First Aid training to better assist students and parents. 10 additional residents have now started technology and Paraeducator certification with ACC. The resident Paraeducators will start working remotely with families in February.
- **Provide Parents with Tools & Resources to Provide 1:1 In-Home Classroom;** Assist Parents Continue to Work Remotely from Home. (1) To secure affordable high-speed broadband access, we are developing a reimbursement program. Hotspot loans will be available and delivered through a partnership with Austin Public Library by end of January; (2) A total of 86 devices were deployed to AISD parents and a new cohort of HACA Paraeducators; (3) 14 ACC IT interns and Ambassadors providing technical support and assistance. To ensure Paraeducators have a “living lab” reflecting the technology in HACA student homes, we completed a Chromebook loan agreement with KLRU.



Which hotspots should HACA purchase for K-12 Families? In November, thirteen IT interns completed hotspot testing at five of seven non-Google Fiber properties. Why? Hotspots from T-Mobile, Verizon, AT&T and Sprint do not work the same way in all parts of town. Photo, right, Rosewood Courts is in the middle of a 10 block by 20 block “donut hole” - the red and yellow areas are “hot” while the green and blue areas where Rosewood is located have very poor wireless internet connectivity. By identifying where hotspots work well -- and don’t -- we will be able to provide the right equipment to residents, and to encourage providers to do better.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02691

HUMAN RESOURCES

ITEM NO. 5.

MEETING DATE: February 18, 2021

STAFF CONTACT: Gloria Morgan, Human Resources Director

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No. 02691:
Approval of renewal of a Contract for Employee Medical Insurance

BUDGETED ITEM: Yes

TOTAL COST: \$3,361,569.00

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 full-time employees medical coverage through United Healthcare's Exclusive Provider Organization(EPO) plan. Last year was the fourth year renewal of a four(4) year contract that was awarded to United Healthcare.

Process:

On December 1, 2020, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming renewal for the 2021-2022 fiscal year. United Healthcare initially proposed a 9% premium rate increase for HACA's medical coverage. Through a series of negotiations between United Healthcare and the Gallagher Group, United agreed to provide HACA with a rate pass for the 2021-2022 fiscal year, based on HACA's claims experience. This will result in HACA not receiving an increase in premiums this year.

In light of the ongoing COVID-19 pandemic, ensuring continuity and stability in medical and dental coverage for our employees is a high priority. Therefore, HACA desires a three (3) year extension, with the option to renew annually, for United Healthcare to continue to provide medical coverage to regular full-time employees.

In addition, for the fiscal year 2021-2022, HACA will continue to impose the surcharge of \$50 per month to employees who choose to continue to use tobacco products. 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 a three (3) year extension to its current contract, with the option to renew annually, to provide employee health insurance coverage for the 2021-2022 fiscal year.

ATTACHMENTS:

- ▣ **Final Medical Renewal Rates for 2021**

RESOLUTION NO. 02691

APPROVAL OF RENEWAL OF CONTRACT FOR EMPLOYEE MEDICAL INSURANCE

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 renewal rates 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 a three-year contract extension with United Healthcare, with the option to renew annually, 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 18th day of February 2021.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



The Housing Authority of the City of Austin 2021 - 2022 Plan Year Renewal

Sandra Quintanilla February 8, 2021



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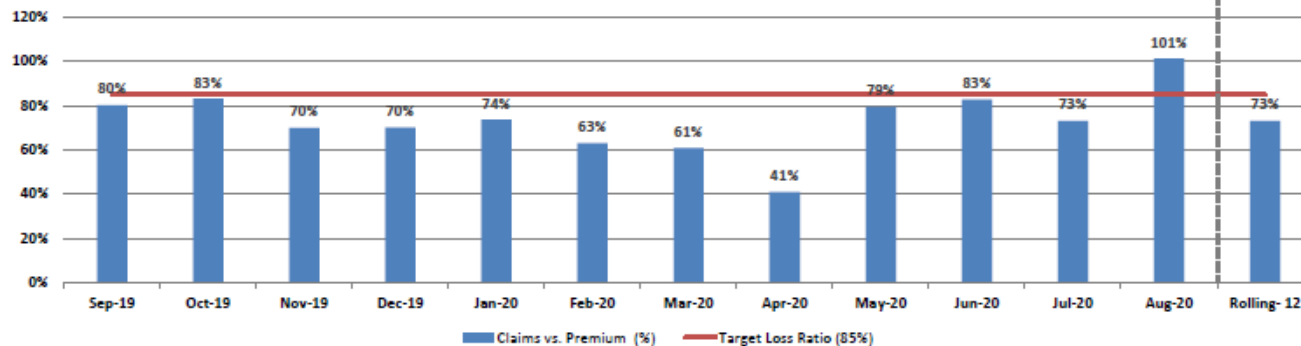
Medical Plans



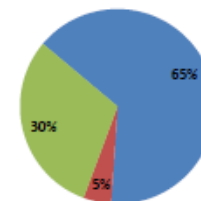
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Incurred Month	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Plan Year-to-Date Total	Rolling-12 Total	PEPM	PEPM
Enrollment																
Subscribers	235	237	239	239	238	238	237	237	237	236	237	232	1,179	236	2,842	237
Members	498	499	503	503	501	500	490	491	488	484	494	491	2,446	489	5,940	495
Contract Size	2.12	2.11	2.10	2.10	2.11	2.10	2.07	2.07	2.05	2.05	2.08	2.12	2.07		2.09	
Claim Payments																
Medical Claims	\$160,161	\$170,469	\$117,744	\$120,376	\$132,898	\$102,258	\$96,573	\$32,802	\$136,431	\$158,271	\$130,371	\$198,080	\$655,955	\$556.37	\$1,556,434	\$547.65
Capitation Payments	\$9,171	\$9,177	\$9,250	\$9,287	\$9,195	\$9,195	\$9,011	\$8,993	\$8,974	\$8,938	\$9,915	\$9,835	\$46,654	\$39.57	\$110,940	\$39.04
Pharmacy Claims	\$54,933	\$54,726	\$71,687	\$69,730	\$65,996	\$66,235	\$63,201	\$70,287	\$51,119	\$57,864	\$60,281	\$67,813	\$307,363	\$260.70	\$753,872	\$265.26
Total Claim Payments	\$224,265	\$234,372	\$198,682	\$199,393	\$208,090	\$177,687	\$168,784	\$112,082	\$196,525	\$225,073	\$200,566	\$275,727	\$1,009,973		\$2,421,246	
Total Claim Payments PEPM	\$954.32	\$988.91	\$831.30	\$834.28	\$874.33	\$746.59	\$712.17	\$472.92	\$829.22	\$953.70	\$846.27	\$1,188.48	\$856.64		\$851.95	
Premium Amount	\$279,927	\$281,818	\$284,371	\$284,371	\$282,448	\$282,448	\$277,330	\$274,887	\$247,427	\$272,065	\$274,937	\$272,137	\$1,341,453		\$3,314,168	
Premium PEPM	\$1,191.18	\$1,189.11	\$1,189.84	\$1,189.84	\$1,186.76	\$1,186.76	\$1,170.17	\$1,159.86	\$1,044.00	\$1,152.82	\$1,160.07	\$1,173.00	\$1,137.79		\$1,166.14	
Claims vs. Premium (%)	80.1%	83.2%	69.9%	70.1%	73.7%	62.9%	60.9%	40.8%	79.4%	82.7%	72.9%	101.3%	75.3%		73.1%	

Loss Ratio Comparison

Year-to-Date Combined Plan Costs

Medical Claims Capitation Payments Pharmacy Claims



Medical Renewal – United Healthcare



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		CURRENT	RENEWAL	NEGOTIATED RENEWAL
Carrier Name		UnitedHealthcare	UnitedHealthcare	UnitedHealthcare
Plan Name		Plan BCZN / 0H9	Plan BCZN / 0H9	Plan BCZN / 0H9
PLAN DESIGN*				
In-Network Benefits		Insurance Choice	Insurance Choice	Insurance Choice
Deductible Type		Embedded	Embedded	Embedded
Calendar Year (CY) Deductible (Individual / Family)		\$500 / \$1,000	\$500 / \$1,000	\$500 / \$1,000
Out-of-Pocket Max Type		Embedded	Embedded	Embedded
CY Out-of-Pocket Max (Individual / Family)		\$2,000 / \$4,000	\$2,000 / \$4,000	\$2,000 / \$4,000
Coinsurance (member pays after deductible)		0%	0%	0%
Preventive Care		Covered 100%	Covered 100%	Covered 100%
Primary Care Visit		\$25 Copay Under age 19 - Covered 100%	\$25 Copay Under age 19 - Covered 100%	\$25 Copay Under age 19 - Covered 100%
Specialist Visit		Designated Network - \$25 Copay; Network - \$50 Copay	Designated Network - \$25 Copay; Network - \$50 Copay	Designated Network - \$25 Copay; Network - \$50 Copay
Telehealth		Covered 100%	Covered 100%	Covered 100%
Urgent Care		\$75 Copay	\$75 Copay	\$75 Copay
Emergency Room		\$300 Copay	\$300 Copay	\$300 Copay
Inpatient Hospital		0% after deductible	0% after deductible	0% after deductible
Outpatient Surgery		0% after deductible	0% after deductible	0% after deductible
Chiropractic (visit limits may apply)		\$25 Copay (20 visits)	\$25 Copay (20 visits)	\$25 Copay (20 visits)
Phys/Occ/Speech Therapy (visit limits may apply)		\$25 Copay (20 visits)	\$25 Copay (20 visits)	\$25 Copay (20 visits)
Diagnostic Test (X-ray, blood work)		Covered 100%	Covered 100%	Covered 100%
Imaging (CT/PET scan, MRI)		0% after deductible	0% after deductible	0% after deductible
Prescription Drug Benefit				
Retail		31 Days	31 Days	31 Days
Tier I / Tier II / Tier III		\$10 / \$30 / \$50	\$10 / \$30 / \$50	\$10 / \$30 / \$50
Specialty		N/A	N/A	N/A
Mail Order		90 days	90 days	90 days
Tier I / Tier II / Tier III		\$25 / \$75 / \$125	\$25 / \$75 / \$125	\$25 / \$75 / \$125
COST ANALYSIS				
PEPM Rates	Enrollment	Plan BCZN / 0H9	Plan BCZN / 0H9	Plan BCZN / 0H9
Employee (EE) Only	102	\$634.08	\$691.15	\$634.08
EE + Spouse	24	\$1,394.98	\$1,520.53	\$1,394.98
EE + Child(ren)	56	\$1,204.75	\$1,313.18	\$1,204.75
EE + Family	53	\$2,111.49	\$2,301.53	\$2,111.49
Total Enrollment	235			
Estimated Monthly Premium		\$277,531	\$302,509	\$277,531
Estimated Annual Premium		\$3,330,368	\$3,630,110	\$3,330,368
			\$299,742	\$0
			9.00%	0.00%
PLAN PROVISIONS				
Rate Guarantee		1 Year rate guarantee ending 3/31/2021	1 Year rate guarantee ending 3/31/2022	1 Year rate guarantee ending 3/31/2022
Eligibility		FTE 30HRS/WK	FTE 30HRS/WK	FTE 30HRS/WK



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Medical Contribution Analysis

Housing Authority of the City of Austin

Medical Contribution Analysis - Fully Insured

Plan Year 2021-2022

PLAN DESIGN DOES MEET ACA AFFORDABILITY GUIDELINES

Current Plan Design - Assumes Same Employer Contribution Percentage

		CURRENT					RENEWAL						EE Difference \$ΔEE / %Δ ER	
Coverage Tier	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi-Monthly Contribution	ER Monthly Contribution	ER Monthly Percentage	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi-Monthly Contribution	ER Monthly Contribution	ER Monthly Percentage		
PPO Plan														
Employee Only:	102	\$634.08	\$0.00	\$0.00	\$634.08	100%	102	\$634.08	\$0.00	\$0.00	\$634.08	100%	\$0.00	0%
Employee + 1:	24	\$1,394.98	\$64.19	\$32.10	\$1,330.79	90%	24	\$1,394.98	\$64.19	\$32.10	\$1,330.79	90%	\$0.00	0%
Employee + Children:	56	\$1,204.75	\$60.24	\$30.12	\$1,144.51	95%	52	\$1,204.75	\$60.24	\$30.12	\$1,144.51	95%	\$0.00	0%
Employee + Family:	53	\$2,111.49	\$147.80	\$73.90	\$1,963.69	88%	53	\$2,111.49	\$147.80	\$73.90	\$1,963.69	88%	\$0.00	0%
TOTAL	231	\$277.531	\$12.747	\$6.374	\$264.783	95%	231	\$272.712	\$12.506	\$6.253	\$260.205	95%		

Total Enrollment	231
Per Employee Per Month	\$1,180.57
Total Annual Premium	\$3,272,540
Total Employee Annual Contributions	\$150,077
Total Annual Premium Paid by Company	\$3,122,463
\$ Change in Total Annual Premium	\$0
% Change in Total Annual Premium	0%
\$ Change in Employee Annual Contribution	\$0
% Change in Employee Annual Contribution	0%
\$ Change in Total Annual Premium Paid by Company	\$0
% Change in Total Annual Premium Paid by Company	0%

CURRENT	RENEWAL
231	231
\$1,180.57	\$1,180.57
\$3,272,540	\$3,272,540
\$150,077	\$150,077
\$3,122,463	\$3,122,463
	\$0
	0%
	\$0
	0%
	\$0
	0%

Disclaimers



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Coverage Disclaimer

This proposal is an outline of the coverages proposed by the carrier(s) based upon the information provided by your company. It does not include all the terms, coverages, exclusions, limitations, and conditions of the actual contract language. See the policies and contracts for actual language. This proposal is not a contract and offers no contractual obligation on behalf of GBS. Policy forms for your reference will be made available upon request.

Renewal / Financial Disclaimer

This analysis is for illustrative purposes only, and is not a proposal for coverage or 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. See your policy or contact us for specific information or further details in this regard.

Legal

The intent of this analysis is to provide you with general information regarding the status of, and/or potential concerns related to, your current employee benefits environment. It should not be construed as, nor is it intended to provide, legal advice. Laws may be complex and subject to change. This information is based on current interpretation of the law and is not guaranteed. Questions regarding specific issues should be addressed by legal counsel who specializes in this practice area.

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02692

HUMAN RESOURCES

ITEM NO. 6.

MEETING DATE: February 18, 2021

STAFF CONTACT: Gloria Morgan, Human Resources Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02692:
Approval of Contract for Employee Dental Insurance

BUDGETED ITEM: Yes

TOTAL COST: \$130,000.00

ACTION

The Board is being asked to approval 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 Health Maintenance Organization (DHMO) and Preferred Provider Plan(PPO), a buy-up plan. Last year was HACA's final year for renewal of our four(4) year contract with United Healthcare.

Process:

On December 1, 2020, HACA staff met with the Gallagher group, HACA's insurance brokers, regarding the renewal rates from United Healthcare for HACA's dental insurance coverage.

United Healthcare initially proposed a 14.06% premium increase to the DHMO plan and 6.64% premium increase to the PPO/buy-up plan for the plan year 2021-2022. Through a series of negotiations between United Healthcare and the Gallagher Group, United Healthcare has agreed not to increase the premiums for either of the dental plans for the fiscal year 2021-2022.

In light of the ongoing COVID-19 pandemic situation, ensuring continuity and stability in medical and dental coverage for our employees is a high priority. Therefore, HACA wishes to extend the contract with United Healthcare for three years, with the option to renew each year.

Staff Recommendation:

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

upon the renewal rates provided by United Healthcare, the agency recommends that United Healthcare's contract be awarded a three-year extension, with the option to renew each year, to provide employee dental coverage for the 2021-2022 fiscal year.

ATTACHMENTS:

▣ HACA Dental Renewal Rates

RESOLUTION NO. 02692

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 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 a three-year contract extension, with the option to renew annually, 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, Austin Affordable Housing Corporation and Austin Pathways.

PASSED, APPROVED AND ADOPTED this 18th day of February, 2021.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



The Housing Authority of the City of Austin 2021 - 2022 Plan Year Renewal

Sandra Quintanilla February 8, 2021

Dental Plan Renewal Summary



		CURRENT	RENEWAL	NEGOTIATED RENEWAL
Carrier Name		UnitedHealthcare	UnitedHealthcare	UnitedHealthcare
Plan Name		DMO D094C Primary Plan	DMO D094C Primary Plan	DMO D094C Primary Plan
PLAN DESIGN*				
Network				
Calendar Year (CY) Deductible (Individual / Family)		\$0	\$0	\$0
Annual Maximum		None	None	None
Annual Maximum Provision		No	No	No
Coinsurance** after deductible				
Preventive Services		Various copay apply	Various copay apply	Various copay apply
Basic		Various copay apply	Various copay apply	Various copay apply
Periodontics		Various copay apply	Various copay apply	Various copay apply
Endodontics		Various copay apply	Various copay apply	Various copay apply
Major		Various copay apply	Various copay apply	Various copay apply
Orthodontics		Various copay apply	Various copay apply	Various copay apply
Lifetime Max		N/A	N/A	N/A
COST ANALYSIS				
PEPM Rates	Enrollment	DMO D094C Primary Plan	DMO D094C Primary Plan	DMO D094C Primary Plan
Employee (EE) Only	64	\$10.81	\$12.33	\$10.81
EE + Spouse	16	\$17.45	\$19.90	\$17.45
EE + Child(ren)	31	\$23.60	\$26.92	\$23.60
EE + Family	26	\$27.68	\$31.57	\$27.68
Total Enrollment	137			
Estimated Monthly Premium		\$2,422	\$2,763	\$2,422
Estimated Annual Premium		\$29,068	\$33,154	\$29,068
Dollar Difference			\$4,086	\$0
Percent Change			14.06%	0.00%
PLAN PROVISIONS				
Rate Guarantee		1 Year rate guarantee ending 3/31/2021	1 Year rate guarantee ending 3/31/2022	1 Year rate guarantee ending 3/31/2022
Required Employer Contribution			Contributory	Contributory
Required Participation			75% of Eligible Employees	75% of Eligible Employees

Dental Plan Renewal Summary



		CURRENT		RENEWAL		NEGOTIATED RENEWAL	
Carrier Name		UnitedHealthcare		UnitedHealthcare		UnitedHealthcare	
Plan Name		Passive PPO 2P924 Primary Plan		Passive PPO 2P924 Primary Plan		Passive PPO 2P924 Primary Plan	
PLAN DESIGN*							
Network		INN Options PPO 30	OON UCR 90th	INN Options PPO 30	OON UCR 90th	INN Options PPO 30	OON UCR 90th
Calendar Year (CY) Deductible (Individual / Family)		\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150
Annual Maximum		\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Annual Maximum Provision		Yes	Yes	Yes	Yes	Yes	Yes
Coinsurance** after deductible							
Preventive Services		100%	100%	100%	100%	100%	100%
Cleaning Frequency		2 per 12 months	2 per 12 months	2 per 12 months	2 per 12 months	2 per 12 months	2 per 12 months
Deductible Waived?		Yes	Yes	Yes	Yes	Yes	Yes
Basic		80%	80%	80%	80%	80%	80%
Periodontics		80%	80%	80%	80%	80%	80%
Endodontics		80%	80%	80%	80%	80%	80%
Major		50%	50%	50%	50%	50%	50%
Orthodontics		50%	50%	50%	50%	50%	50%
Maximum Age		Child To age 19	Child To age 19	Child To age 19	Child To age 19	Child To age 19	Child To age 19
Lifetime Max		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
COST ANALYSIS							
PEPM Rates	Plan 1	Passive PPO 2P924 Primary Plan		Passive PPO 2P924 Primary Plan		Passive PPO 2P924 Primary Plan	
Employee (EE) Only	41	\$44.71		\$47.68		\$44.71	
EE + Spouse	8	\$101.16		\$107.88		\$101.16	
EE + Child(ren)	22	\$97.63		\$104.12		\$97.63	
EE + Family	24	\$154.07		\$164.30		\$154.07	
Total Enrollment	95						
Estimated Monthly Premium		\$8,488		\$9,052		\$8,488	
Estimated Annual Premium		\$101,855		\$108,621		\$101,855	
Dollar Difference				\$6,766		\$0	
Percent Change				6.64%		0.00%	
PLAN PROVISIONS							
Rate Guarantee		1 Year rate guarantee ending 3/31/2021		1 Year rate guarantee ending 3/31/2022		1 Year rate guarantee ending 3/31/2022	
Required Employer Contribution				Contributory		Contributory	
Required Participation				75% of Eligible Employees		75% of Eligible Employees	

Disclaimers



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Coverage Disclaimer

This proposal is an outline of the coverages proposed by the carrier(s) based upon the information provided by your company. It does not include all the terms, coverages, exclusions, limitations, and conditions of the actual contract language. See the policies and contracts for actual language. This proposal is not a contract and offers no contractual obligation on behalf of GBS. Policy forms for your reference will be made available upon request.

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The intent of this analysis is to provide you with general information regarding the status of, and/or potential concerns related to, your current employee benefits environment. It should not be construed as, nor is it intended to provide, legal advice. Laws may be complex and subject to change. This information is based on current interpretation of the law and is not guaranteed. Questions regarding specific issues should be addressed by legal counsel who specializes in this practice area.

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HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02693

ASSISTED HOUSING ITEM NO. 7.

MEETING DATE: February 18, 2021

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentations, Discussion and Possible Action of Resolution No. 02693: Approval of the adoption of the revised Housing Choice Voucher Program Utility Allowance Schedules

BUDGETED ITEM: No

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02693: 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 Life 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. In summary, the gas rates increased and Austin Energy's electric rates decreased. The complete utility allowance study is included as attachment 4 and 5 and page 2 of the study provides a summary of the utility rate changes as compared to last year. Attachment 2 includes a summary of utility rates compared to last year for each unit type.

This year, Resident Life also completed a Multi-family Energy Efficient utility allowance schedule for energy efficient multi-family tax credit developments. Resident Life used HUD's Utility Schedule Model to calculate the base community-wide consumptions, which take into consideration current usage patterns and more energy efficient equipment. The tool provides for an Energy Star option and this was selected to modify

consumption averages for the Multi-family Energy Efficient Utility Allowance Schedule. This utility allowance schedule is include as attachment 3.

Staff Recommendation:

Staff recommends approving the six (6) revised utility allowance schedules and the new Multi-family Energy Efficient utility allowance schedule. The proposed revised utility allowance schedules are reflected in Attachment 1 and the new Multi-Family Energy Efficient Utility Allowance Schedule is included as Attachment 3.

The revised utility allowance schedules will be effective June 1, 2021 for participants who are issued new vouchers and for annual re-examinations. The new Multi-Family Energy Efficient Utility Allowance Schedule will be effective February 18, 2021 and be available for use for any qualified energy efficient multi-family tax credit property, per HACA and HUD approval.

ATTACHMENTS:

- ▣ **Attachment 1 Proposed Utility Allowance Schedules 2021**
- ▣ **Attachment 2 Comparison 2020 to 2021 UA Schedules**
- ▣ **Attachment 3 Multi-family Energy Efficient Utility Allowance Schedule**
- ▣ **Attachment 4 Utility Allowance Survey and Study**
- ▣ **Attachment 5 Part 2 Utility Allowance Study**

RESOLUTION NO. 02693

Approval of the adoption of the revised Housing Choice Voucher Utility Allowance Schedules

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 Life 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 Attachment 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, 2021 or later.

WHEREAS, Resident Life Utility Allowances also completed a Multi-family Energy Efficient Utility Allowance Schedule for qualified energy efficient tax credit properties.

WHEREAS, the Board approves the application of the new Multi-family Energy Efficient Utility Allowance Schedule (Attachment 3) for any qualified energy efficient multi-family tax credit property, per HACA and HUD approval, effective February 18, 2021.

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 and the new Multi-family Energy Efficient Utility Allowance Schedule.

PASSED, APPROVED, AND ADOPTED this 18th day of February 2021.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$9.00	\$10.00	\$12.00	\$12.00	\$14.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$29.00	\$34.00	\$40.00	\$45.00
Air Conditioning	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00

Water Heating

a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$9.00	\$10.00	\$12.00	\$12.00	\$14.00	\$15.00	
b. Bottle Gas/Propane							
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00	
d. Oil							
Cooking							
a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$22.00	\$24.00	\$29.00	\$34.00	\$40.00	\$45.00	
Air Conditioning	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00	
Water Heating							
a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00	
b. Bottle Gas/Propane							
c. Electric	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00	
d. Oil							
Water, Sewer, Trash Collection							
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00	
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00	
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00	
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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	
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					



Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$12.00	\$15.00	\$16.00	\$17.00	\$18.00	\$20.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00	\$27.00	\$34.00	\$41.00	\$48.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

Water Heating

a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$12.00	\$15.00	\$16.00	\$17.00	\$18.00	\$20.00	
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00	
d. Oil							
Cooking							
a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$25.00	\$27.00	\$34.00	\$41.00	\$48.00	\$57.00	
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00	
Water Heating							
a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00	
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00	
d. Oil							
Water, Sewer, Trash Collection							
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00	
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00	
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00	
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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	
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		\$		



The Nelrod Company 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$13.00	\$15.00	\$17.00	\$18.00	\$20.00	\$21.00
b. Bottle Gas/Propane						
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$19.00	\$21.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$27.00	\$30.00	\$38.00	\$46.00	\$56.00	\$67.00
Air Conditioning	\$7.00	\$9.00	\$19.00	\$30.00	\$42.00	\$57.00

Water Heating

a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$65.00	\$66.00	\$81.00	\$97.00	\$112.00	\$127.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$11.00	\$13.00	\$14.00	\$15.00	\$17.00	\$18.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$15.00	\$16.00	\$16.00	\$16.00	\$17.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$27.00	\$30.00	\$38.00	\$46.00	\$56.00	\$67.00
Air Conditioning	\$9.00	\$10.00	\$18.00	\$25.00	\$32.00	\$41.00

Water Heating

a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$65.00	\$66.00	\$81.00	\$97.00	\$112.00	\$127.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Semi-Detached/Duplex				Comparison	2020 to 2021
	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$8	\$9	\$10	\$10	\$11	\$12
Proposed	\$12	\$15	\$16	\$17	\$18	\$20
Increase(Decrease)	\$4	\$6	\$6	\$7	\$7	\$8
Heating - Electric						
Current	\$9	\$11	\$13	\$15	\$17	\$19
Proposed	\$9	\$10	\$12	\$14	\$16	\$18
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Air Conditioning						
Current	\$10	\$11	\$20	\$28	\$36	\$46
Proposed	\$9	\$11	\$19	\$26	\$34	\$44
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$2)	(\$2)	(\$2)
Cooking - Natural Gas						
Current	\$1	\$1	\$2	\$3	\$4	\$4
Proposed	\$2	\$2	\$4	\$4	\$6	\$7
Increase(Decrease)	\$1	\$1	\$2	\$1	\$2	\$3
Cooking - Electric						
Current	\$3	\$4	\$6	\$7	\$9	\$11
Proposed	\$3	\$4	\$5	\$7	\$8	\$10
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	(\$1)
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$26	\$28	\$35	\$42	\$50	\$59
Proposed	\$25	\$27	\$34	\$41	\$48	\$57
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)
Monthly Base Gas Charge						
Current	\$21	\$21	\$21	\$21	\$21	\$21
Proposed	\$19	\$19	\$19	\$19	\$19	\$19
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)
Water Heating - Natural Gas						
Current	\$3	\$4	\$6	\$8	\$9	\$11
Proposed	\$5	\$7	\$9	\$12	\$15	\$17
Increase(Decrease)	\$2	\$3	\$3	\$4	\$6	\$6
Water Heating - Electric						
Current	\$9	\$11	\$14	\$17	\$20	\$23
Proposed	\$9	\$10	\$13	\$16	\$19	\$22
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Semi-Detached/Duplex

Comparison

2020 to 2021

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$37	\$38	\$45	\$53	\$60	\$67
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$72	\$85	\$99	\$112	\$125
Proposed	\$71	\$72	\$85	\$99	\$112	\$126
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$1
Trash Collection						
Current	\$25	\$25	\$25	\$27	\$27	\$32
Proposed	\$28	\$28	\$28	\$29	\$29	\$29
Increase(Decrease)	\$3	\$3	\$3	\$2	\$2	(\$3)
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	\$225	\$232	\$272	\$314	\$353	\$400
Proposed	\$231	\$242	\$282	\$323	\$364	\$409
Increase(Decrease)	\$6	\$10	\$10	\$9	\$11	\$9
Heating, Cooking and Water Heating- Electric						
Current	\$213	\$223	\$266	\$311	\$354	\$405
Proposed	\$214	\$223	\$264	\$308	\$349	\$396
Increase(Decrease)	\$1	\$0	(\$2)	(\$3)	(\$5)	(\$9)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Manufactured Home

Comparison

2020 to 2021

	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$7	\$8	\$9	\$10	\$10	\$11
Proposed	\$11	\$13	\$14	\$15	\$17	\$18
Increase(Decrease)	\$4	\$5	\$5	\$5	\$7	\$7
Heating - Electric						
Current	\$14	\$16	\$17	\$17	\$17	\$18
Proposed	\$13	\$15	\$16	\$16	\$16	\$17
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)
Air Conditioning						
Current	\$9	\$11	\$19	\$26	\$34	\$43
Proposed	\$9	\$10	\$18	\$25	\$32	\$41
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)
Cooking - Natural Gas						
Current	\$1	\$1	\$2	\$3	\$4	\$4
Proposed	\$2	\$2	\$4	\$4	\$6	\$7
Increase(Decrease)	\$1	\$1	\$2	\$1	\$2	\$3
Cooking - Electric						
Current	\$3	\$4	\$6	\$7	\$9	\$11
Proposed	\$3	\$4	\$5	\$7	\$8	\$10
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	(\$1)
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$28	\$31	\$39	\$48	\$58	\$70
Proposed	\$27	\$30	\$38	\$46	\$56	\$67
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	(\$3)
Monthly Base Gas Charge						
Current	\$21	\$21	\$21	\$21	\$21	\$21
Proposed	\$19	\$19	\$19	\$19	\$19	\$19
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)
Water Heating - Natural Gas						
Current	\$3	\$4	\$6	\$8	\$9	\$11
Proposed	\$5	\$7	\$9	\$12	\$15	\$17
Increase(Decrease)	\$2	\$3	\$3	\$4	\$6	\$6
Water Heating - Electric						
Current	\$9	\$11	\$14	\$17	\$20	\$23
Proposed	\$9	\$10	\$13	\$16	\$19	\$22
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Manufactured Home

Comparison 2020 to 2021

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$24	\$25	\$32	\$48	\$61	\$73
Proposed	\$24	\$25	\$32	\$48	\$61	\$73
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$65	\$66	\$81	\$96	\$111	\$127
Proposed	\$65	\$66	\$81	\$97	\$112	\$127
Increase(Decrease)	\$0	\$0	\$0	\$1	\$1	\$0
Trash Collection						
Current	\$25	\$25	\$25	\$27	\$27	\$27
Proposed	\$28	\$28	\$28	\$29	\$29	\$35
Increase(Decrease)	\$3	\$3	\$3	\$2	\$2	\$8
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	\$206	\$215	\$257	\$310	\$358	\$410
Proposed	\$213	\$223	\$266	\$318	\$370	\$427
Increase(Decrease)	\$7	\$8	\$9	\$8	\$12	\$17
Heating, Cooking and Water Heating- Electric						
Current	\$200	\$212	\$256	\$309	\$360	\$415
Proposed	\$201	\$211	\$254	\$307	\$356	\$415
Increase(Decrease)	\$1	(\$1)	(\$2)	(\$2)	(\$4)	\$0

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Multi Family Elevator

Comparison 2020 to 2021

	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$5	\$6	\$7	\$8	\$9	\$9
Proposed	\$9	\$10	\$12	\$12	\$14	\$15
Increase(Decrease)	\$4	\$4	\$5	\$4	\$5	\$6
Heating - Electric						
Current	\$6	\$7	\$9	\$11	\$13	\$14
Proposed	\$6	\$7	\$9	\$10	\$12	\$13
Increase(Decrease)	\$0	\$0	\$0	(\$1)	(\$1)	(\$1)
Air Conditioning						
Current	\$10	\$12	\$16	\$11	\$25	\$30
Proposed	\$9	\$11	\$15	\$20	\$24	\$28
Increase(Decrease)	(\$1)	(\$1)	(\$1)	\$9	(\$1)	(\$2)
Cooking - Natural Gas						
Current	\$1	\$1	\$2	\$3	\$4	\$4
Proposed	\$2	\$2	\$4	\$4	\$6	\$7
Increase(Decrease)	\$1	\$1	\$2	\$1	\$2	\$3
Cooking - Electric						
Current	\$3	\$4	\$6	\$7	\$9	\$11
Proposed	\$3	\$4	\$5	\$7	\$8	\$10
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	(\$1)
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$22	\$24	\$30	\$36	\$41	\$47
Proposed	\$22	\$24	\$29	\$34	\$40	\$45
Increase(Decrease)	\$0	\$0	(\$1)	(\$2)	(\$1)	(\$2)
Monthly Base Gas Charge						
Current	\$21	\$21	\$21	\$21	\$21	\$21
Proposed	\$19	\$19	\$19	\$19	\$19	\$19
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)
Water Heating - Natural Gas						
Current	\$3	\$3	\$5	\$6	\$7	\$9
Proposed	\$4	\$5	\$7	\$9	\$12	\$14
Increase(Decrease)	\$1	\$2	\$2	\$3	\$5	\$5
Water Heating - Electric						
Current	\$7	\$9	\$11	\$13	\$16	\$18
Proposed	\$7	\$8	\$10	\$13	\$15	\$17
Increase(Decrease)	\$0	(\$1)	(\$1)	\$0	(\$1)	(\$1)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Multi Family Elevator

Comparison 2020 to 2021

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$37	\$38	\$45	\$53	\$60	\$67
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$72	\$85	\$99	\$112	\$125
Proposed	\$71	\$72	\$85	\$99	\$112	\$126
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$1
Trash Collection						
Current	\$25	\$25	\$25	\$27	\$27	\$32
Proposed	\$28	\$28	\$28	\$29	\$29	\$29
Increase(Decrease)	\$3	\$3	\$3	\$2	\$2	(\$3)
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	\$218	\$225	\$259	\$287	\$329	\$367
Proposed	\$224	\$232	\$267	\$302	\$339	\$373
Increase(Decrease)	\$6	\$7	\$8	\$15	\$10	\$6
Heating, Cooking and Water Heating- Electric						
Current	\$204	\$214	\$250	\$280	\$326	\$367
Proposed	\$206	\$215	\$249	\$288	\$323	\$358
Increase(Decrease)	\$2	\$1	(\$1)	\$8	(\$3)	(\$9)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Multi Family Walk-up

Comparison 2020 to 2021

	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$5	\$6	\$7	\$8	\$9	\$9
Proposed	\$9	\$10	\$12	\$12	\$14	\$15
Increase(Decrease)	\$4	\$4	\$5	\$4	\$5	\$6
Heating - Electric						
Current	\$6	\$7	\$9	\$11	\$13	\$14
Proposed	\$6	\$7	\$9	\$10	\$12	\$13
Increase(Decrease)	\$0	\$0	\$0	(\$1)	(\$1)	(\$1)
Air Conditioning						
Current	\$10	\$12	\$16	\$21	\$25	\$30
Proposed	\$9	\$11	\$15	\$20	\$24	\$28
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)
Cooking - Natural Gas						
Current	\$1	\$1	\$2	\$3	\$4	\$4
Proposed	\$2	\$2	\$4	\$4	\$6	\$7
Increase(Decrease)	\$1	\$1	\$2	\$1	\$2	\$3
Cooking - Electric						
Current	\$3	\$4	\$6	\$7	\$9	\$11
Proposed	\$3	\$4	\$5	\$7	\$8	\$10
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	(\$1)
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$22	\$24	\$30	\$36	\$41	\$47
Proposed	\$22	\$24	\$29	\$34	\$40	\$45
Increase(Decrease)	\$0	\$0	(\$1)	(\$2)	(\$1)	(\$2)
Monthly Base Gas Charge						
Current	\$21	\$21	\$21	\$21	\$21	\$21
Proposed	\$19	\$19	\$19	\$19	\$19	\$19
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)
Water Heating - Natural Gas						
Current	\$3	\$3	\$5	\$6	\$7	\$9
Proposed	\$4	\$5	\$7	\$9	\$12	\$14
Increase(Decrease)	\$1	\$2	\$2	\$3	\$5	\$5
Water Heating - Electric						
Current	\$7	\$9	\$11	\$13	\$16	\$18
Proposed	\$7	\$8	\$10	\$13	\$15	\$17
Increase(Decrease)	\$0	(\$1)	(\$1)	\$0	(\$1)	(\$1)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Multi Family Walk-up

Comparison

2020 to 2021

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$37	\$37	\$45	\$53	\$60	\$67
Proposed	\$37	\$37	\$45	\$53	\$60	\$67
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$72	\$85	\$99	\$112	\$125
Proposed	\$71	\$72	\$85	\$99	\$112	\$126
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$1
Trash Collection						
Current	\$25	\$25	\$25	\$27	\$27	\$32
Proposed	\$28	\$28	\$28	\$29	\$29	\$35
Increase(Decrease)	\$3	\$3	\$3	\$2	\$2	\$3
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	\$218	\$224	\$259	\$297	\$329	\$367
Proposed	\$224	\$231	\$267	\$302	\$339	\$379
Increase(Decrease)	\$6	\$7	\$8	\$5	\$10	\$12
Heating, Cooking and Water Heating- Electric						
Current	\$204	\$213	\$250	\$290	\$326	\$367
Proposed	\$206	\$214	\$249	\$288	\$323	\$364
Increase(Decrease)	\$2	\$1	(\$1)	(\$2)	(\$3)	(\$3)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

	Row/Townhouse			Comparison			2020 to 2021
	0 BR	1BR	2BR	3BR	4BR	5BR	
Heating - Natural Gas							
Current	\$8	\$9	\$10	\$10	\$11	\$12	
Proposed	\$12	\$15	\$16	\$17	\$18	\$20	
Increase(Decrease)	\$4	\$6	\$6	\$7	\$7	\$8	
Heating - Electric							
Current	\$9	\$11	\$13	\$15	\$17	\$19	
Proposed	\$9	\$10	\$12	\$14	\$16	\$18	
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	
Air Conditioning							
Current	\$10	\$11	\$20	\$28	\$36	\$46	
Proposed	\$9	\$11	\$19	\$26	\$34	\$44	
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$2)	(\$2)	(\$2)	
Cooking - Natural Gas							
Current	\$1	\$1	\$2	\$3	\$4	\$4	
Proposed	\$2	\$2	\$4	\$4	\$6	\$7	
Increase(Decrease)	\$1	\$1	\$2	\$1	\$2	\$3	
Cooking - Electric							
Current	\$3	\$4	\$6	\$7	\$9	\$11	
Proposed	\$3	\$4	\$5	\$7	\$8	\$10	
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	(\$1)	
Other Electric (electric lighting, refrigerator, fans, etc.)							
Current	\$26	\$28	\$35	\$42	\$50	\$59	
Proposed	\$25	\$27	\$34	\$41	\$48	\$57	
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	
Monthly Base Gas Charge							
Current	\$21	\$21	\$21	\$21	\$21	\$21	
Proposed	\$19	\$19	\$19	\$19	\$19	\$19	
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	
Water Heating - Natural Gas							
Current	\$3	\$4	\$6	\$8	\$9	\$11	
Proposed	\$5	\$7	\$9	\$12	\$15	\$17	
Increase(Decrease)	\$2	\$3	\$3	\$4	\$6	\$6	
Water Heating - Electric							
Current	\$9	\$11	\$14	\$17	\$20	\$23	
Proposed	\$9	\$10	\$13	\$16	\$19	\$22	
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)	

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Row/Townhouse		Comparison			2020 to 2021	
Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$37	\$38	\$45	\$53	\$60	\$67
Proposed	\$37	\$38	\$45	\$53	\$60	\$67
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$71	\$72	\$85	\$99	\$112	\$125
Proposed	\$71	\$72	\$85	\$99	\$112	\$126
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$1
Trash Collection						
Current	\$25	\$25	\$25	\$27	\$27	\$32
Proposed	\$28	\$28	\$28	\$29	\$29	\$35
Increase(Decrease)	\$3	\$3	\$3	\$2	\$2	\$3
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	\$225	\$232	\$272	\$314	\$353	\$400
Proposed	\$231	\$242	\$282	\$323	\$364	\$415
Increase(Decrease)	\$6	\$10	\$10	\$9	\$11	\$15
Heating, Cooking and Water Heating- Electric						
Current	\$213	\$223	\$266	\$311	\$354	\$405
Proposed	\$214	\$223	\$264	\$308	\$349	\$402
Increase(Decrease)	\$1	\$0	(\$2)	(\$3)	(\$5)	(\$3)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Single Family Detached

Comparison 2020 to 2021

	0 BR	1BR	2BR	3BR	4BR	5BR
Heating - Natural Gas						
Current	\$8	\$10	\$10	\$11	\$12	\$13
Proposed	\$13	\$15	\$17	\$18	\$20	\$21
Increase(Decrease)	\$5	\$5	\$7	\$7	\$8	\$8
Heating - Electric						
Current	\$13	\$15	\$17	\$19	\$21	\$23
Proposed	\$12	\$14	\$16	\$18	\$19	\$21
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)
Air Conditioning						
Current	\$8	\$9	\$20	\$31	\$44	\$59
Proposed	\$7	\$9	\$19	\$30	\$42	\$57
Increase(Decrease)	(\$1)	\$0	(\$1)	(\$1)	(\$2)	(\$2)
Cooking - Natural Gas						
Current	\$1	\$1	\$2	\$3	\$4	\$4
Proposed	\$2	\$2	\$4	\$4	\$6	\$7
Increase(Decrease)	\$1	\$1	\$2	\$1	\$2	\$3
Cooking - Electric						
Current	\$3	\$4	\$6	\$7	\$9	\$11
Proposed	\$3	\$4	\$5	\$7	\$8	\$10
Increase(Decrease)	\$0	\$0	(\$1)	\$0	(\$1)	(\$1)
Other Electric (electric lighting, refrigerator, fans, etc.)						
Current	\$28	\$31	\$39	\$48	\$58	\$70
Proposed	\$27	\$30	\$38	\$46	\$56	\$67
Increase(Decrease)	(\$1)	(\$1)	(\$1)	(\$2)	(\$2)	(\$3)
Monthly Base Gas Charge						
Current	\$21	\$21	\$21	\$21	\$21	\$21
Proposed	\$19	\$19	\$19	\$19	\$19	\$19
Increase(Decrease)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)	(\$2)
Water Heating - Natural Gas						
Current	\$3	\$4	\$6	\$8	\$9	\$11
Proposed	\$5	\$7	\$9	\$12	\$15	\$17
Increase(Decrease)	\$2	\$3	\$3	\$4	\$6	\$6
Water Heating - Electric						
Current	\$9	\$11	\$14	\$17	\$20	\$23
Proposed	\$9	\$10	\$13	\$16	\$19	\$22
Increase(Decrease)	\$0	(\$1)	(\$1)	(\$1)	(\$1)	(\$1)

Housing Authority of the City of Austin

Section 8 Monthly Utility Allowance

Tenant Furnished Utilities and other Services

Single Family Detached

Comparison

2020 to 2021

Project	0 BR	1BR	2BR	3BR	4BR	5BR
Water						
Current	\$24	\$25	\$32	\$48	\$61	\$73
Proposed	\$24	\$25	\$32	\$48	\$61	\$73
Increase(Decrease)	\$0	\$0	\$0	\$0	\$0	\$0
Sewer						
Current	\$65	\$66	\$81	\$96	\$111	\$127
Proposed	\$65	\$66	\$81	\$97	\$112	\$127
Increase(Decrease)	\$0	\$0	\$0	\$1	\$1	\$0
Trash Collection						
Current	\$25	\$25	\$25	\$27	\$27	\$32
Proposed	\$28	\$28	\$28	\$29	\$29	\$35
Increase(Decrease)	\$3	\$3	\$3	\$2	\$2	\$3
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	\$206	\$215	\$259	\$316	\$370	\$433
Proposed	\$213	\$224	\$270	\$326	\$383	\$446
Increase(Decrease)	\$7	\$9	\$11	\$10	\$13	\$13
Heating, Cooking and Water Heating- Electric						
Current	\$198	\$209	\$257	\$316	\$374	\$441
Proposed	\$198	\$209	\$255	\$314	\$369	\$435
Increase(Decrease)	\$0	\$0	(\$2)	(\$2)	(\$5)	(\$6)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
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exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality:

Unit Type: **Multi-Family Energy Efficient**

Housing Authority of the City of Austin, TX

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas	\$7.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00
d. Electric Heat Pump	\$4.00	\$5.00	\$6.00	\$7.00	\$7.00	\$8.00
e. Oil						

Cooking

a. Natural Gas	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$3.00	\$4.00	\$6.00	\$7.00	\$8.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (includes climate credit)	\$20.00	\$21.00	\$26.00	\$30.00	\$34.00	\$39.00
Air Conditioning	\$8.00	\$9.00	\$13.00	\$16.00	\$19.00	\$23.00

Water Heating

a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$14.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$34.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$65.00	\$72.00	\$85.00	\$98.00	\$110.00	\$123.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
----------------------------	---------	---------	---------	---------	---------	---------

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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowances



January 2021

UPDATE REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY (INCLUDES ENERGY EFFICIENT UTILITY ALLOWANCES)

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin, Texas

The **Nelrod** Company®

3301 West Freeway 2nd Floor, Fort Worth, TX 76107

Tel: 817-922-9000 / Fax: 817922-9100

Satellite Office: Washington D.C. Metro Area and Houston, Texas

E-Mail Address: ResidentLife@nelrod.com – Web Site: www.nelrod.com

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Attachment 4





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

January 26, 2021

Nora Velasco, Director of Operations & Procurement
Housing Authority of the City of Austin
1124 S IH 35
Austin, TX 78704

Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule) Update Report - 2021

Dear Ms. Velasco:

ResidentLife Utility Allowances® is pleased to enclose a draft copy of the Section 8 Housing Choice Voucher Program Utility Allowances (Includes Energy Efficient Utility Allowances) Update Report – 2021. 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. If there are no changes requested to this report, then this report serves as the final report as well. **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 and we will contact you again next year.

Sincerely,

Cheryl Lord

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.



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

Closure Acceptance Statement

ResidentLife Utility Allowances Director

Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule) Update Report - 2021

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-009

Z:\2021\2021 Utility Allowances\Agency Studies 2021\Austin, TX\Austin TX-S8 UA UPDATE S8&EE Study Letter-2021.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program (Standard and Energy Efficient) ANNUAL UPDATE 2021

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 (**February 2020**) utilized in the previous study and the current utility rates and charges (**January 2021**). This comparison indicated that Austin Energy's electric tier-1 rates decreased 5%, tier-2 rates decreased 4%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates increased 58%, and the monthly charge decreased 14%, and taxes increased 1%. Austin Water's Multi-Family and Single-Family water rates and charges remained, sewer Multi-Family and Single-Family rates and charges increased a total of 1% each, and the trash collection monthly charges increased 11% for 0-4 bedrooms, and 5 bedrooms increased 9%, and taxes 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 **standard** 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. **Additionally, added Energy Efficient utility allowances, per the Agency.** HUD's Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) will be used in this update study. This version automatically includes allowances under Electric Heating for Heat Pump in addition to Electric Resistance Heating. **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 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 proposed monthly Section 8 HCV Utility Allowance Schedules were gathered from the previously study. These utility allowances were adopted by 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 engineering-methodology study "**None**" was chosen for **standard utility allowances** and "**Energy Star**" was chosen for **Energy Efficient** utility allowances.

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, where needed, the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for **each provider**, each building type, and each bedroom size.
- d. Applied the current **trash collection** charge.

These new utility allowances were entered into **7** forms HUD-52667 for applicable building types.

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

ResidentLife Utility Allowances[®] has provided **7** 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. Multi-Family Energy Efficient** was added, **per the Agency**.

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 these 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 from the "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 (RFTA) 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

Section 8 Housing Choice Voucher HUD regulations (24 CFR 982.517(a)(2)) 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. **If the Energy Efficient utility allowances are going to be used by affordable housing Tax Credit developers and builders, these allowances must be updated annually, regardless of 10% rate change.**

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)).

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SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

SECTION 8 HOUSING CHOICE VOUCHER

(Standard and Energy Efficient)

ANNUAL UPDATE 2021

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 2020 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. Multi-Family Energy Efficient** was added, **per the Agency**.

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 **7** forms HUD-52667.

**SECTION 8 UTILITY ALLOWANCE SCHEDULES
(form HUD-52667)**

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$9.00	\$10.00	\$12.00	\$12.00	\$14.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$29.00	\$34.00	\$40.00	\$45.00
Air Conditioning	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00

Water Heating

a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
----------------------------	---------	---------	---------	---------	---------	---------

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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$9.00	\$10.00	\$12.00	\$12.00	\$14.00	\$15.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$29.00	\$34.00	\$40.00	\$45.00
Air Conditioning	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00

Water Heating

a. Natural Gas	\$4.00	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
----------------------------	---------	---------	---------	---------	---------	---------

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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$12.00	\$15.00	\$16.00	\$17.00	\$18.00	\$20.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00	\$27.00	\$34.00	\$41.00	\$48.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

Water Heating

a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
----------------------------	---------	---------	---------	---------	---------	---------

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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$12.00	\$15.00	\$16.00	\$17.00	\$18.00	\$20.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$25.00	\$27.00	\$34.00	\$41.00	\$48.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

Water Heating

a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$126.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$13.00	\$15.00	\$17.00	\$18.00	\$20.00	\$21.00	
b. Bottle Gas/Propane							
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$19.00	\$21.00	
d. Oil							
Cooking							
a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$27.00	\$30.00	\$38.00	\$46.00	\$56.00	\$67.00	
Air Conditioning	\$7.00	\$9.00	\$19.00	\$30.00	\$42.00	\$57.00	
Water Heating							
a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00	
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00	
d. Oil							
Water, Sewer, Trash Collection							
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00	
Sewer	\$65.00	\$66.00	\$81.00	\$97.00	\$112.00	\$127.00	
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00	
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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	
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					
		\$					
Name of Family		Cooking					
		\$					
Address of Unit		Other Electric					
		\$					
Number of Bedrooms		Air Conditioning					
		\$					
		Water Heating					
		\$					
		Water					
		\$					
		Sewer					
		\$					
		Trash Collection					
		\$					
		Range / Microwave					
		\$					
		Refrigerator					
		\$					
		Other					
		\$					
		Total					
		\$					



The Nelrod Company 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban

Development

Office of Public and Indian Housing

OMB Approval

No. 25577-0169

exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$11.00	\$13.00	\$14.00	\$15.00	\$17.00	\$18.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$15.00	\$16.00	\$16.00	\$16.00	\$17.00
d. Oil						

Cooking

a. Natural Gas	\$2.00	\$2.00	\$4.00	\$4.00	\$6.00	\$7.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$27.00	\$30.00	\$38.00	\$46.00	\$56.00	\$67.00
Air Conditioning	\$9.00	\$10.00	\$18.00	\$25.00	\$32.00	\$41.00

Water Heating

a. Natural Gas	\$5.00	\$7.00	\$9.00	\$12.00	\$15.00	\$17.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$65.00	\$66.00	\$81.00	\$97.00	\$112.00	\$127.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality:

Unit Type: **Multi-Family Energy Efficient**

Housing Authority of the City of Austin, TX

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas	\$7.00	\$9.00	\$9.00	\$10.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00
d. Electric Heat Pump	\$4.00	\$5.00	\$6.00	\$7.00	\$7.00	\$8.00
e. Oil						

Cooking

a. Natural Gas	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	\$6.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$3.00	\$4.00	\$6.00	\$7.00	\$8.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (includes climate credit)	\$20.00	\$21.00	\$26.00	\$30.00	\$34.00	\$39.00
Air Conditioning	\$8.00	\$9.00	\$13.00	\$16.00	\$19.00	\$23.00

Water Heating

a. Natural Gas	\$4.00	\$4.00	\$6.00	\$8.00	\$9.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$14.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$34.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$65.00	\$72.00	\$85.00	\$98.00	\$110.00	\$123.00
Trash Collection	\$28.00	\$28.00	\$28.00	\$29.00	\$29.00	\$35.00

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 \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
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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 1/2021 Update

adapted from form HUD-52667
(7/2019)

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	0.07404	\$17.00
Nebulizer	2	75	5	0.07404	\$1.00
Electric Hospital Bed	0.2	200	1	0.07404	\$1.00
Alternating Pressure Pad	24	70	52	0.07404	\$4.00
Low Air-Loss Mattress	24	120	89	0.07404	\$7.00
Power Wheelchair/Scooter	3	360	33	0.07404	\$2.00
Feeding Tube Pump	24	120	89	0.07404	\$7.00
CPAP Machine	10	30	9	0.07404	\$1.00
Leg Compression Pump	24	30	22	0.07404	\$2.00
Dialysis Machine/Equipment	2	710	44	0.07404	\$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.

INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally airconditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Previous versions are obsolete.

Form HUD-52667 (7/2019)

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 service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. 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 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 on the utility allowance 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. Some examples of customer charges: 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; street lights; 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**. It does not matter how many appliances the tenant has that are fueled by natural gas.

Electric Service Monthly Fixed Charge

All dwelling units are supplied with electricity. Some housing agency's management systems software is not designed with these separate allowances entry, therefore, they have chosen to include the **electric monthly charge** in the calculations in the "Other Electric (Lights and Appliances) allowances.

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 engineering-methodology 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.

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 allowances for the building types, **Row House and Semi-Detached** together on one form HUD-52667.

As the HUSM tool does not provide **bottle gas/propane** consumptions, the average monthly consumption was developed by a ResidentLife Utility Allowances® specialist, and is based on a conversion factor acquired via internet research. This factor converts natural gas usage to propane usage.

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 26, 2021

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 26, 2021

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 26, 2021

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 26, 2021

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

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Energy Efficient Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 26, 2021

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	10	12	13	14	15	17
Heating with Electric Resistance	kWh	65	77	94	112	130	148
Heating with Electric Heat Pump	kWh	56	66	78	88	97	107
Cooking with Natural Gas	therms	2	3	4	5	6	8
Cooking with Electricity	kWh	34	39	57	75	92	110
Other Electric	kWh	127	149	207	265	324	382
Air Conditioning	kWh	102	121	167	214	260	307
Water Heating with Natural Gas	therms	5	6	8	11	13	16
Water Heating with Electricity	kWh	76	90	114	139	164	189

Developed by ResidentLife Utility Allowances®

Water	gal	3000	3720	5160	6600	8040	9480
Sewer	gal	3000	3720	5160	6600	8040	9480

Based on research of national averages (with water saving appliances)

**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 2021

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 0.07404	\$5.85	\$6.89	\$8.51	\$10.14	\$11.77	\$13.33
Total Taxes % of total 1.1667%	\$0.07	\$0.08	\$0.10	\$0.12	\$0.14	\$0.16
Total Monthly Average Cost	\$5.92	\$6.97	\$8.61	\$10.26	\$11.91	\$13.49

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 0.07404	\$9.26	\$10.88	\$15.10	\$19.32	\$23.47	\$27.69
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.18	\$0.23	\$0.27	\$0.32
Total Monthly Average Cost	\$9.37	\$11.01	\$15.28	\$19.55	\$23.74	\$28.01

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.07404	\$3.04	\$3.55	\$5.18	\$6.74	\$8.37	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.08	\$3.59	\$5.24	\$6.82	\$8.47	\$10.04

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Customer Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Charges (0-500) per kwh 0.07404	\$11.40	\$13.48	\$18.73	\$23.99	\$29.25	\$34.50
Subtotal	\$21.40	\$23.48	\$28.73	\$33.99	\$39.25	\$44.50
Total Taxes % of total 1.1667%	\$0.25	\$0.27	\$0.34	\$0.40	\$0.46	\$0.52
Total Monthly Average Cost	\$21.65	\$23.75	\$29.07	\$34.39	\$39.71	\$45.02

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	93	109	140	170	200	230
Total Energy Charges (0-500) per kwh 0.07404	\$6.89	\$8.07	\$10.37	\$12.59	\$14.81	\$17.03
Total Taxes % of total 1.1667%	\$0.08	\$0.09	\$0.12	\$0.15	\$0.17	\$0.20
Total Monthly Average Cost	\$6.97	\$8.16	\$10.49	\$12.74	\$14.98	\$17.23

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 2021

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 0.07404	\$8.66	\$10.22	\$12.22	\$14.22	\$16.14	\$18.14
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.14	\$0.17	\$0.19	\$0.21
Total Monthly Average Cost	\$8.76	\$10.34	\$12.36	\$14.39	\$16.33	\$18.35

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 0.07404	\$9.11	\$10.74	\$18.36	\$26.06	\$33.69	\$37.02
Total Energy Charges (501-1000) per kwh 0.10435						\$6.05
Subtotal	\$9.11	\$10.74	\$18.36	\$26.06	\$33.69	\$43.07
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.21	\$0.30	\$0.39	\$0.50
Total Monthly Average Cost	\$9.22	\$10.87	\$18.57	\$26.36	\$34.08	\$43.57

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.07404	\$3.04	\$3.55	\$5.18	\$6.74	\$8.37	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.08	\$3.59	\$5.24	\$6.82	\$8.47	\$10.04

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	195	230	319	409	499	589
Customer Charge						
per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Charges (0-500)						
per kwh 0.07404	\$14.44	\$17.03	\$23.62	\$30.28	\$36.95	\$37.02
Total Energy Charges (501-1000)						
per kwh 0.10435						\$9.29
Subtotal	\$24.44	\$27.03	\$33.62	\$40.28	\$46.95	\$56.31
Total Taxes						
% of total 1.1667%	\$0.29	\$0.32	\$0.39	\$0.47	\$0.55	\$0.66
Total Monthly Average Cost	\$24.73	\$27.35	\$34.01	\$40.75	\$47.50	\$56.97

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	116	137	175	212	250	288
Total Energy Charges (0-500)						
per kwh 0.07404	\$8.59	\$10.14	\$12.96	\$15.70	\$18.51	\$21.32
Total Taxes						
% of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.22	\$0.25
Total Monthly Average Cost	\$8.69	\$10.26	\$13.11	\$15.88	\$18.73	\$21.57

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 2021

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 0.07404	\$11.77	\$13.85	\$15.62	\$17.47	\$19.25	\$21.10
Total Taxes % of total 1.1667%	\$0.14	\$0.16	\$0.18	\$0.20	\$0.22	\$0.25
Total Monthly Average Cost	\$11.91	\$14.01	\$15.80	\$17.67	\$19.47	\$21.35

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 0.07404	\$7.18	\$8.44	\$18.95	\$29.47	\$37.02	\$37.02
Total Energy Charges (501-1000) per kwh 0.10435					\$4.17	\$18.99
Subtotal	\$7.18	\$8.44	\$18.95	\$29.47	\$41.19	\$56.01
Total Taxes % of total 1.1667%	\$0.08	\$0.10	\$0.22	\$0.34	\$0.48	\$0.65
Total Monthly Average Cost	\$7.26	\$8.54	\$19.17	\$29.81	\$41.67	\$56.66

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.07404	\$3.04	\$3.55	\$5.18	\$6.74	\$8.37	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.08	\$3.59	\$5.24	\$6.82	\$8.47	\$10.04

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Customer Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Charges (0-500) per kwh 0.07404	\$16.81	\$19.77	\$27.47	\$35.24	\$37.02	\$37.02
Total Energy Charges (501-1000) per kwh 0.10435					\$8.35	\$19.30
Subtotal	\$26.81	\$29.77	\$37.47	\$45.24	\$55.37	\$66.32
Total Taxes % of total 1.1667%	\$0.31	\$0.35	\$0.44	\$0.53	\$0.65	\$0.77
Total Monthly Average Cost	\$27.12	\$30.12	\$37.91	\$45.77	\$56.02	\$67.09

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Charges (0-500) per kwh 0.07404	\$8.59	\$10.14	\$12.96	\$15.70	\$18.51	\$21.32
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.22	\$0.25
Total Monthly Average Cost	\$8.69	\$10.26	\$13.11	\$15.88	\$18.73	\$21.57

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 2021

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 0.07404	\$12.88	\$15.10	\$15.47	\$15.84	\$16.21	\$16.51
Total Taxes % of total 1.1667%	\$0.15	\$0.18	\$0.18	\$0.18	\$0.19	\$0.19
Total Monthly Average Cost	\$13.03	\$15.28	\$15.65	\$16.02	\$16.40	\$16.70

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 0.07404	\$8.74	\$10.29	\$17.55	\$24.80	\$32.06	\$37.02
Total Energy Charges (501-1000) per kwh 0.10435						\$3.34
Subtotal	\$8.74	\$10.29	\$17.55	\$24.80	\$32.06	\$40.36
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.20	\$0.29	\$0.37	\$0.47
Total Monthly Average Cost	\$8.84	\$10.41	\$17.75	\$25.09	\$32.43	\$40.83

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.07404	\$3.04	\$3.55	\$5.18	\$6.74	\$8.37	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.08	\$3.59	\$5.24	\$6.82	\$8.47	\$10.04

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Customer Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Charges (0-500) per kwh 0.07404	\$16.81	\$19.77	\$27.47	\$35.24	\$37.02	\$37.02
Total Energy Charges (501-1000) per kwh 0.10435					\$8.35	\$19.30
Subtotal	\$26.81	\$29.77	\$37.47	\$45.24	\$55.37	\$66.32
Total Taxes % of total 1.1667%	\$0.31	\$0.35	\$0.44	\$0.53	\$0.65	\$0.77
Total Monthly Average Cost	\$27.12	\$30.12	\$37.91	\$45.77	\$56.02	\$67.09

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Charges (0-500) per kwh 0.07404	\$8.59	\$10.14	\$12.96	\$15.70	\$18.51	\$21.32
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.22	\$0.25
Total Monthly Average Cost	\$8.69	\$10.26	\$13.11	\$15.88	\$18.73	\$21.57

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 2021

Building Type: Apartment

Total Monthly Charges of \$17.19 plus taxes of \$1.40 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$18.59)

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 0.67104	\$8.05	\$9.39	\$10.74	\$11.41	\$12.75	\$13.42
Total Taxes % of Total 8.1637%	\$0.66	\$0.77	\$0.88	\$0.93	\$1.04	\$1.10
Total Monthly Average Cost	\$8.71	\$10.16	\$11.62	\$12.34	\$13.79	\$14.52

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.67104	\$2.01	\$2.01	\$3.36	\$4.03	\$5.37	\$6.04
Total Taxes % of Total 8.1637%	\$0.16	\$0.16	\$0.27	\$0.33	\$0.44	\$0.49
Total Monthly Average Cost	\$2.17	\$2.17	\$3.63	\$4.36	\$5.81	\$6.53

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	16	19
Total Energy Charges per ccf 0.67104	\$4.03	\$4.70	\$6.71	\$8.72	\$10.74	\$12.75
Total Taxes % of Total 8.1637%	\$0.33	\$0.38	\$0.55	\$0.71	\$0.88	\$1.04
Total Monthly Average Cost	\$4.36	\$5.08	\$7.26	\$9.43	\$11.62	\$13.79

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 2021

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

Total Monthly Charges of \$17.19 plus taxes of \$1.40 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$18.59)

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 0.67104	\$11.41	\$13.42	\$14.76	\$15.43	\$16.78	\$18.12
Total Taxes % of Total 8.1637%	\$0.93	\$1.10	\$1.20	\$1.26	\$1.37	\$1.48
Total Monthly Average Cost	\$12.34	\$14.52	\$15.96	\$16.69	\$18.15	\$19.60

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.67104	\$2.01	\$2.01	\$3.36	\$4.03	\$5.37	\$6.04
Total Taxes % of Total 8.1637%	\$0.16	\$0.16	\$0.27	\$0.33	\$0.44	\$0.49
Total Monthly Average Cost	\$2.17	\$2.17	\$3.63	\$4.36	\$5.81	\$6.53

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 0.67104	\$4.70	\$6.04	\$8.72	\$11.41	\$13.42	\$16.10
Total Taxes % of Total 8.1637%	\$0.38	\$0.49	\$0.71	\$0.93	\$1.10	\$1.31
Total Monthly Average Cost	\$5.08	\$6.53	\$9.43	\$12.34	\$14.52	\$17.41

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 2021

Building Type: Detached House

Total Monthly Charges of \$17.19 plus taxes of \$1.40 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$18.59)

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 0.67104	\$12.08	\$14.09	\$15.43	\$16.78	\$18.12	\$19.46
Total Taxes % of Total 8.1637%	\$0.99	\$1.15	\$1.26	\$1.37	\$1.48	\$1.59
Total Monthly Average Cost	\$13.07	\$15.24	\$16.69	\$18.15	\$19.60	\$21.05

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.67104	\$2.01	\$2.01	\$3.36	\$4.03	\$5.37	\$6.04
Total Taxes % of Total 8.1637%	\$0.16	\$0.16	\$0.27	\$0.33	\$0.44	\$0.49
Total Monthly Average Cost	\$2.17	\$2.17	\$3.63	\$4.36	\$5.81	\$6.53

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 0.67104	\$4.70	\$6.04	\$8.72	\$11.41	\$13.42	\$16.10
Total Taxes % of Total 8.1637%	\$0.38	\$0.49	\$0.71	\$0.93	\$1.10	\$1.31
Total Monthly Average Cost	\$5.08	\$6.53	\$9.43	\$12.34	\$14.52	\$17.41

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 2021

Building Type: Mobile Home

Total Monthly Charges of \$17.19 plus taxes of \$1.40 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$18.59)

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 0.67104	\$10.07	\$12.08	\$12.75	\$14.09	\$15.43	\$16.78
Total Taxes % of Total 8.1637%	\$0.82	\$0.99	\$1.04	\$1.15	\$1.26	\$1.37
Total Monthly Average Cost	\$10.89	\$13.07	\$13.79	\$15.24	\$16.69	\$18.15

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 0.67104	\$2.01	\$2.01	\$3.36	\$4.03	\$5.37	\$6.04
Total Taxes % of Total 8.1637%	\$0.16	\$0.16	\$0.27	\$0.33	\$0.44	\$0.49
Total Monthly Average Cost	\$2.17	\$2.17	\$3.63	\$4.36	\$5.81	\$6.53

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 0.67104	\$4.70	\$6.04	\$8.72	\$11.41	\$13.42	\$16.10
Total Taxes % of Total 8.1637%	\$0.38	\$0.49	\$0.71	\$0.93	\$1.10	\$1.31
Total Monthly Average Cost	\$5.08	\$6.53	\$9.43	\$12.34	\$14.52	\$17.41

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

Energy Efficient Schedule

ELECTRICITY - Austin Energy

UPDATE 2021

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
	65	77	94	112	130	148
Total Energy Charges (0-500) per kwh 0.07404	\$4.81	\$5.70	\$6.96	\$8.29	\$9.63	\$10.96
Total Taxes % of total 1.1667%	\$0.06	\$0.07	\$0.08	\$0.10	\$0.11	\$0.13
Total Monthly Average Cost	\$4.87	\$5.77	\$7.04	\$8.39	\$9.74	\$11.09

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	56	66	78	88	97	107
Total Energy Charges (0-500) per kwh 0.07404	\$4.15	\$4.89	\$5.78	\$6.52	\$7.18	\$7.92
Total Taxes % of total 1.1667%	\$0.05	\$0.06	\$0.07	\$0.08	\$0.08	\$0.09
Total Monthly Average Cost	\$4.20	\$4.95	\$5.85	\$6.60	\$7.26	\$8.01

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	121	167	214	260	307
Total Energy Charges (0-500) per kwh 0.07404	\$7.55	\$8.96	\$12.36	\$15.84	\$19.25	\$22.73
Total Taxes % of total 1.1667%	\$0.09	\$0.10	\$0.14	\$0.18	\$0.22	\$0.27
Total Monthly Average Cost	\$7.64	\$9.06	\$12.50	\$16.02	\$19.47	\$23.00

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	34	39	57	75	92	110
Total Energy Charges (0-500) per kwh 0.07404	\$2.52	\$2.89	\$4.22	\$5.55	\$6.81	\$8.14
Total Taxes % of total 1.1667%	\$0.03	\$0.03	\$0.05	\$0.06	\$0.08	\$0.09
Total Monthly Average Cost	\$2.55	\$2.92	\$4.27	\$5.61	\$6.89	\$8.23

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	127	149	207	265	324	382
Customer Charge per month \$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Energy Charges (0-500) per kwh 0.07404	\$9.40	\$11.03	\$15.33	\$19.62	\$23.99	\$28.28
<i>Subtotal</i>	<i>\$19.40</i>	<i>\$21.03</i>	<i>\$25.33</i>	<i>\$29.62</i>	<i>\$33.99</i>	<i>\$38.28</i>
Total Taxes % of total 1.1667%	\$0.23	\$0.25	\$0.30	\$0.35	\$0.40	\$0.45
Total Monthly Average Cost	\$19.63	\$21.28	\$25.63	\$29.97	\$34.39	\$38.73

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	76	90	114	139	164	189
Total Energy Charges (0-500) per kwh 0.07404	\$5.63	\$6.66	\$8.44	\$10.29	\$12.14	\$13.99
Total Taxes % of total 1.1667%	\$0.07	\$0.08	\$0.10	\$0.12	\$0.14	\$0.16
Total Monthly Average Cost	\$5.70	\$6.74	\$8.54	\$10.41	\$12.28	\$14.15

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

Energy Efficient Schedule

NATURAL GAS - Texas Gas Service

UPDATE 2021

Building Type: Apartment

Total Monthly Charges of \$17.19 plus taxes of \$1.40 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$18.59)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	10	12	13	14	15	17
Total Energy Charges per ccf 0.67104	\$6.71	\$8.05	\$8.72	\$9.39	\$10.07	\$11.41
Total Taxes % of Total 8.1637%	\$0.55	\$0.66	\$0.71	\$0.77	\$0.82	\$0.93
Total Monthly Average Cost	\$7.26	\$8.71	\$9.43	\$10.16	\$10.89	\$12.34

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	2	3	4	5	6	8
Total Energy Charges per ccf 0.67104	\$1.34	\$2.01	\$2.68	\$3.36	\$4.03	\$5.37
Total Taxes % of Total 8.1637%	\$0.11	\$0.16	\$0.22	\$0.27	\$0.33	\$0.44
Total Monthly Average Cost	\$1.45	\$2.17	\$2.90	\$3.63	\$4.36	\$5.81

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	5	6	8	11	13	16
Total Energy Charges per ccf 0.67104	\$3.36	\$4.03	\$5.37	\$7.38	\$8.72	\$10.74
Total Taxes % of Total 8.1637%	\$0.27	\$0.33	\$0.44	\$0.60	\$0.71	\$0.88
Total Monthly Average Cost	\$3.63	\$4.36	\$5.81	\$7.98	\$9.43	\$11.62

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 2021

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 \$38.58	\$38.58	\$38.58	\$38.58	\$38.58	\$38.58	\$38.58
Wastewater Volume Charge per 1000 gallons \$8.93	\$32.15	\$33.49	\$46.88	\$60.28	\$73.67	\$87.07
Total Monthly Average Cost	\$70.73	\$72.07	\$85.46	\$98.86	\$112.25	\$125.65

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 \$25.85	\$25.85	\$25.85	\$25.85			
Total Monthly Charges (32 gal) per month \$27.10				\$27.10	\$27.10	
Total Monthly Charges (64 gal) per month \$32.25						\$32.25
Sales Tax % of total 8.25%	\$2.13	\$2.13	\$2.13	\$2.24	\$2.24	\$2.66
Total Monthly Charges	\$27.98	\$27.98	\$27.98	\$29.34	\$29.34	\$34.91

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 2021

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 Charges (if 2001-6000) per month \$10.80	\$10.80	\$10.80	\$10.80			
Total Monthly Charges (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 (House) per month \$38.64	\$38.64	\$38.64	\$38.64	\$38.64	\$38.64	\$38.64
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	\$64.78	\$66.30	\$81.43	\$96.57	\$111.70	\$126.84

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 \$25.85	\$25.85	\$25.85	\$25.85			
Total Monthly Charges (32 gal) per month \$27.10				\$27.10	\$27.10	
Total Monthly Charges (64 gal) per month \$32.25						\$32.25
Sales Tax % of total 8.25%	\$2.13	\$2.13	\$2.13	\$2.24	\$2.24	\$2.66
Total Monthly Charges	\$27.98	\$27.98	\$27.98	\$29.34	\$29.34	\$34.91

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

Energy Efficient Schedule

WATER, SEWER, & TRASH COLLECTION - Austin Water

UPDATE 2021

Building Type: Multi-Family

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3000	3720	5160	6600	8040	9480
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	\$14.67	\$18.19	\$25.23	\$32.27	\$39.32	\$46.36
Total Monthly Average Cost	\$34.42	\$37.94	\$44.98	\$52.02	\$59.07	\$66.11

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3000	3720	5160	6600	8040	9480
Total Monthly Charges per month \$38.58	\$38.58	\$38.58	\$38.58	\$38.58	\$38.58	\$38.58
Wastewater Volume Charge per 1000 gallons \$8.93	\$26.79	\$33.22	\$46.08	\$58.94	\$71.80	\$84.66
Total Monthly Average Cost	\$65.37	\$71.80	\$84.66	\$97.52	\$110.38	\$123.24

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 \$25.85	\$25.85	\$25.85	\$25.85			
Total Monthly Charges (32 gal) per month \$27.10				\$27.10	\$27.10	
Total Monthly Charges (64 gal) per month \$32.25						\$32.25
Sales Tax % of total 8.25%	\$2.13	\$2.13	\$2.13	\$2.24	\$2.24	\$2.66
Total Monthly Charges	\$27.98	\$27.98	\$27.98	\$29.34	\$29.34	\$34.91

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS

Energy Efficient Schedule

WATER, SEWER, & TRASH COLLECTION - Austin Water

UPDATE 2021

Building Type: **Single-Family**

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3000	3720	5160	6600	8040	9480
Total Monthly Charges (if 2001-6000) per month \$10.80	\$10.80	\$10.80	\$10.80			
Total Monthly Charges (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	\$4.86	\$8.36	\$15.36	\$19.44	\$19.44	\$19.44
Total Usage Charges (6001-11000) per 1000 gallons \$8.39				\$5.03	\$17.12	\$29.20
Total Monthly Average Cost	\$21.54	\$25.04	\$32.04	\$46.85	\$58.94	\$71.02

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3000	3720	5160	6600	8040	9480
Total Monthly Charges (House) per month \$38.64	\$38.64	\$38.64	\$38.64	\$38.64	\$38.64	\$38.64
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	\$10.09	\$17.35	\$31.88	\$46.41	\$60.94	\$75.47
Total Monthly Average Cost	\$58.73	\$65.99	\$80.52	\$95.05	\$109.58	\$124.11

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 \$25.85	\$25.85	\$25.85	\$25.85			
Total Monthly Charges (32 gal) per month \$27.10				\$27.10	\$27.10	
Total Monthly Charges (64 gal) per month \$32.25						\$32.25
Sales Tax % of total 8.25%	\$2.13	\$2.13	\$2.13	\$2.24	\$2.24	\$2.66
Total Monthly Charges	\$27.98	\$27.98	\$27.98	\$29.34	\$29.34	\$34.91

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 2021

UPDATE 2021

ELECTRICITY

Source: Austin Energy

800-240-3400

www.austinenergy.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	0.03078	0.03078
Total Community Benefit Charges	Per KWH	0.00516	0.00516
Regulatory Charge	Per KWH	0.01009	0.01009
Total Energy Charges	Per KWH	0.07404	0.10435
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*

Year Round		Central-Gulf Texas Service Area (RS 10)	
Customer Charge	Per Month	\$16.00	
Conservation Adjustment Clause	Per Month	\$1.19	
Total Monthly Charges	Per Month	\$17.19	
	Tiers*	All	
Energy Charge	Per CCF	0.32626	
Rate Case Expense Surcharge	Per CCF	0.00437	
Cost of Gas (COG)	Per CCF	0.34041	
Total Energy Charges	Per CCF	0.67104	
Public Utility Gross Receipts Tax	% of Total	0.1667%	
Misc Gross Receipts Tax (pop > 10000)	% of Total	1.997%	
City Sales Tax	% of Total	1%	
Franchise Fee	% of Total	5%	
Total Taxes	% of Total	8.1637%	

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 (Nov-Jun) (8)	Per 1000 Gals	\$4.53	
Volume Charge Peak (Jul-Oct) (4)	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	\$10.99	
Drainage Charge* (avg)	Per Month	\$17.29	
Total Monthly Charges	Per Month	\$38.58	
	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	\$11.05			
Drainage Charge*	Per Month	\$17.29			
Total Monthly Charges (House)	Per Month	\$38.64			
	Tiers*		0-2000	over 2000	
Wastewater Volume Charge*	Per 1000 Gals	\$4.85	\$9.94		
Community Benefilt 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	\$21.15	\$22.40	\$27.55	
Clean Community Fee	Per Month	\$4.70	\$4.70	\$4.70	
Total Monthly Charges	Per Month	\$25.85	\$27.10	\$32.25	
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*)

TEXAS SALES AND USE TAX RATES – January 2021

Name	Local Code	Local Rate	Total Rate
Ammansville			.067500
Fayette Co	4075000	.005000	
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	

Name	Local Code	Local Rate	Total Rate
Arcola (Fort Bend Co)	2079131	.020000	.082500
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 Service

Application:

Applies to all electric service for domestic purposes in each individual metered residence, apartment unit, mobile home, or other residential dwelling unit as classified by City Code or Ordinance whose point of delivery is at secondary voltage less than 12,470 volts nominal line to line located within the limits of Austin Energy's service territory. The rate tables below reflect rates with effective dates of November 1, 2020.

The appropriate General Service schedule applies where a portion of the dwelling unit is used for either: a) conducting a business, or other non-domestic purposes, unless such use qualifies as a home occupation pursuant to City Code Chapter 25-2-900 or the dwelling unit is classified as a residential shop house under City Code or Ordinance, or b) for separately-metered uses at the same premises, including, but not limited to: water wells, gates, barns, garages, boat docks, pools, and lighting.

Character of Service:

Service is provided under this rate schedule pursuant to City Code Chapter 15-9 (*Utility Service Regulations*) and the City of Austin Utility Criteria Manual, as both may be amended from time to time, and such other rules and regulations as may be prescribed by the City of Austin. Electric service of one standard character will be delivered to one point of service on the customer's premises and measured through one meter unless, at Austin Energy's sole discretion, additional metering is required.

Terms and Conditions:

Customers shall permit Austin Energy to install all equipment necessary for metering and allow reasonable access to all electric service facilities installed by Austin Energy for inspection, maintenance, repair, removal, or data recording purposes. All non-kilowatt-hour charges under this schedule are unaffected by the application of any rider.

For information on other applicable rates (i.e., power supply adjustment, community benefit, and regulatory), please see corresponding schedules in this tariff (if applicable). For definition of charges listed below, see "Glossary of Terms" at the back of this tariff.

Discounts:

Residential customers who receive, or who reside with a household member who receives, assistance from the Comprehensive Energy Assistance Program (CEAP), Travis County Hospital District Medical Assistance Program (MAP), Supplemental Security Income Program (SSI), Medicaid, Veterans Affairs Supportive Housing (VASH), the Supplemental Nutritional Assistance Program (SNAP), the Children's Health Insurance Program (CHIP), or the Telephone Lifeline Program are eligible for a discount under the Customer Assistance Program (CAP).

Initially, all eligible residential customers will be automatically enrolled in the discount program through a third-party matching process, with self-enrollment available directly through Austin Energy. For self-enrollment, the residential customer will provide documentation to show the household currently receives the approved assistance programs listed above or that demonstrates the household income is at or below the 200 percent of the Federal Poverty Level (FPL) guidelines.

Eligible customers will be removed from the discount program in the following situations: 1) the customer's improvement homesite value, as most recently evaluated by the appropriate appraisal district, is equal to or greater than \$250,000.00, and household income is greater than 200 percent of the FPL guidelines; or 2) the customer owns two or more properties within the Austin Energy service territory,

FY 2021
ELECTRIC TARIFF

and household income is greater than 200 percent of the FPL guidelines. In either situation, the eligible customer must provide sufficient information to enable Austin Energy to verify that the household income is at or below 200 percent of the FPL guidelines.

Customers enrolled in the discount program are exempt from the monthly Customer Charge and the CAP component of the Community Benefit Charge and shall receive a 15 percent bill reduction on kilowatt-hour-based charges. Customers enrolled in the discount may be eligible for bill payment assistance through arrearage management. Additionally, customers in the discount program, as well as other low income and disadvantaged residential customers, may be eligible for bill payment assistance through Plus 1 and for free weatherization assistance.

Rider Schedules:

Service under this rate schedule is eligible for application of GreenChoice® Rider, Community Solar Rider, and Non-Demand Value-Of-Solar Rider. Customer receiving service under the Community Solar Rider cannot combine services with either the Non-Demand Value-of-Solar Rider or GreenChoice® Rider.

This is the default rate option under this schedule.

	Inside City Limits	Outside City Limits
Basic Charges (\$/month)		
<i>Customer</i>	\$10.00	\$10.00
<i>Delivery</i>	\$0.00	\$0.00
Energy Charges (\$/kWh)		
<i>0 – 500 kWh</i>	\$0.02801	\$0.03700
<i>501 – 1,000 kWh</i>	\$0.05832	\$0.05600
<i>1,001 – 1,500 kWh</i>	\$0.07814	\$0.07868
<i>1,501 – 2,500 kWh</i>	\$0.09314	\$0.07868
<i>Over 2,500 kWh</i>	\$0.10814	\$0.07868
Power Supply Adjustment Charge (\$/kWh)		
<i>Billed kWhs</i>	\$0.03078	\$0.03078
Community Benefit Charges (\$/kWh)		
<i>Customer Assistance Program</i>	\$0.00154	\$0.00106
<i>Service Area Lighting</i>	\$0.00124	\$0.00000
<i>Energy Efficiency Services</i>	\$0.00238	\$0.00238
Regulatory Charge (\$/kWh)		
<i>Billed kWhs</i>	\$0.01009	\$0.01009

RESIDENTIAL SERVICE RATE

APPLICABILITY

Applicable to a residential customer or builder 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 and builders prior to sale or re-sale of a property for domestic purposes. This rate is only available to full requirements customers of Texas Gas Service Company, a Division of ONE Gas, Inc.

TERRITORY

The incorporated areas of the Central-Gulf Service Area which includes Austin, Bayou Vista, Beaumont, Bee Cave, Cedar Park, Cuero, Dripping Springs, Galveston, Gonzales, Groves, Jamaica Beach, Kyle, Lakeway, Lockhart, Luling, Nederland, Nixon, Port Arthur, Port Neches, 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 \$16.00 plus

All Ccf per monthly billing period @ \$0.32626 per Ccf

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.

Conservation Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Conservation Adjustment Clause, Rate Schedule CAC and Rate Schedule 1C, if applicable.

Excess Deferred Income Taxes Rider: The billing shall reflect adjustments in accordance with provisions of the Excess Deferred Income Taxes Rider, Rate Schedule EDIT-Rider.

Hurricane Harvey Surcharge Rider: The billing shall reflect adjustments in accordance with provisions of the Hurricane Harvey Surcharge Rider, Rate Schedule HARV-Rider, if applicable.

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

Rate Case Expense Rider: The billing shall reflect adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider, Rate Schedule RCE.

Supersedes Rate Schedule Dated

June 3, 2019 (Austin Only)
June 14, 2019 (All Other Inc. Areas, Central Texas Service Area)
July 29, 2019 (Gulf Coast Service Area)
May 22, 2019 (City of Beaumont)

Meters Read On and After

August 4, 2020

Texas Gas Service Company, a Division of ONE Gas, Inc.
Central-Gulf Service Area (Select cities)
(formerly Central Texas Service Area)

RATE SCHEDULE 1C

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 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 (CGSA eff. August
4, 2020)

RATE CASE EXPENSE SURCHARGE

A. APPLICABILITY

The Rate Case Expense Surcharge (RCE) rate as set forth in Section (B) below is implemented pursuant to City Ordinances, other regulatory approval or by operation of law. This rate shall apply to the following rate schedules of Texas Gas Service Company, a Division of ONE Gas, Inc. ("Company") in the incorporated areas served in the Central-Gulf Service Area including Austin, Bayou Vista, Beaumont, Bee Cave, Cedar Park, Cuero, Dripping Springs, Galveston, Gonzales, Groves, Jamaica Beach, Kyle, Lakeway, Lockhart, Luling, Nederland, Nixon, Port Arthur, Port Neches, Rollingwood, Shiner, Sunset Valley, West Lake Hills and Yoakum, Texas: 10, 20, 30, 40, 48, C-1, CNG-1, and T-1.

B. RCE RATE

All Ccf during each billing period: \$0.00437 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 \$1,388,135.45 in actual expense and up to \$324,000 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) 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.

Texas Gas Service
Cost of Gas - \$/Mcf
January 2021

	January 2021	December 2020	Change from last month	January 2020	Change from last year
Central Texas					
Austin - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Cedar Park - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Westlake Hills - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Sunset Valley - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Rollingwood - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Kyle - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Dripping Springs - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Bee Cave - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Lakeway - Inc.	3.4041	3.5457	(0.1416)	3.2497	\$0.1544
Austin, Cedar Park & Westlake - Env.	3.2622	3.5430	(0.2808)	3.0864	\$0.1758
Kyle/Buda - Env.	3.2622	3.5430	(0.2808)	3.0864	\$0.1758
Dripping Springs - Env.	3.2622	3.5430	(0.2808)	3.0864	\$0.1758
South Texas					
STX - Inc.	3.4227	3.5651	(0.1424)	3.2675	\$0.1552
STX - Env.	3.2799	3.5623	(0.2824)	3.1033	\$0.1766
West Texas					
El Paso - Inc.	3.2493	3.4472	(0.1979)	2.8048	\$0.4445
Vinton - Inc.	3.2493	3.4472	(0.1979)	2.8048	\$0.4445
Clint - Inc.	3.2493	3.4472	(0.1979)	2.8048	\$0.4445
Anthony - Inc.	3.2493	3.4472	(0.1979)	2.8048	\$0.4445
Socorro - Inc.	3.2493	3.4472	(0.1979)	2.7790	\$0.4703
Horizon City - Inc.	3.2493	3.4472	(0.1979)	2.8048	\$0.4445
San Elizario - Inc.	3.2493	3.4472	(0.1979)	2.8048	\$0.4445
El Paso, Vinton, Clint, Anthony, Socorro, S.Elizario & Horizon City - Env.	3.1938	3.4731	(0.2793)	2.6961	\$0.4977
Fort Bliss	3.7098	3.9359	(0.2261)	3.2024	\$0.5074
Dell City - Inc.	2.3587	2.6926	(0.3339)	1.9377	\$0.4210
Dell City - Env.	2.3587	2.6926	(0.3339)	1.9377	\$0.4210
Monahans, Wink, Wickett - Inc.	3.4235	3.6321	(0.2086)	2.9553	\$0.4682
Barstow - Inc.	3.3214	3.6157	(0.2943)	2.9307	\$0.3907
Pyote - Inc.	3.4235	3.6321	(0.2086)	2.9071	\$0.5164
Pecos - Inc.	3.4777	3.6863	(0.2086)	2.8991	\$0.5786
Thorntonville - Inc.	3.4378	3.6464	(0.2086)	2.9108	\$0.5270
Pecos, Monahans, Barstow, Wink, Wickett, Thorntonville & Pyote - Env.	3.3651	3.6594	(0.2943)	2.8407	\$0.5244
Andrews - Inc.	3.3240	3.5265	(0.2025)	2.8693	\$0.4547
Andrews - Env.	3.2672	3.5530	(0.2858)	2.7580	\$0.5092
Crane - Inc.	3.4777	3.6863	(0.2086)	2.8955	\$0.5822
Crane - Env.	3.3651	3.6594	(0.2943)	2.8407	\$0.5244
McCamey - Inc.	3.4235	3.6321	(0.2086)	2.9553	\$0.4682
McCamey - Env.	3.3651	3.6594	(0.2943)	2.8407	\$0.5244
North Texas					
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Inc.	4.6736	4.4085	0.2651	3.2133	\$1.4603
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Env.	4.4678	4.2938	0.1740	3.2511	\$1.2167
Breckenridge, Graham - Inc.	4.7535	4.4839	0.2696	3.2683	\$1.4852
Breckenridge, Graham - Env.	4.5441	4.3671	0.1770	3.3066	\$1.2375
Weatherford - Inc.	4.9851	4.7164	0.2687	3.5212	\$1.4639
Weatherford - Env.	4.4678	4.2938	0.1740	3.2511	\$1.2167
Panhandle					
Borger - Inc.	3.6904	3.6841	0.0063	2.7420	\$0.9484
Borger - Env.	3.3385	3.5008	(0.1623)	2.6030	\$0.7355
Skellytown - Inc.	3.6684	3.6621	0.0063	2.7257	\$0.9427
Skellytown - Env.	3.3186	3.4800	(0.1614)	2.5875	\$0.7311
Rio Grande Valley					
RGV - Inc.	3.0555	3.1941	(0.1386)	2.7539	\$0.3016
RGV - Env.	2.7421	3.1454	(0.4033)	2.6031	\$0.1390
Galveston					
Galveston - Inc.	3.4950	3.6396	(0.1446)	4.2195	(\$0.7245)
Bayou Vista & Jamaica Beach - Inc.	3.4950	3.6396	(0.1446)	4.2195	(\$0.7245)
Galveston & Bayou Vista - Env.	3.2915	3.5781	(0.2866)	4.2195	(\$0.9280)
Port Arthur					
Port Arthur, Nederland, Port Neches, Groves, Beaumont - Inc.	3.8024	3.9470	(0.1446)	3.4650	\$0.3374
Port Arthur, Nederland, Port Neches & Groves - Env.	3.5989	3.8855	(0.2866)	3.4650	\$0.1339
INDICES - Estimated At Beginning of Month					
Houston Ship Channel	2.2570	2.6550	(0.3980)	2.1270	\$0.1300
Waha EPNG	2.0130	2.3140	(0.3010)	1.3620	\$0.6510
Permian EPNG	2.0040	2.3290	(0.3250)	1.4340	\$0.5700
San Juan EPNG	2.1520	2.6050	(0.4530)	1.8450	\$0.3070
TX,OK,Kansas /NNG	2.2480	2.7070	(0.4590)	2.1510	\$0.0970

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 (November – June Bills)	\$4.53
Peak (July – October Bills)	\$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	\$1.23
2,001 - 6,000 Gallons	\$4.81	\$3.65
6,001 - 11,000 Gallons	\$8.34	\$6.00
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	\$3.11
2,001 – or more Gallons	\$9.94	\$7.90

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.

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, 2020

House/garage apartment	\$13.04
Duplex	\$11.87
Triplex/fourplex	\$10.11
Townhouse/condo	\$10.11
Mobile home	\$9.06
Five or more units	\$10.23

For commercial customers, the rate is \$65.24 per developed acre and then multiplied by the usage category which is based on 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

Residential customers may be eligible for an exemption if the person who is responsible for paying the utility bill meets one of the following criteria:

- Age 65 or older; or
- Does not own or regularly use a private motor vehicle

If you believe you are eligible for this exemption, [click here to fill out the form online](#)

(<http://austintexas.gov/online-form/transportation-user-fee-exemption-request>), or download and complete the forms below and then [email the form to TUFexemptions@austintexas.gov](mailto:TUFexemptions@austintexas.gov) (<mailto:tufexemptions@austintexas.gov>).

[Click here to download the fee exemption application.](#)

(/sites/default/files/files/Public_Works/Street_%26_Bridge/EXEMPTION_FORM_TUF_2020.docx).

For additional exemption information, please call 512-974-1002 or Austin Energy Customer Care at 512-494-9400.

Related Links



Drainage Charge Estimator

Home

Drainage Charge

Commercial/Multi-Family

Find My Drainage Charge

Drainage Charge Discount

FAQ

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](http://austintexas.gov/content/1361/FAQ/32499) (<http://austintexas.gov/content/1361/FAQ/32499>) 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](https://www.google.com/work/mapsearch/products/earthpro.html) (<https://www.google.com/work/mapsearch/products/earthpro.html>).

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 \(http://www.traviscad.org\)](http://www.traviscad.org), [Hays Central Appraisal District \(http://www.hayscad.com\)](http://www.hayscad.com) or the [Williamson Central Appraisal District \(http://www.wcad.org\)](http://www.wcad.org). 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.

Top Content

[Onion Creek Flood Risk Reduction \(/department/onion-creek-flood-risk-reduction\)](/department/onion-creek-flood-risk-reduction)

[Welcome to the Watershed Protection Department \(/department/welcome-watershed-protection-department\)](/department/welcome-watershed-protection-department)

[Onion Creek Floodplain Study \(/department/onion-creek-floodplain-study\)](/department/onion-creek-floodplain-study)

[Williamson Creek Flood Risk Reduction \(/department/williamson-creek-flood-risk-reduction\)](/department/williamson-creek-flood-risk-reduction)

[Drainage Charge Estimator \(/department/drainage-charge-estimator\)](/department/drainage-charge-estimator)



Drainage Charge Estimator

Home

Drainage Charge

Commercial/Multi-Family

Find My Drainage Charge

Drainage Charge Discount

FAQ

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](http://austintexas.gov/content/1361/FAQ/32499) (<http://austintexas.gov/content/1361/FAQ/32499>) 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](https://www.google.com/work/mapsearch/products/earthpro.html) (<https://www.google.com/work/mapsearch/products/earthpro.html>).

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 \(http://www.traviscad.org\)](http://www.traviscad.org), [Hays Central Appraisal District \(http://www.hayscad.com\)](http://www.hayscad.com) or the [Williamson Central Appraisal District \(http://www.wcad.org\)](http://www.wcad.org). 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.

Top Content

[Onion Creek Flood Risk Reduction \(/department/onion-creek-flood-risk-reduction\)](/department/onion-creek-flood-risk-reduction)

[Welcome to the Watershed Protection Department \(/department/welcome-watershed-protection-department\)](/department/welcome-watershed-protection-department)

[Onion Creek Floodplain Study \(/department/onion-creek-floodplain-study\)](/department/onion-creek-floodplain-study)

[Williamson Creek Flood Risk Reduction \(/department/williamson-creek-flood-risk-reduction\)](/department/williamson-creek-flood-risk-reduction)

[Drainage Charge Estimator \(/department/drainage-charge-estimator\)](/department/drainage-charge-estimator)

Austin Resource Recovery provides bundled services to manage your **recycling** (<http://www.austintexas.gov/department/single-stream-recycling>), **composting** ([/composting](http://www.austintexas.gov/department/composting)), **trash** (<http://www.austintexas.gov/department/residential-trash-collection>), **large brush** ([/brush](http://www.austintexas.gov/department/residential-large-brush)) and **bulk collection** ([/department/residential-bulk-collection](http://www.austintexas.gov/department/residential-bulk-collection)). Costs are based on your trash cart size and are a per-gallon charge.

We offer four trash cart sizes; choose the size that best fits your household’s needs. Save money on your utility bill by recycling and composting as much as possible, so you can switch to a smaller trash cart.

Trash cart size	Monthly rates
24-gallon	\$21.15*
32-gallon	\$22.40*
64-gallon	\$27.55*
96-gallon	\$48.00*

*Includes base fee of \$17.30. Carts 64 gallons and smaller cost \$0.16 per gallon; the 96-gallon cart costs \$0.32 per gallon.

Learn about the base fee

The base fee on the Solid Waste Services section of the City of Austin utility bill pays for curbside recycling, composting and bi-annual large brush and bulk collection. Only curbside trash collection is charged a per-gallon cost. Because all of these services are bundled into one base fee, you will still be charged for the services even if you opt-out or choose not to participate in one or more service. Austin Resource Recovery encourages you to recycle and compost as much as possible so you can save on your utility bill by choosing a smaller, less expensive trash cart.

Change the size of your trash cart

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

Learn about 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** (<http://austintexas.gov/extratrash>) 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*).

Learn about the clean community fee

All residents in Austin, including single-family homes and apartment and condo dwellers, pay a monthly \$4.70 Clean Community Fee (ARR only) 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 \(http://www.austintexas.gov/department/street-sweeping\)](http://www.austintexas.gov/department/street-sweeping)
- Litter Abatement
- [Recycle & Reuse Drop-off Center \(http://www.austintexas.gov/dropoff\)](http://www.austintexas.gov/dropoff)
- [Business outreach \(http://www.austintexas.gov/department/business-outreach-and-services\)](http://www.austintexas.gov/department/business-outreach-and-services)
- Austin Reuse Centers
- [Zero waste program development \(http://www.austintexas.gov/zerowaste\)](http://www.austintexas.gov/zerowaste)
- Clean Austin
- [Dead animal collection \(http://www.austintexas.gov/department/dead-animal-pick\)](http://www.austintexas.gov/department/dead-animal-pick)
- Boulevard sweeping

RECENT NEWS

July 2, 2013

[Austin Resource Recovery Releases 2012 Annual Report \(/article/austin-resource-recovery-releases-2012-annual-report\)](/article/austin-resource-recovery-releases-2012-annual-report)

[View More News \(/news-all/11921\)](/news-all/11921)

Road to Zero Waste (</department/blog/1358/rss.xml>)

[From band manager to \[Re\]Verse Pitch supplier \(/blog/band-manager-reverse-pitch-supplier\)](/blog/band-manager-reverse-pitch-supplier)

[Circular Innovators: Loot Rentals Finds and Shares Vintages Treasures \(/blog/circular-innovators-loot-rentals-finds-and-shares-vintages-treasures\)](/blog/circular-innovators-loot-rentals-finds-and-shares-vintages-treasures)

[Cleaning Up South by Southwest \(/blog/cleaning-south-southwest\)](/blog/cleaning-south-southwest)

[Four Ways to Save Money with Fallen Leaves \(/blog/four-ways-save-money-fallen-leaves\)](/blog/four-ways-save-money-fallen-leaves)

[An Eco-friendly Thanksgiving—Nature Will Thank You, Too \(/blog/eco-friendly-thanksgiving-nature-will-thank-you-too\)](/blog/eco-friendly-thanksgiving-nature-will-thank-you-too)

[View all blog posts \(/department/blog/1358\)](/department/blog/1358)

Utility Rate Gathering Form

Date: 01/13/2021

Housing Agency: Housing Authority of the City of York, PA

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: Amy/Annette

Provider Website: www.austintexas.gov

RL Staff Gathering Data: Rane

Notes:

[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 2021

Description	Measure	Rates		Difference	
		2/2020	1/2021	Amount	Percent
Austin Energy					
Customer Charge	per month	\$10.00	\$10.00	\$0.00	0%
Tier-1 Total Energy Chgs (0-500)	per kwh	0.07805	0.07404	-0.00401	-5%
Tier-2 Total Energy Chgs (501-1000)	per kwh	0.10836	0.10435	-0.00401	-4%
Total % of Change					9%
Total Taxes	% of total	1.1667%	1.1667%	0.00	0%

NATURAL GAS

Description	Measure	Rates		Difference	
		2/2020	1/2021	Amount	Percent
Texas Gas Service (RS 10)					
Total Monthly Charges	per month	\$20.00	\$17.19	-\$2.81	-14%
Total Energy Charges	per ccf	0.42345	0.67104	0.24759	58%
Total % of Change					72%
Total Taxes	% of total	7.1637%	8.1637%	0.01	1%

WATER, SEWER & TRASH COLLECTION

Description - Water	Measure	Rates		Difference	
		2/2020	1/2021	Amount	Percent
Austin Water - Multi-Family					
Total Monthly Charges	per month	\$19.75	\$19.75	\$0.00	0%
Total Usage Charges	per 1000 gals	\$4.89	\$4.89	\$0.00	0%
Total % of Change					0%
Description - Sewer	Measure	Rates		Difference	
		2/2020	1/2021	Amount	Percent
Total Monthly Charges	per month	\$38.37	\$38.58	\$0.21	1%
Wastewater Volume Charge	per 1000 gals	\$8.93	\$8.93	\$0.00	0%
Total % of Change					1%

Description - Water	Measure	Rates		Difference	
		2/2020	1/2021	Amount	Percent
Austin Water - Single-Family					
Total Monthly Charges (if 2001-6000)	per month	\$10.80	\$10.80	\$0.00	0%
Total Monthly Charges (if 6001-11000)	per month	\$16.50	\$16.50	\$0.00	0%
Total Usage Charges (0-2000)	per 1000 gals	\$2.94	\$2.94	\$0.00	0%
Total Usage Charges (2001-6000)	per 1000 gals	\$4.86	\$4.86	\$0.00	0%
Total Usage Charges (6001-11000)	per 1000 gals	\$8.39	\$8.39	\$0.00	0%
Total % of Change					0%

"If" has been added to better clarify calculation process.

Continued...

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

Austin Water (SF) continued...

Description - Sewer	Measure	2/2020	1/2021	Amount	Percent
Total Monthly Charges	per month	\$38.43	\$38.64	\$0.21	1%
Total Usage Charges (0-2000)	per 1000 gals	\$5.00	\$5.00	\$0.00	0%
Total Usage Charges (over 2000)	per 1000 gals	\$10.09	\$10.09	\$0.00	0%
				Total % of Change	1%
Description - Trash Collection (MF/SF)	Measure	2/2020	1/2021	Amount	Percent
Total Monthly Charges 24 gal (0-2 br)	per month	\$23.25	\$25.85	\$2.60	11%
Total Monthly Charges 32 gal (3-4 br)	per month	\$24.50	\$27.10	\$2.60	11%
Total Monthly Charges 64 gal (5 br)	per month	\$29.65	\$32.25	\$2.60	9%
Sales Tax	% of total	8.25%	8.25%	0.00	0%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):													
Locality: Housing Authority of the City of Austin, TX	Unit Type: Multi-Family (Elevator)												
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	\$5.00 \$6.00 \$7.00 \$8.00 \$9.00 \$9.00												
b. Bottle Gas/Propane													
c. Electric	\$6.00 \$7.00 \$9.00 \$11.00 \$13.00 \$14.00												
d. Oil / Other													
Cooking													
a. Natural Gas	\$1.00 \$1.00 \$2.00 \$3.00 \$4.00 \$4.00												
b. Bottle Gas/Propane													
c. Electric	\$3.00 \$4.00 \$6.00 \$7.00 \$9.00 \$11.00												
Other Electric & Cooling													
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00 \$24.00 \$30.00 \$36.00 \$41.00 \$47.00												
Air Conditioning	\$10.00 \$12.00 \$16.00 \$21.00 \$25.00 \$30.00												
Water Heating													
a. Natural Gas	\$3.00 \$3.00 \$5.00 \$6.00 \$7.00 \$9.00												
b. Bottle Gas/Propane													
c. Electric	\$7.00 \$9.00 \$11.00 \$13.00 \$16.00 \$18.00												
d. Oil / Other													
Water, Sewer, Trash Collection													
Water	\$37.00 \$38.00 \$45.00 \$53.00 \$60.00 \$67.00												
Sewer	\$71.00 \$72.00 \$85.00 \$99.00 \$112.00 \$125.00												
Trash Collection	\$25.00 \$25.00 \$25.00 \$27.00 \$27.00 \$32.00												
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 \$21.43	\$21.00 \$21.00 \$21.00 \$21.00 \$21.00 \$21.00												
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 \$												
	Other \$												
Number of Bedrooms	Total \$												



The Nelrod Company 1/2020 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$5.00	\$6.00	\$7.00	\$8.00	\$9.00	\$9.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$11.00	\$13.00	\$14.00
d. Oil / Other						

Cooking

a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$22.00	\$24.00	\$30.00	\$36.00	\$41.00	\$47.00
Air Conditioning	\$10.00	\$12.00	\$16.00	\$21.00	\$25.00	\$30.00

Water Heating

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$6.00	\$7.00	\$9.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00
d. Oil / Other						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$125.00
Trash Collection	\$25.00	\$25.00	\$25.00	\$27.00	\$27.00	\$32.00

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 \$21.43	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
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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	\$



adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$8.00	\$9.00	\$10.00	\$10.00	\$11.00	\$12.00	
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	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$26.00	\$28.00	\$35.00	\$42.00	\$50.00	\$59.00	
Air Conditioning	\$10.00	\$11.00	\$20.00	\$28.00	\$36.00	\$46.00	
Water Heating							
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$8.00	\$9.00	\$11.00	
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$11.00	\$14.00	\$17.00	\$20.00	\$23.00	
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00	
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$125.00	
Trash Collection	\$25.00	\$25.00	\$25.00	\$27.00	\$27.00	\$32.00	
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 \$21.43	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
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		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Name of Family		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
Address of Unit		Other		\$			
		Other		\$			
		Other		\$			
		Other		\$			
		Total		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



The Nelrod Company 1/2020 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$8.00	\$9.00	\$10.00	\$10.00	\$11.00	\$12.00
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	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$26.00	\$28.00	\$35.00	\$42.00	\$50.00	\$59.00
Air Conditioning	\$10.00	\$11.00	\$20.00	\$28.00	\$36.00	\$46.00

Water Heating

a. Natural Gas	\$3.00	\$4.00	\$6.00	\$8.00	\$9.00	\$11.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$17.00	\$20.00	\$23.00
d. Oil / Other						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$53.00	\$60.00	\$67.00
Sewer	\$71.00	\$72.00	\$85.00	\$99.00	\$112.00	\$125.00
Trash Collection	\$25.00	\$25.00	\$25.00	\$27.00	\$27.00	\$32.00

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 \$21.43	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
----------------------------	---------	---------	---------	---------	---------	---------

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	\$



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$8.00	\$10.00	\$10.00	\$11.00	\$12.00	\$13.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$15.00	\$17.00	\$19.00	\$21.00	\$23.00
d. Oil / Other						

Cooking

a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$39.00	\$48.00	\$58.00	\$70.00
Air Conditioning	\$8.00	\$9.00	\$20.00	\$31.00	\$44.00	\$59.00

Water Heating

a. Natural Gas	\$3.00	\$4.00	\$6.00	\$8.00	\$9.00	\$11.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$11.00	\$14.00	\$17.00	\$20.00	\$23.00
d. Oil / Other						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$65.00	\$66.00	\$81.00	\$96.00	\$111.00	\$127.00
Trash Collection	\$25.00	\$25.00	\$25.00	\$27.00	\$27.00	\$32.00

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 \$21.43	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
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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 1/2020 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp.7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

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	\$7.00	\$8.00	\$9.00	\$10.00	\$10.00	\$11.00	
b. Bottle Gas/Propane							
c. Electric	\$14.00	\$16.00	\$17.00	\$17.00	\$17.00	\$18.00	
d. Oil / Other							
Cooking							
a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
Other Electric & Cooling							
Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$39.00	\$48.00	\$58.00	\$70.00	
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$43.00	
Water Heating							
a. Natural Gas	\$3.00	\$4.00	\$6.00	\$8.00	\$9.00	\$11.00	
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$11.00	\$14.00	\$17.00	\$20.00	\$23.00	
d. Oil / Other							
Water, Sewer, Trash Collection							
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00	
Sewer	\$65.00	\$66.00	\$81.00	\$96.00	\$111.00	\$127.00	
Trash Collection	\$25.00	\$25.00	\$25.00	\$27.00	\$27.00	\$32.00	
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 \$21.43	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
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		\$			
		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
Name of Family		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Address of Unit		Other		\$			
		Total		\$			
Number of Bedrooms							



The Nelrod Company 1/2020 Update

adapted from form HUD-52667
(7/2019)

LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: January 26, 2021

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 (Elevator), MF (Apt), (RH/TH), (S-D/D), SF (DH), & (M/MH)

No Heat Pump

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

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: January 26, 2021

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		Multi-Family
Semi-Detached/Duplex		
Detached House		
Mobile/Manufactured Home		

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

New Allowances Multi-Family Energy Efficient

Energy Efficient 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
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November	61
December	13
Annual	3139

Typical Low Temp 49

HOUSING AUTHORITY OF THE CITY OF AUSTIN
REPORT
AUSTIN AFFORDABLE HOUSING CORPORATION
ITEM NO. 8.

MEETING DATE: February 18, 2021

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

ITEM TITLE: Update on AAHC's acquisition and development programs

BUDGETED ITEM: N/A

TOTAL COST: N/A

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02694

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 9.

MEETING DATE: February 18, 2021

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

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02694 by the Board of Commissions of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the James on South First Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02694 to take the following actions with regard to the James on South First Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) 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 Belveron Corporation, to purchase a 250 unit apartment complex called the James on South First. The complex is located at 8800 South 1st Street, Austin, Texas 78748, just north of Slaughter Lane.

AAHC’s proposed partner, Belveron Corporation, prides itself on long term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm with a current portfolio of more than 25,000 units across the United States. Founded in 2006, Belveron has invested in more than 200 properties in 32 states. AAHC is working with Managing partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner. This would be AAHC’s fourth acquisition with the Belveron team.

The James was built in 2016 and sits on 13.25 acres. Some of the property amenities include a sparkling swimming pool with lounge seating and a poolside cabana, outdoor kitchen with 2 gas grills, 24-hour athletic center, an elegant clubhouse with entertainment spaces and a big screen TV and a large dog park with agility

equipment, package lockers and a spacious private business center. All units come with full size washer and dryers. Other amenities include a number of attached garages and private pet yards. The property feeds into Casey Elementary School, Bedichek Middle School and Akins High School. The property’s location provides fantastic access to many employers, retail shops, grocery stores and medical providers. Below is a breakdown of the many variations of unit sizes. The property is currently 97% occupied and rents currently range from \$1,190 for a 1 bedroom to \$1,798 for a 3 bedroom.

54 1-bedroom/1-bath	629 square feet
24 1-bedroom/1-bath	695 square feet
40 1-bedroom/1-bath	759 square feet
48 2-bedroom/1-bath	954 square feet
24 2 bedroom/2 bath	1,081 square feet
30 2-bedroom/ 2 bath	1,151 square feet
30 3-bedroom/2 bath	1,301 square feet

Process:

The purchase price for the James on South First is \$50,000,000. Belveron will be investing approximately \$10MM as a down payment. In addition, Belveron will place an additional \$1,200,000.00 for future capital needs. Fannie Mae will carry the debt of approximately \$40 MM at a rate of 2.97%. Belveron has also committed to place in escrow an additional reserve amount equal to 1 full year of mortgage payments to ease any potential future rental issues due to the Covid-19 virus. AAHC will not have any liability and will not be responsible for any guarantees required by the lender. 86% of the property currently serves residents below 80% area median income (AMI). AAHC and Belveron have committed to not raising rents for the next 12 months and are committed to leasing to HCV voucher holders. AAHC and Belveron have agreed to restrict 10% of all units reserved for affordability to 60% of AMI. This will result in 25 units receiving significant rent reductions. The property will be managed by Apartment Management Professionals.

Staff Recommendation:

Board approval would allow HACA to take the following actions with regard to the James on South First Apartments (the “Development”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the owner of the Development; and (iii) such other actions necessary or convenient to carry out this Resolution.

RESOLUTION NO. 02694

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the James on South First Apartments (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, Austin Affordable Housing Corporation (“AAHC”) has agreed to participate in the acquisition and rehabilitation of the Development;

WHEREAS, in connection therewith, the Housing Authority of the City of Austin (“HACA”) has agreed to acquire certain real property in Austin, Texas (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to James on South First Apartments LLC, a Delaware limited liability company the managing member of which is an affiliate of AAHC (the “Owner”), under a long-term ground lease (the “Ground Lease”);

NOW, THEREFORE, the Board of Commissioners of HACA hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and Owner’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

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

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 18th day of February, 2021.

Chairman

ATTEST:

Secretary