

# **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 17, 2022**

**12:00 PM**

**HACA Central Office, 1124 S. Interstate Highway 35**

Call In Number: 1 346 248 7799 Meeting ID: 856 9231 9782 Passcode: 633033

Austin, TX

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

**TO BE HELD AT  
HACA Central Office, 1124 S. Interstate Highway 35  
Call In Number: 1 346 248 7799 Meeting ID: 856 9231 9782 Passcode: 633033  
Austin, TX**

**Thursday, February 17, 2022  
12:00 PM**

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**CALL TO ORDER, ROLL CALL**

**CERTIFICATION OF QUORUM**

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

**Citywide Advisory Board Update**

**CONSENT AGENDA**

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

**CONSENT ITEMS**

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 16, 2021

**ACTION ITEMS**

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02734: Approval of the renewal of the Contract for Employee Dental Insurance
3. Presentation, Discussion and Possible Action regarding Resolution No. 02735: Approval of renewal of Contract for Employee Medical Insurance
4. Presentation, Discussion, and Possible Action Regarding Resolution No. 02736: Approving the Award of a 3rd year contract for Janitorial and Day Porter Services to M & R Elite Janitorial Solutions
5. Presentation, Discussion, and Possible Action regarding Resolution No. 02737 to approve the revised Utility Allowance Schedules for the Housing Choice Voucher Program
6. Presentation, Discussion, and Possible Action regarding Resolution No. 02738: Authorizing HACA to Project-base 150 (one-hundred-fifty) Housing Choice Vouchers and 50 (fifty) VASH Project-base vouchers in response to Request for Proposals issued on November 5, 2021
7. Presentation, Discussion, and Possible Action on Resolution No. 02740 by the Board of

Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Haywood 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 este 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.

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\*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.

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**MEETING DATE:** February 17, 2022

**STAFF CONTACT:** Michael Gerber, President & CEO

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on December 16, 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 December 16, 2021.

### ATTACHMENTS:

- ▣ **20211216 HACA Minutes Summary**



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

**December 16, 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, DECEMBER 16, 2021, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. IH 35, AUSTIN, TX**

**CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM**

Carl S. Richie, Jr., HACA Commissioner called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of December 16, 2021, to order at 12:18 p.m. The meeting was held at 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  
Mary Apostolou, 2<sup>nd</sup> Vice-Chairperson  
Edwina Carrington, Commissioner  
Dr. Tyra Duncan-Hall, Commissioner

**MEMBER(S) ABSENT:**

Chuck Bailey, Vice-Chairperson

**ALSO IN ATTENDANCE:**

Wilson Stoker, Cokinos

**STAFF PRESENT ON THE CALL:**

Andrea Galloway, Barbara Chen, Kelly Crawford, Leilani Lim-Villegas, Michael Cummings, Michael Gerber, Michael Roth, Nidia Hiroms, Pilar Sanchez, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

**CITIZENS COMMUNICATION - Citizen communication (3 minute time limit)**

**Matt Moleka**, Executive Director, Ending Community Homelessness Coalition (ECHO), read a statement that addressed homelessness services in the HACA Administrative Plan (on behalf of ECHO, Front Steps, Austin Justice Coalition, Trinity Center, Family Eldercare, Integral Care, The Charlie Center, The New Entry, Caritas of Austin, Lifeworks, Foundation and Sunrise Navigation Center). **Mr. Moleka** submitted comments to address the homeless issue.

**Jeff Pablo Connolly**, Organizing Director, Austin Justice Coalition, voiced support for the requests made by ECHO and by the Leadership Council of the Continuum of Care in Austin,

**Ruth Ahern**, Vice Chairperson, Leadership Council, read a statement on behalf of the Leadership Council.

**Summer Wright**, former homeless and member of the Leadership Council, spoke on the criminal screening barriers of the HACA Administrative Plan.

**Donald Dallas**, Community Organizer, Austin Justice Council, expanded on comments made previously on criminal screening barrier, and encouraged HACA to make it easier for individuals to have a fresh start in life.

**Michael Gerber**, President & CEO, thanked all of the speakers for their comments. He stated that HACA will continue to work with the homeless advocacy community in identifying additional ways to reduce barriers to housing for Austin's homeless population. More updates to screening can be explored in the coming months if they are determined to be barriers.

**CONSENT ITEMS**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

**ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on November 18, 2021**

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of the Board Minutes Summary for the Board Meeting held on November 18, 2021. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

**ACTION ITEMS**

**APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS**

**ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02732: Approval of Revisions to the Housing Choice Voucher Administrative Plan**

The Housing Choice Voucher (HCV) Administrative Plan is required by HUD. The purpose of the Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives

contained in HACA's agency plan. The Administrative Plan is a supporting document to HACA's agency plan, and is available for public review as required by CFR 24 Part 903. The HACA Board of Commissioners must approve the original policy and any subsequent changes to comply with HUD regulations.

The following summarizes the proposed changes to the HCV Administrative Plan:

**EIV (Enterprise Income Verification)** - Language added to comply with the Sept 2020 HUD EIV System training that requires each adult household member to sign a HUD-52675. In addition, the requirement for PHAs to search for debts owed to PHAs to determine if it warrants denial of assistance.

**Criminal Screening Criteria** - Revised criminal screening policy to reduce barriers to housing based on a person's criminal history.

**Transfer from PBRA properties with debt owed** – Revised the policy regarding applicants transferring from programs when they owe a debt or are under eviction status.

**Foster Youth to Independence program and revisions to Mainstream program** - Added Foster Youth to Independence preference and referral process and revised the policy so all Mainstream vouchers are referred through ECHO, Integral Care or Austin Resource for Independent Living (ARCIL).

**Briefings and Voucher Issuance** - Added references and more details regarding the briefing policy including accessibility requirements and notification policies.

**Documentation and Verification of identity** - Added identification card with picture as acceptable document for verifying a child's legal identity and added government-issued photo ID, DD-214 form, or other document from a government entity that displays the family member's name and date of birth as an acceptable document to verify age.

**Verification of citizenship or eligible immigration status** - HUD requires a declaration for each family member who claims to be a U.S. citizen or national. The declaration must be signed personally by any family member 18 or older and by a guardian for minors. The HACA may request verification of the U.S. citizenship or eligible immigration status. Revised policy to not require the verification of the declaration of family members who claim to be U.S. citizens or nationals. Note all individuals need to provide documents to verify their legal identity as described in 7.II.A of the HCV Admin Plan.

**Housing Quality Standards Inspection** - Revised statement regarding quality control inspections to state: The selected sample should be drawn to represent a cross section of neighborhoods and the work of a cross section of inspectors.

**Payment Standards** - Added lease-up time and success rate as information to review for payment standard adjustment consideration.

**Informal Reviews and Hearings** - Revised policy regarding remote informal review and hearing procedures including requirements outlined in PIH Notice 2020-32. Also, revised hearsay evidence definition based on Nan McKay's recommendation.

**Project-based vouchers** – Revised statement per Nan McKay's recommended language to allow flexibility to project-base up to an additional 10 percent of HACA's authorized housing choice voucher units in accordance with HUD regulations and requirements.

Revised PBV policy to state that HACA will consider adding units to the PBV contract on a case-by- case basis to ensure the availability of affordable housing as long as the addition of units does not exceed allowable project caps.

Added new Project-base voucher selection criteria for the following developments:

- Pathways at Rosewood Courts
- Waterloo Terrace
- Capital Studios
- Texas Bungalows
- Espero at Rutland

Proposed changes to the Housing Choice Voucher (HCV) Administrative Plan went out for public comment for 30 days beginning on October 26, 2021 until November 26, 2021. Additionally, HACA held a public hearing on November 9, 2021 and invited the family self-sufficiency resident advisory board to attend, with four attending via video conference and two attending in person. Comments received from the FSS participants expressed an appreciation for the HCV and FSS program. In addition, one resident expressed support for the revised criminal screening criteria. The Reentry Round Table sent a comment letter. All comments were reviewed and considered. The Reentry Round Table asked for page 78 of the HCV Admin Plan and this page was provided to them. However, there were no changes to page 78 so it was not included in the public comment documents.

**Commissioner Duncan-Hall** moved the Approval of Resolution No. 02732: Approval of Revisions to the Housing Choice

Voucher Administrative Plan. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

**ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02733: Approval to Submit the 2022 Public Housing Authority Annual Plan and Update to the Five-Year Plan to the U.S. Department of Housing and Urban Development**

The Five-Year and Annual PHA Plans provide a ready source for interested parties to locate basic housing authority policies, rules, and requirements concerning its operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the housing authority's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families. PHAs who administer Housing Choice Voucher programs, without public housing units, such as HACA, utilize Form HUD-50075-HCV to submit annual changes to its PHA Plans.

The Draft 2022 PHA Plan incorporates proposed changes from the Housing Choice Voucher Administrative Plan along with updates regarding the agency's Five-Year Goals and Objectives. Due to HACA's conversion from public housing to Project-Based Rental Assistance (PBRA) through RAD, there are no longer any public housing facilities to include in the Annual Plan.

The following are the areas for proposed changes to the HCV Administrative Plan: EIV (Enterprise Income on PBRA properties with debt owed, Foster Youth to Independence program and revisions to Mainstream program, Briefings and Voucher Issuance, Documentation and Verification of identity, Housing Quality Standards Inspection, Payment Standards, Informal Reviews and Hearings, and these areas is located in the Housing Choice Voucher Administrative Plan.

A 45-day public comment period commencing on October 22, 2021 and concluding on December 6, 2021 was held to solicit public comments regarding the 2022 Public Housing Authority Annual Plan and the update to the Five-Year Plan. Notices regarding the announcement of the public comment period for these plans were sent to various community organizations, posted on the HACA website, and advertised in the Austin American Statesman, The Villager, El Mundo and La Prensa. A full copy of the draft 2022 Public Housing Authority Annual Plan was set to the Austin Tenants' Council, the City of Austin Housing and Planning Department, ECHO, and Texas Rio Grande Legal Aid, along with other interested stakeholders. Additionally, a public hearing was held on November 9, 2021.

HACA received written comments to the Housing Choice Voucher Administrative Plan, reflected in the PHA Annual Plan, from the Austin/Travis County Reentry Roundtable regarding the use of criminal records presenting a barrier to entry into the Housing Choice Voucher program. All comments were reviewed and considered.

**2<sup>nd</sup> Vice-Chairperson Apostolou** moved the Approval of Resolution No. 02733: Approval to Submit the 2022 Public Housing Authority Annual Plan and Update to the Five-Year Plan to the U.S. Department of Housing and Urban Development. **Commissioner Carrington** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

**ITEM 4: Presentation, Discussion and Possible Action regarding Resolution No. 02731: to Renew Contract for In-Schools Case Management and Property- Based Tutoring Services**

The Board was asked to approve a renewal contract with Communities in Schools to provide In-School Case Management and Enrichment and Tutoring Services to HAC A youth at nine (9) local schools and four HACA properties:

**SCHOOLS**

- Oaksprings Elementary
- Zavala Elementary
- Becker Elementary
- Dawson Elementary
- Lively Middle
- Kealing Middle
- Martin Middle
- Eastside Memorial High School
- Travis High School

**HACA Properties**

- Meadowbrook
- Santa Rita
- Bouldin Oaks
- Booker T. Washington

HACA has contracted with Communities in Schools (CIS) since 2001. CIS has consistently met or exceeded their contract outcomes each year. Although the 2020-2021 school year was 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 dropout prevention programs in the country, and has received ongoing support by the AIS D 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 public housing youth:

1. After school programming (2-4 days a week)
2. Educational enrichment
3. Home visits
4. Supportive guidance
5. Enrichment activities
6. Family engagement
7. 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 add pendent Cost Estimate (ICE) was also submitted for HUD review.

On Tuesday, May 8, 2018, Nora Morales, Director of Operations & Procurement, was informed via email by the HUD field office in San Antonio that HACA's request for CIS to be a sole-source provider was the contract, as long as HACA followed Procurement Policy, and verified through an Independent Cost Estimate that the price for CIS services is reasonable.

Austin Pathways staff recommended that Communities in Schools be awarded the contract renewal to provide in-school case management and tutoring to HACA youth grades K-12.

**Suki Steinhauser**, CIS CEO, reported on the CIS outcomes and presented their Evaluation.

**Heather Coulter**, CIS consultant through the National Mentoring Resource Center, provided data and analysis of the CIS program.

**Commissioner Duncan-Hall** moved the Approval of Resolution No. 02731: to Renew the Contract for In-Schools Case Management and Property-Based Tutoring Services to Communities in Schools in the amount of \$600,000 for the contract period from January 1, 2022 through December 31, 2022. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed (4-Ayes and 0-Nays).

#### EXECUTIVE SESSION

The Board did not recess into Executive Session.

**2<sup>nd</sup> Vice-Chairperson Apostolou** expressed concern about seniors and disabled residents being excluded from some activities. She just wanted to remind everyone to not overlook the seniors and disabled.

#### REPORTS

The Board accepts the following reports from the President:

**Mike Gerber**, HACA President & CEO reported:

- That his tenure as the NAHRO Interim CEO will end on March 31<sup>st</sup>. The search Committer relaunched the search for a new NAHRO CEO.
- **Mr. Gerber** advised the Board that there will be a large amount of construction around Lakeside in the near future. Some of this construction will effect Lakeside. There are a lot of moving parts and as discussions happen, the Board will be advised.
- **Sylvia Blanco**, HACA Chief Operating Officer, will be attending the Education Program at the Harvard Kennedy School in January 2022.
- There will not be a January Board Meeting. The next meeting will be February 17<sup>th</sup>.

**Commissioner Carrington** moved to adjourn the meeting. **2<sup>nd</sup> Vice-Chairperson Apostolou** seconded the motion. The motion Passed 4-Ayes and 0-Nays).

The meeting adjourned at 3:30 p.m.

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**Michael G. Gerber, Secretary**

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**Carl S. Richie, Jr., Chairperson**

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02734

#### HUMAN RESOURCES

#### ITEM NO. 2.

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**MEETING DATE:** February 17, 2022

**STAFF CONTACT:** Gloria Morgan, VP of Human Capital & Professional Development

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 02734:  
Approval of the renewal of the Contract for Employee Dental Insurance

**BUDGETED ITEM:** Yes

**TOTAL COST:** \$141,000.00

### ACTION

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

### SUMMARY

#### ***Background:***

As part of its compensation package, the Housing Authority of the City of Austin currently provides its employee with two (2) options for dental coverage through United Healthcare: a Dental Maintenance Organization(DHMO) and Preferred Provider Plan(PPO), a buy-up plan.

#### ***Process:***

On December 6, 2021, 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 15.72% premium increase to the DHMO plan and 8.6% premium increase to the PPO/buy-up plan for the plan year 2022-2023. Through a series of negotiations between United Healthcare and the Gallagher Group, United Healthcare decreased the proposed premium rate increase to 4.53% to the DHMO and 4.5% to the PPO/buy-up plan for the fiscal year 2022-2023. Neither the DHMO nor the PPO/buy-up dental plans received a premium increase for 2021-2022 plan.

#### ***Staff Recommendation:***

In order to continue to provide employees with the best available and affordable dental coverage, and based on the upon the renewal rates provided by United Healthcare, the agency recommends that United Healthcare be awarded the renewal contract to provide employee dental coverage for the 2022-23 fiscal year.

## **ATTACHMENTS:**

- ▣ **HACA Dental Renewal Rates**

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**RESOLUTION NO. 02734**

**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 renew the contract with United Healthcare to provide dental insurance coverage for all regular full-time employees of the Housing Authority of the City of Austin, Southwest Housing Compliance Corporation, Blueprint Housing Solutions, Austin Affordable Housing Corporation and Austin Pathways.

**PASSED, APPROVED AND ADOPTED** this 17th day of February 2022.

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**Michael G. Gerber, Secretary**

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**Carl S. Richie, Jr., Chairperson**



Housing Authority of the City of Austin  
Dental | Fully-Insured Renewal | Effective 04/01/2022

		CURRENT	RENEWAL
Carrier Name		UnitedHealthcare	UnitedHealthcare
Plan Name		Dental DMO - D094C	Dental DMO - D094C
<b>PLAN DESIGN*</b>			
Network Name			
Calendar Year (CY) Deductible (Individual / Family)		\$0	\$0
Annual Maximum		None	None
Office Visit		Observation: \$5; After regularly scheduled hours: \$35	Observation: \$5; After regularly scheduled hours: \$35
Coinsurance** (member pays after deductible)			
Preventive Services		Various copay apply	Various copay apply
Basic		Various copay apply	Various copay apply
Periodontics		Various copay apply	Various copay apply
Endodontics		Various copay apply	Various copay apply
Major		Various copay apply	Various copay apply
Orthodontics		Various copay apply	Various copay apply
Lifetime Max		N/A	N/A
<b>COST ANALYSIS</b>			
PEPM Rates - Enrollment per 2022 Renewal docu	Enrollment	Dental DMO - D094C	Dental DMO - D094C
Employee (EE) Only	56	\$10.81	\$11.30
EE + Spouse	19	\$17.45	\$18.24
EE + Child(ren)	31	\$23.60	\$24.67
EE + Family	17	\$27.68	\$28.93
Total Enrollment	123		
Estimated Monthly Premium		\$2,139	\$2,236
Estimated Annual Premium		\$25,669	\$26,831
Dollar Difference			\$1,162
Percent Change			4.53%
<b>PLAN PROVISIONS</b>			
Rate Guarantee		1 Year rate guarantee ending 03/31/2022	1 Year rate guarantee ending 03/31/2023
Required Employer Contribution		Contributory	Contributory
Required Participation		75% of Eligible Employees	75% of Eligible Employees

\*NOTE: Benefit deviations from Current are identified in **red font**

\*\*Exclusions/limitations may apply

**Notes and Assumptions**



Housing Authority of the City of Austin  
Dental | Fully-Insured Renewal | Effective 04/01/2022

		CURRENT		RENEWAL	
Carrier Name		UnitedHealthcare		UnitedHealthcare	
Plan Name		Dental Passive PPO - 2P924		Dental Passive PPO - 2P924	
PLAN DESIGN*					
Network		INN [Options PPO 30]	OON	INN [Options PPO 30]	OON
Calendar Year (CY) Deductible (Individual / Family)		\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150
Annual Maximum		\$2,000	\$2,000	\$2,000	\$2,000
Annual Maximum Provision		Yes	Yes	Yes	Yes
Coinsurance** (member pays after deductible)					
Preventive Services		100%	100%	100%	100%
Cleaning Frequency		2 times per consecutive 12 months	2 times per consecutive 12 months	2 times per consecutive 12 months	2 times per consecutive 12 months
Deductible Waived?		Yes	Yes	Yes	Yes
Basic		80%	80%	80%	80%
Periodontics		80%	80%	80%	80%
Endodontics		80%	80%	80%	80%
Major		50%	50%	50%	50%
Implants		50%	50%	50%	50%
Orthodontics		50%	50%	50%	50%
Maximum Age		Child Only to Age 19	Child Only to Age 19	Child Only to Age 19	Child Only to Age 19
Lifetime Max		\$1,000	\$1,000	\$1,000	\$1,000
OON Reimbursement Level		N/A	UCR 90th	N/A	UCR 90th
Ortho Waiting Period		12 months		12 months	
COST ANALYSIS					
PEPM Rates - Enrollment per 2022 Renewal doc	Plan 1	Dental Passive PPO - 2P924		Dental Passive PPO - 2P924	
Employee (EE) Only	52	\$44.71		\$46.72	
EE + Spouse	9	\$101.16		\$105.71	
EE + Child(ren)	22	\$97.63		\$102.02	
EE + Family	24	\$154.07		\$161.00	
Total Enrollment	107				
Estimated Monthly Premium		\$9,081		\$9,489	
Estimated Annual Premium		\$108,971		\$113,871	
Dollar Difference				\$4,900	
Percent Change				4.5%	
PLAN PROVISIONS					
Rate Guarantee		1 Year rate guarantee ending 03/31/2022		1 Year rate guarantee ending 03/31/2023	
Required Employer Contribution		Contributory		Contributory	
Required Participation		75% of Eligible Employees		75% of Eligible Employees	

\*NOTE: Benefit deviations from Current are identified in **red font**

\*\*Exclusions/limitations may apply

**Notes and Assumptions**

Note: The information contained herein is subject to the disclosures and disclaimers on the Disclaimers page of this presentation.

Private and Confidential



## Dental | Contributions

### Current Plan Design - Assumes Same Employer Contribution Percentage

		CURRENT					RENEWAL					EE Difference \$/EE / %/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		
Dental PPO														
Employee Only:	52	\$44.71	\$33.68	\$16.84	\$11.03	25%	52	\$46.72	\$35.19	\$17.60	\$11.53	25%	\$1.51	0%
Employee + Spouse:	9	\$101.16	\$85.05	\$42.53	\$16.11	16%	9	\$105.71	\$88.88	\$44.44	\$16.83	16%	\$3.83	0%
Employee + Children:	22	\$97.63	\$76.82	\$38.41	\$20.81	21%	22	\$102.02	\$80.27	\$40.14	\$21.75	21%	\$3.45	0%
Employee + Family:	24	\$154.07	\$130.13	\$65.07	\$23.94	16%	24	\$161.00	\$135.98	\$67.99	\$25.02	16%	\$5.85	0%
TOTAL	107	\$9,081	\$7,330	\$3,665	\$1,751	19%	107	\$9,489	\$7,660	\$3,830	\$1,830	19%		
Dental DHMO														
Employee Only:	56	\$10.81	\$0.00	\$0.00	\$10.81	100%	56	\$11.30	\$0.00	\$0.00	\$11.30	100%	\$0.00	0%
Employee + Spouse:	19	\$17.45	\$1.66	\$0.83	\$15.79	90%	19	\$18.24	\$1.74	\$0.87	\$16.50	90%	\$0.08	0%
Employee + Children:	31	\$23.60	\$3.20	\$1.60	\$20.40	86%	31	\$24.67	\$3.35	\$1.67	\$21.32	86%	\$0.15	0%
Employee + Family:	17	\$27.68	\$4.21	\$2.11	\$23.47	85%	17	\$28.93	\$4.40	\$2.20	\$24.53	85%	\$0.19	0%
TOTAL	123	\$2,139	\$202	\$101	\$1,937	91%	123	\$2,236	\$211	\$106	\$2,024	91%		

							CURRENT			RENEWAL				
							230			230				
							\$48.78			\$50.98				
							\$134,640			\$140,703				
							\$90,387			\$94,453				
							\$44,252			\$46,250				
										\$6,063				
										5%				
										\$4,065				
										4%				
										\$1,997				
										5%				

							Total Enrollment							
							Per Employee Per Month							
							Total Annual Premium							
							Total Employee Annual Contributions							
							Total Annual Premium Paid by Company							
							\$ Change in Total Annual Premium							
							% Change in Total Annual Premium							
							\$ Change in Employee Annual Contribution							
							% Change in Employee Annual Contribution							
							\$ Change in Total Annual Premium Paid by Company							
							% Change in Total Annual Premium Paid by Company							

\*The information contained herein is subject to the disclosures and disclaimers on the Disclaimers page of this presentation. Private and Confidential



# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02735

#### HUMAN RESOURCES

#### ITEM NO. 3.

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**MEETING DATE:** February 17, 2022

**STAFF CONTACT:** Gloria Morgan, VP of Human Capital & Professional Development

**ITEM TITLE:** Presentation, Discussion and Possible Action regarding Resolution No. 02735:  
Approval of renewal of Contract for Employee Medical Insurance

**BUDGETED ITEM:** Yes

**TOTAL COST:** \$3,403,670.00

#### 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 comprehensive compensation package, The Housing Authority of the City of Austin offers its regular full-time employees medical coverage. Coverage is currently provided through United Healthcare's Exclusive Provider Organization (EPO) plan. Under the current plan, employees have the ability to see any physician within the United Healthcare's network of physicians. Employees are also allowed to see any of United Healthcare's Specialists without a referral from a Primary Care Physician (PCP).

##### ***Process:***

On December 6, 2021, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2022-2023 fiscal year. United Healthcare initially proposed a 18.9% premium rate increase for HACA's medical insurance coverage. After continued negotiations between United Healthcare and the Gallagher Group, United Healthcare proposed a 14.9% increase. This was based on HACA's demographics and claims experience. After an additional series of negotiations, United Healthcare proposed a comparable plan, the Navigate, plan. The plan would ultimately result in 5.52% premium increase to HACA's current insurance premiums. The Navigate plan is very similar to the current medical coverage being offered to employees; however, it is considered a Health Maintenance Organization (HMO). Under this plan employees would be required to select a Primary Care Physician (PCP) from United Healthcare and employees would also be required to obtain a referral in order to see a United Healthcare Specialist. Currently, employees are not required to do so under the current EPO plan.

Last year HACA received a rate pass and believes the proposed move from the current plan to the Navigate

Plan and a 5% rate increase are reasonable and fiscally responsible.

In addition, for the fiscal year 2022-2023, 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.

HACA currently pays a very generous portion of insurance premiums for its employees: 100% for employee only; 95% for employee + spouse; 95% for employee + children; and 93% for employee + family.

***Staff Recommendation:***

In an effort to provide employees with the best affordable, available healthcare coverage, HACA recommends United Healthcare be awarded the renewal contract to provide employee health insurance coverage for the 2022-2023 fiscal year by utilizing United Healthcare's Navigate Plan.

**ATTACHMENTS:**

▣ **Proposed Insurance Plan with Renewal Rates**

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**RESOLUTION NO. 02735**

**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 rate for employee medical insurance coverage to be provided by United Healthcare.

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

**PASSED, APPROVED AND ADOPTED** this 17th day of February 2022.

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**Michael G. Gerber, Secretary**

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**Carl S. Richie, Jr., Chairperson**

Housing Authority of the City of Austin  
 Medical | Fully-Insured Renewal Options | Effective 04/01/2022

		CURRENT	NEGOTIATED	RENEWAL OPTION
Carrier Name Plan Name		UnitedHealth Care BCZN / H9	UnitedHealth Care BCZN / H9	UnitedHealthcare BCXH - MOD2 / H9
PLAN DESIGN*				
In-Network Benefits		Choice	Choice Insurance	Navigate HMO
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 Provider : \$50 Copay	Designated Network : \$25 Copay; Network Provider : \$50 Copay	\$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		2.5x Copay	2.5x Copay	2.5x Copay
COST ANALYSIS				
PEPM Rates - Enrollment per [Cens]		Enrollment	BCZN / H9	BCZN / H9
Employee (EE) Only		103	\$634.08	\$728.56
EE + Spouse		32	\$1,394.98	\$1,602.84
EE + Child(ren)		60	\$1,204.75	\$1,384.26
EE + Family		41	\$2,111.49	\$2,426.11
Total Enrollment		236		
Estimated Monthly Premium			\$268,806	\$308,859
Estimated Annual Premium			\$3,225,668	\$3,706,304
Dollar Difference				\$480,636
Percent Change				14.90%
PLAN PROVISIONS				
Rate Guarantee			1 Year rate guarantee ending 3/31/2022	1 Year rate guarantee ending 3/31/2023

# Medical | Contributions

## Current Plan Design - Assumes Same Employer Contribution Percentage

		CURRENT					BCXH - MOD2 / H9						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		
PL														
Employee Only:	103	\$634.08	\$0.00	\$0.00	\$634.08	100%	103	\$669.07	\$0.00	\$0.00	\$669.07	100%	\$0.00	0%
Employee + Spouse:	32	\$1,394.98	\$64.19	\$32.10	\$1,330.79	95%	32	\$1,471.96	\$67.73	\$33.87	\$1,404.23	95%	\$3.54	0%
Employee + Children:	60	\$1,204.75	\$60.24	\$30.12	\$1,144.51	95%	60	\$1,271.23	\$63.56	\$31.78	\$1,207.67	95%	\$3.32	0%
Employee + Family:	41	\$2,111.49	\$147.80	\$73.90	\$1,963.69	93%	41	\$2,228.01	\$155.96	\$77.98	\$2,072.05	93%	\$8.16	0%
TOTAL	236	\$268,806	\$11,728	\$5,864	\$257,077	96%	236	\$283,639	\$12,375	\$6,188	\$271,264	96%		

	CURRENT	BCXH - MOD4 / 5U
Total Enrollment	236	236
Per Employee Per Month	\$1,139.01	\$1,201.86
Total Annual Premium (including HSA)	\$3,225,668	\$3,403,670
Total Employee Annual Contributions	\$140,739	\$148,506
Total Annual Premium Paid by Company (including HSA)	\$3,084,929	\$3,255,164
\$ Change in Total Annual Premium		\$178,001
% Change in Total Annual Premium		6%
\$ Change in Employee Annual Contribution		\$7,766
% Change in Employee Annual Contribution		6%
\$ Change in Total Annual Premium Paid by Company		\$170,235
% Change in Total Annual Premium Paid by Company		6%

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02736

#### PURCHASING ITEM NO. 4.

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**MEETING DATE:** February 17, 2022

**STAFF CONTACT:** Nora Velasco, Director of Operations and Procurement

**ITEM TITLE:** Presentation, Discussion, and Possible Action Regarding Resolution No. 02736:  
Approving the Award of a 3rd year contract for Janitorial and Day Porter Services to  
M & R Elite Janitorial Solutions

**BUDGETED ITEM:** Yes

**TOTAL COST:** \$170,000.00

#### **ACTION**

The Board is being asked to approve the award of a renewal contract for janitorial and day porter services to include sanitizing for Covid 19 virus to M & R Elite Janitorial Solutions. This will be the 3rd year renewal with a 1.5% increase overall.

#### **SUMMARY**

##### ***Background:***

The Housing Authority of the City of Austin utilizes the services of contractors to perform janitorial services to ensure our community rooms are cleaned, presentable, and ready for resident programs. Porter services at HACA's administration building provides all day janitorial services, ensuring a cleaner, sanitized 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. In 2020 due to Covid 19 pandemic, sanitizing services were added to their contracted services.

##### ***Process:***

An Invitation for Bid, HACA-19-I-0233 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 American Statesman on Sunday, November 24th and December 1st, 2019. The invitation for bid was also posted on HACA's website and the Housing Agency Marketplace, HACA's online bidding service. Twenty-nine (29) proposals were read, recorded, and witnessed by Tina Benson, Purchasing Coordinator and bid official Nora Velasco. M & R Elite Janitorial Solutions, LLC was selected as the most responsive bidder and was awarded the contract upon this Board's approval on January 14, 2020.

##### ***Staff Recommendation:***

Staff recommends awarding the 3rd year renewal to M & R Elite Janitorial Solutions, LLC. Staff's



experience with this firm has been positive. All problems and issues are resolved quickly. M & R has continued to be a great partner in our efforts in keeping our facilities sanitized during the Covid 19 pandemic.

**ATTACHMENTS:**

- ▣ **ATTACHMENT 1: DISTRIBUTION**
- ▣ **ATTACHMENT 2: TABULATION**
- ▣ **ATTACHMENT 3: STATEMENT OF BIDDER'S QUALIFICATIONS**

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**RESOLUTION NO. 02736**

**APPROVAL OF AN AWARD OF RENEWAL CONTRACT FOR JANITORIAL AND PORTER SERVICES**

**WHEREAS**, on December 20, 2019, the Housing Authority of the City of Austin opened and publicly read bids to award a contract for Janitorial & Porter Services, and;

**WHEREAS**, on January 14, 2020 M & R Elite Janitorial Solutions, LLC was deemed responsive, responsible and was awarded such contract;

**WHEREAS**, the performance of this vendor has been satisfactory during year two of the contract;

**WHEREAS**, it is the recommendation of the President & CEO that the contract with M&R be renewed for a third year with a 1.5% rate increase in the total amount not to exceed \$170,000;

**NOW, THEREFORE BE IT RESOLVED**, that the Housing Authority of the City of Austin Board of Commissioners authorizes the President & CEO to accept the proposal as submitted and award such contract.

**PASSED, APPROVED, AND ADOPTED** this 17th day of February, 2022.

\_\_\_\_\_  
Michael G. Gerber, Secretary

\_\_\_\_\_  
Carl S. Richie, Jr., Chairperson

# RECORD OF DISTRIBUTION-INVITATION FOR BID/REQUEST FOR PROPOSAL

Contract: HACA-19-I-0233  
Description: Janitorial & Porter Services

BID OPENING DT/HR: Dec. 20, 2019 10:00AM/ CST  
Location: 1124 South IH 35 Austin, Texas 78704

Date	Organization	Addendum
e 12/3	Company: Clean Pros of Austin Address: _____ Phone: 8008107140 Fax: _____ Email: mark@clean-prousa.com Contact Person: Don	Addendum #: Date Notified: Received by: Date:
12/17	Company: Cleaning Service Solutions Address: 2101 South IH 35 Austin TX 78741 Phone: 5124167030 Fax: 5124166759 Email: pamel a@cleandude.com Contact Person Mel Romero	Addendum #: Date Notified: Received by: Date:
12/17	Company: Atwood Delivery Address: 6208 Mangold Terrace Austin TX 78741 Phone: 4196648 Fax: 7755341 Email: atwoodsdelivery@aol.com Contact Person:	Addendum #: Date Notified: Received by: Date:
12/17	Company: Superb Cleaning Address: 555 Round Rock West Dr 230 R.R. TX 78681 Phone: 828.0098 Fax: 828 0099 Email: tyates20csg@hotmail.com Contact Person:	Addendum #: Date Notified: Received by: Date:
12/17	Company: Clean Image Address: 13498 Dond Spring 78729 Phone: 5122587003 Fax: _____ Email: Erin Pryne Contact Person: sales@ksscleaning.com	Addendum #: Date Notified: Received by: Date:

# RECORD OF DISTRIBUTION INVITATION FOR BID/REQUEST FOR PROPOSAL

Contract: HACA-19-I-0233  
Description: Janitorial & Porter Services

BID OPENING DT/HR: Dec. 20, 2019 10:00AM/ CST  
Location: 1124 South IH 35 Austin, Texas 78704

Date	Organization	Addendum
12/17	<p>Company: K.B. Contract Cleaning Address: 813 Taulbee Ln 78757 Phone: 452 9509 Fax: 452.9500 Email: lewis@k-bcc.com Contact Person: Lewis Bowland</p>	<p>Addendum #: Date Notified: Received by: Date:</p>
12/17	<p>Company: Jan-Pro Cleaning Systems Address: _____ Phone: 512 459.1100 Fax: 512 970 9355 Email: aaronthorp@jan-pro.com Contact Person: Aaron Thorp</p>	<p>Addendum #: Date Notified: Received by: Date:</p>
12/17	<p>Company: Duece Labor Address: _____ Phone: 512 532 5105 Fax: _____ Email: <del>Demont McNeil</del> Contact Person: <del>deuce.labor@outlook.com</del> <i>3 Ad contact info</i></p>	<p>Addendum #: Date Notified: Received by: Date:</p>
12/17	<p>Company: CTS main Address: _____ Phone: 972.3997701 Fax: _____ Email: Lbvsh713@aol.com Contact Person: Laurie Bush</p>	<p>Addendum #: Date Notified: Received by: Date:</p>
12/17	<p>Company: <del>Ahr</del> AhterocMKT Promotion Address: 7603 Providence 78652 Phone: 512 680.2292 Fax: _____ Email: ahteroc@gmail.com Contact Person: Coretha Clark Kline</p>	<p>Addendum #: Date Notified: Received by: Date:</p>

# RECORD OF DISTRIBUTION-INVITATION FOR BID/REQUEST FOR PROPOSAL

Contract: HACA-19-I-0233

Description: Janitorial & Porter Services

BID OPENING DT/HR: Dec. 20, 2019 10:00AM/ CST

Location: 1124 South IH 35 Austin, Texas 78704

Date	Organization	Addendum
e 12/3	<p>Company: <u>EcoCare</u>  Address: <u>3007 Loughorn Blvd 100</u>  <u>78758</u>  Phone: <u>339 9111</u> Fax: <u>339 9130</u>  Email: <u>jpeterson@ecocarepro.com</u>  Contact Person: <u>Jessica Peterson</u></p>	<p>Addendum #:  Date Notified:  Received by:  Date:</p>
e 12/3	<p>Company: <u>Coverall</u>  Address: _____  Phone: <u>279 0250</u> Fax: _____  Email: <u>doug@coverallwarjon.com</u>  Contact Person <u>Doug St. Onge</u></p>	<p>Addendum #:  Date Notified:  Received by:  Date:</p>
e 12/3	<p>Company: <u>Building Stars Janitorial</u>  Address: _____  Phone: <u>314 274 9920</u> Fax: _____  Email: <u>mlanemann@infinite-pipe.com</u>  Contact Person: <u>Mark Lanemann</u></p>	<p>Addendum #:  Date Notified:  Received by:  Date:</p>
e 12/3	<p>Company: <u>Cleaners of America</u>  Address: <u>5100 Poplar Av Suite 211</u>  <u>Memphis TN 38137</u>  Phone: <u>901 680 9883</u> Fax: <u>901 680 9884</u>  Email: <u>rhackleman@coa corp.com</u>  Contact Person: <u>Ron Hackleman</u></p>	<p>Addendum #:  Date Notified:  Received by:  Date:</p>
e 12/3	<p>Company: <u>American Facilities Services</u>  Address: _____  Phone: <u>770 740 613</u> Fax: _____  Email: <u>asweet@bellsouth.net</u>  Contact Person: <u>Anita Sweet</u></p>	<p>Addendum #:  Date Notified:  Received by:  Date:</p>

# RECORD OF DISTRIBUTION-INVITATION FOR BID/REQUEST FOR PROPOSAL

Contract: HACA-19-I-0233  
Description: Janitorial & Porter Services

BID OPENING DT/HR: Dec. 20, 2019 10:00AM/ CST  
Location: 1124 South IH 35 Austin, Texas 78704

Date	Organization	Addendum
e 12/3	Company: JaniKing Address: <u>2523 South Lakeline</u> <u>Cedar Park 78613</u> Phone: 512 335 9888 Fax: Email: tm3@jkaustin.us Contact Person: Valerie	Addendum #: Date Notified: Received by: Date:
e 12/3	Company: Onvia Address: <u>509 Olive Way</u> <u>Sea Ht. WA 98101</u> Phone: 206 373-9150 Fax: Email: jsessalonvia.com Contact Person: Jacqueline Sessa	Addendum #: Date Notified: Received by: Date:
e 12/3	Company: Citywide Maintenance Address: <u>1106 Clayton Ln</u> <u>78723</u> Phone: 512 672 5600 Fax: Email: chunt@citywide.com Contact Person:	Addendum #: Date Notified: Received by: Date:
e 12/3	Company: TSN Janitorial Services Address: <u>11302 June Dr Suite C</u> <u>78753</u> Phone: 832 1555 Fax: 832 1565 Email: jeff@tsnjanitorialservices.com Contact Person: Jeff Voight	Addendum #: Date Notified: Received by: Date:
e 12/3	Company: E-Team Cleaning Services Address: <u>San Marcos TX 78666</u> Phone: 512 434 3988 Fax: Email: eteamcleaning512@gmail.com Contact Person: Elizabeth Farr	Addendum #: Date Notified: Received by: Date:

# RECORD OF DISTRIBUTION-INVITATION FOR BID/REQUEST FOR PROPOSAL

Contract: HACA-19-I-0233  
Description: Janitorial & Porter Services

BID OPENING DT/HR: Dec. 20, 2019 10:00AM/ CST  
Location: 1124 South IH 35 Austin, Texas 78704

Date	Organization	Addendum
e 12/6	<p>Company: _____</p> <p>Address: _____</p> <p>Phone: _____ Fax: _____</p> <p>Email: leonardojosem@hotmail.com</p> <p>Contact Person: Leonardo Jose Munoz Mendoza</p>	<p>Addendum #:</p> <p>Date Notified:</p> <p>Received by:</p> <p>Date:</p>
P/O 12/11	<p>Company: Z Lynx Enterprise</p> <p>Address: 6448 HWY 290 East E107 Austin TX 78723</p> <p>Phone: 512 451 8828 x214 Fax: 512 467 9808</p> <p>Email: ronda@zlynxenterprise.com x 216 joann@zlynxenterprise.com x 214</p> <p>Contact Person Ronda Houston, JoAnn Sepeda</p>	<p>Addendum #:</p> <p>Date Notified:</p> <p>Received by:</p> <p>Date:</p>
P/O 12/11	<p>Company: J M A</p> <p>Address: P.O. Box 2202 Cedar Park, TX 78630</p> <p>Phone: 512 801 6844 Fax: _____</p> <p>Email: John 512 906 8377 michelle</p> <p>Contact Person: Johnny Michelle 768@gmail.com</p>	<p>Addendum #:</p> <p>Date Notified:</p> <p>Received by:</p> <p>Date:</p>
P/O 12/17	<p>Company: Capitol City Janitorial</p> <p>Address: 2400 Patterson Industrial Pflugerville TX 78665</p> <p>Phone: 512-670-2800 Fax: _____</p> <p>Email: lisa@ccjanitorial.com</p> <p>Contact Person: Lisa Crawford</p>	<p>Addendum #:</p> <p>Date Notified:</p> <p>Received by:</p> <p>Date:</p>
e 12/13	<p>Company: Siller Preferred Services</p> <p>Address: 1144 Airport 78702</p> <p>Phone: _____ Fax: _____</p> <p>Email: yasmin@sillerservices.com</p> <p>Contact Person: _____</p>	<p>Addendum #:</p> <p>Date Notified:</p> <p>Received by:</p> <p>Date:</p>

# Housing Agency marketplace

Customer Support: 1-866-526-0160

## Buyer's Workbench

Fri, Dec 27, 2019  
11:45 AM CST

### Vendors Who Have Downloaded Solicitation #: HACA-19-1-0233 - Janitorial & Porter Services

Total # of companies: 5

Total # of individuals: 5

Do you wish the prospective proposers to see this list?  ▼

Note: Date/Time Viewed and Submission Status will NOT be shown to vendors.

Currently prospective proposers CANNOT see this list.

[Click here for Submission Status definitions](#)

Company	Date/Time Downloaded	Contact Name	Phone	City, State	MWBE Status	Submission Status
<a href="#">A-RAPID SOLUTIONS</a>	12/04/2019 03:50 PM CST	Deborah Sam	713-875-2419	Houston, TX	Woman-owned Business Enterprise African-American Business Enterprise	
<a href="#">Accurate Cleaning Concepts</a>	12/05/2019 01:49 AM CST	Hope Hernandez	361-737-6954	Corpus Christi, TX	Woman-owned Business Enterprise	
<a href="#">DH &amp; Company</a>	12/20/2019 04:31 AM CST	Dara Harsh	888-447-2348 Ext. 48	Marietta, AZ	None (not Woman- or Minority-owned)	
<a href="#">SourceOne</a>	12/04/2019 09:53 AM CST	Delmar Waller	512-566-3795	Tulsa, OK	None (not Woman- or Minority-owned)	
<a href="#">Works in Progress</a>	12/05/2019 09:23 AM CST	Trip Burton	772-781-2144	Stuart, FL	None (not Woman- or Minority-owned)	



**BID TABULATION  
JANITORIAL & PORTER SERVICES  
HACA-19-I-0233  
December 20, 2019 10:00 AM/CST**

Company Name	Thurmond Heights 8436 Goldfinch Ct.	Meadowbrook Learning Center 1201 W. Live Oak	Booker T. Washington Community Center 905 Bedford	Booker T. Washington Neighborhood Networks Center 905-A Bedford St.	ADAPT 1100 S IH 35	TOTAL MONTHLY	TOTAL ANNUAL	RENEW RATE %	PORTER SVC 1124 S. IH 35 LABOR COST PER HOUR/PER INDIVIDUAL	PORTER SVC ANNUAL COST	JANITORIAL AND PORTER SERVICE TOTAL ANNUAL COST	RENEW RATE %
1 M&R's Elite Janitorial	\$616.00	\$1,250.00	\$459.00	\$975.00	\$800.00	\$4,100.00	\$49,200.00	1.5	\$15.80	<b>\$98,592.00</b>	<b>\$147,792.00</b>	1.5
2 UMove it We Clean It	\$3,200.00	\$3,520.00	\$3,200.00	\$4,000.00	\$800.00	\$14,720.00	\$176,640.00	2	\$22.00	<b>\$137,280.00</b>	<b>\$313,920.00</b>	2
3 Jani King	\$697.00	\$2,167.00	\$797.00	\$1,377.00	\$817.00	\$5,855.00	\$70,260.00	3	\$15.00	<b>\$93,600.00</b>	<b>\$163,860.00</b>	3
4 *Capitol City Janitorial	\$794.57	\$1,390.50	\$794.57	\$993.21	\$794.57	\$4,767.42	\$57,209.04	3	\$18.92	<b>\$118,060.80</b>	<b>\$175,269.84</b>	3
5												
6												
7												
8												
9												
10												

\* Math Correction +.024 year

Bid Official:

*Nora Morales*

Date:

*1/20/19*

Witness:

*Tina Benson*

Date:

*12/20/19*

## **Statement of Bidder's Qualifications**

M & R's Elite Janitorial Solutions, LLC is a Texas-based and HUB certified business that specializes in janitorial services. We provide a full line of services, from general janitorial services, to day porters and pressure washing and window cleaning. Our services are custom and are tailored to your scope of work and needs. We never subcontract any work so that the quality of these services, and management oversight adhering to our strict quality standards are always reflected in the work that we do. Our company's personnel experience dates back over 13 years in the industry, assuring high quality standards of the work being done. Organized in 2014, M & R's has been operational for 5 years under its current name in the business of providing janitorial services.

Full permanent business address for M & R's Elite Janitorial Solutions is 20526 Broughwood Cir., Katy, TX 77449. The business is a partnership, owned by Mr. Felipe Romero, Jr (51%) and Mr. Arturo B Mejia (49%), both Hispanic male owners.

Currently, M & R's employs approximately 40 staff members (mostly part-time), and revenue generated is approximately \$628,000 a year. The company is based in Katy, but has satellite offices in South Texas, Austin and San Antonio with accounts in those same markets. Our current workload includes utilities, municipalities, government agencies, and clinics that have dedicated team members ensuring that high quality standards are met, and who regularly meet with clients and team members in order to be proactive with any potential issues. M & R's Elite Janitorial Solutions currently holds accounts in almost every sector throughout Texas. Relevant to this project are our governmental agencies and other Housing Authority office we service, to name a few. Our supervisory team ensures quality standards are met with local clients in that area to ensure compliance.

### **Current Contracts in place:**

**Housing Authority of the City of Brownsville** - \$21,126 1-year contract – Completion Date: August 2020, with additional 4 years of renewal options (currently in year 1).

**City of Beaumont, TX** - \$17,115 1-year contract- Completion Date: January 2021, with additional 2 years of renewal options (currently in year 2).

**City of Dickinson, TX** - \$62,208 2-year contract – Completion Date: October 2021, with additional 2 years of renewal options (currently in year 1).

**City of Port Arthur, TX** - \$39,960 1-year contract – Completion Date: June 2020, with additional 2 years of renewal options (currently in year 1)

**Texas Department of Public Safety – Beaumont Regional Facility** - \$37,440 2-year contract – Completion Date: August 2020, with additional option of 2-year renewal (currently in term 1).

**Texas Department of Public Safety – Austin Regional Facility** - \$14,795 1-year contract – Completion Date: August 2020, with additional 3 years of renewal options (currently in year 2).

**Texas Department of Transportation – Lee County Maintenance Warehouse - \$6,676 1-year contract – Completion Date: August 2020, with additional 3 years of renewal options (currently in year 2).**

**The Gulf Coast Center - \$117,000 1-year contract – Completion Date: August 2020, with 1 year of renewal option (currently in year 2).**

**Texas Workforce Solutions Alamo - \$161,890 1-year contract – Completion Date: September 2020, with 2 additional years of renewal options (currently in year 2).**

**Texas Workforce Solutions Cameron - \$62,622 1-year contract – Completion Date: October 2020, with 3 additional years of renewal options (currently in year 2).**

**Texas Workforce Solutions of the Coastal Bend - \$90,000 1-year contract – Completion Date: December 2020, with 3 additional years of renewal options (currently in year 1).**

**Texas Workforce Commission - \$7,613 1-year contract – Completion Date: August 2020, with no remaining renewal options (year 3 of 3).**

M & R's Elite Janitorial Solutions provides a variety of janitorial services and includes carpet cleaning (shampoo/extraction), floor stripping and waxing, general janitorial services, emergency cleaning, power washing, window cleaning, emergency cleaning, pre/post event cleaning, final cleaning, day porter services and many other solutions for your facility. Our company has experience in almost every sector, and managerial experience dates back to over 13 years. Having hands-on janitorial experience, top management implements a one-on-one approach with all team members to focus on real challenges and addressing and solving issues in the day to day operations.

The company understands the importance of client property, and adherence to local and state laws requiring insurance against employee claims, property damage and bonds. To this end, M & R's is fully insured for general commercial liability up to \$2 million dollars, and has commercial auto liability for its vehicles, and workman's compensation insurance. We also have employee theft bonds, and have access to surety bonds as needed for certain clients.

**Name & address of bonding company: Merchants Bonding Company, P.O. Box 14498, Des Moines, IA 50306-3498**

**Name & address of agent: Surety1, 3225 Monier Circle, Suite 100, Rancho Cordova, CA 95742**

**Completed contracts:**

**Houston Area Safety Council**

**Contact person: Saul Salas, Office & Administrative Manager; 281-824-2573 ssalas@hasc.com  
7720 Spencer Highway, Pasadena, TX 77505**

**This account included 1 facility with a total of 65,450 square feet**

The Houston Area Safety Council (HASC) is a non-profit trade association that serves the Texas Gulf Coast, offering comprehensive industry solutions, including training and health services. Scope included day porter services, evening janitorial services, floor maintenance and annual deep cleaning services.

**BioScience Research Collaborative – Rice University**

Contact Person: John T McDevitt, Professor; mcdevittlab@rice.edu

6500 Main Street, Houston, TX 77030

This account includes 1 facility with a total of **13,000 square feet**

Laboratory cleaning and floor work for professor in university setting. Also included preparing, cleaning and help with relocation of professor belongings, and make laboratory ready for next professor.

**Texas Department of Public Safety – New Braunfels Driver License Office**

Contact person: Herman W. Gray, Jr., Regional Facilities Manager; 210-531-4302  
herman.gray@dps.texas.gov

117 Conrads Lane, New Braunfels, TX 78130

DPS Mega Center Driver License office in New Braunfels, TX. Services included general janitorial tasks, including a dedicated day porter servicing the high traffic facility during the day (8am to 5pm), and a night custodian performing general janitorial duties, including floor/carpet maintenance, trash removal, dusting, restrooms, break rooms, and other periodic tasks, including medium and heavy cleaning.

**City of Mont Belvieu**

Contact person: Dustin Schubert, Parks & Recreation; 281-576-2213, ext. 280,  
dschubert@montbelvieu.net

11607 Eagle Drive, Mont Belvieu, TX 77523

This account includes 6 facilities, with a total of **50,441 square feet**

Total employees assigned: 2

The City of Mont Belvieu is a municipality in the east part of Houston, servicing a population of about 6,000. Its recent growth has allowed the city to build a recent state of the art Senior Center (Hilltop), which we currently also service. Services included general janitorial evening services, and annual floor maintenance to include carpet shampoo and floor seal, strip and wax. Full scope included daily, weekly, monthly biannual and annual tasks. Facilities being serviced included City Hall, older Senior Center, Animal Shelter, Maintenance Office, Police – Municipal Court, and the newest Hilltop Senior Center.

## **Project Methodology & Quality Plan**

Having read the RFP in its entirety and through internal meetings to discuss the scope fully, M & R's has a full understanding of the services being requested by the Housing Authority of the City of Austin (HACA) and has developed a summary of its services approach included in this proposal. The timeline to complete the tasks as per the RFP is as follows;

### **I. Timeline**

**Initial Phase (first week within start date):**

- Bring buildings up to current standards
- Meet with facility manager(s) to discuss current issues, desired outcomes, and coordinate necessary items (access, security clearance, etc.)
- Inventory control (equipment and supplies)

**Phase II (after week 1):**

- Quality management standards
- Continuous monitoring of implementation of SOW expectations
- Walk-throughs with HACA staff and feedback on performance

**Phase III:**

- Work closely with HACA staff to address minor deficiencies and correct immediately
- Work and coordinate other special projects, such as floor maintenance (carpet shampoo/ floor strip/wax), carpet shampoo/extraction, or power washing
- Provide inspection reports, logs and other inventory-related documentation as required by the contract and for quality management purposes.

To this end, we will be performing those services being requested on a weekly and monthly basis. Biannual and quarterly services will be scheduled with HACA staff as required on the RFP.

### **II. Proposed Staffing**

The total number of staff to be assigned to this project are approximately 9 persons. This number encompasses a total of 3 full-time day porters, 4 evening custodians, 1 floor technician, 1 supervisor, and a support team of a project manager and the director of operations, and a back-up/floater custodians/day porters. This number reflects personnel required to also provide continuous uninterrupted services as required in the RFP with the listed timeframes. All of our custodians are prescreened and are experienced in the industry, and this is done through verifiable references. Our project managers and supervisors each also have at least 5 years of experience in almost every sector. Servicing similar accounts (Housing Authority of Brownsville) you can expect relevant experience as it relates to servicing facilities such as these in the area. Local supervision is always strictly enforced to ensure compliance with scope of work requirements.

## **Staffing Procedures**

The company has a dedicated recruitment & retention team in human resources aimed at finding and retaining highly qualified personnel for our projects. To this end, only candidates with relevant experience, and a verifiable record of work are considered and hired. The first approach M & R's takes when staffing a new account is to discuss with the client the existing custodial personnel at the facilities, and determine whether they would like to keep current staff. If there are challenges or concerns facing the current custodial team, then new personnel will be hired. All of our candidates go through an extensive application process, from interviewing and criminal background checks, to drug testing to ensure reliable, qualified candidates. Interviews will take place, and job offers may be given to the current custodial team. If accepted, training will take place and policies will be provided to the team members. If the job offers are not accepted, other qualified, interested candidates will be contacted for interviews.

For the HACA, we propose at least 7 days to ramp up and be able to cover staffing and equipment and supplies that we would need to provide. This includes negotiating with our current suppliers and getting everything organized to have enough time for delivery to the facilities by the start date. We would also meet and coordinate with the facility manager(s) to go over the transition plan and to address questions and concerns. Our staff can be easily identified by the uniforms that we provide to each of them and that they are required to wear. Supervisors and team leads are to wear our company polo shirts embroidered with our logo, dress pants and tennis shoes. Evening custodians wear company and logo embroidered cobble aprons with pockets that allow them to carry keys and essentials (attached find a supplement document showcasing our uniforms) or company t-shirts. Badges are also provided to them so that they may be identified by name and a photo of them. A list of the personnel would also be provided at the start of the contract for client's reference of those entering and exiting the premises under our company name. M & R's facilitates the communication with clients and their representatives through a variety of electronic methods. We provide cellular phones to the management team, including the supervisor. An email account is also provided to facilitate electronic communication.

## **Staff Training**

The objectives for our training programs are designed so that the following can be achieved:

- The custodial team member will be able to effectively perform the assigned duties and tasks in a safe manner.
- Demonstrate the safety precautions necessary to avoid accidents and injuries while performing common janitorial tasks.
- Exercise the proper procedures for reporting injuries.
- Emphasize customer interactions and professional conduct

The following areas are covered during new and current employee safety and general trainings:

- I. Use of appropriate work attire
- II. Ergonomic Hazards
- III. Chemical Hazards
- IV. Electrical Hazards
- V. Slips and Falls
- VI. Injuries on the job
- VII. OSHA topics
- VIII. Professional conduct, ethics and attendance

Training is performed on the first day as part of orientation for new employees and on a quarterly basis for current custodians and supervisors. This is performed at the job site or another designated area. Trainings typically take 2-3 hours and do not interfere with regular job schedules. These trainings may also take form of a safety meeting, bringing up any potential issues, news or changes in processes.

### **Quality Management**

M & R's Elite Janitorial Solutions believes that communication with clients is key to a successful outcome. Therefore, all of our supervisors and project managers are provided an email address and cellular phone that will facilitate communication between HACA's representatives and the company. HACA's main point of contact will be the project manager, who will communicate with the working supervisor. Any need to address issues will be immediately communicated. Quality control is strictly enforced by physically having the supervisor inspect all the sites on a daily basis. The project manager does weekly checks as well and addresses any deficiencies. The supervisor and project manager, however, are continually in communication (daily) to discuss the findings and issues and correct and address any areas potential for problems. Checklists are provided on the first day and to be completed based on the scope of work daily by the custodial team and then verified by the supervisor. Attached you will find a sample checklist used for daily inspections.

The operations manager will work closely with the supervisor and custodial team in order to achieve quality assurance goals. Communication between the cleaning staff and the management team will be done on a daily basis. While the company encourages professional work relationships between clients and employees, any issues or special requests/favors for additional services should be done in writing or with the operations manager and not with the custodial team. This will allow the company to determine whether such requests are consistent with HACA's standards. The operations manager and the HACA's representative(s) will have constant email and telephone communication, and arrange for meetings as necessary and to inspect the facilities at least on a monthly basis as

per the RFP, Local supervision is important to maintain quality checks and assurance throughout the period of performance.

M & R's Elite Janitorial Solutions always strives to provide continuous professional services for our customers. There are procedures in place that address the importance of uninterrupted services that our customers come to expect. Therefore, the following applies as it relates to employee substitutions for assurances of staff coverage at all facilities:

At the start of the contract, the number of custodians assigned to the project will be hired. The company will hire an additional custodian on a stand-by basis. These custodians are provided the company's on call and attendance policies. All employees are subject to background checks to adhere to security and background clearance policies. Hiring on call employees allows us to be proactive in the need for additional and immediate manpower. Back-up custodians are continually contacted to check that their availability has not changed. If the scope of work requires emergency services, these same employees are also considered in the event that regular employees are not available. The same is true in the rare event that back-ups are not available. The same custodial team from other facilities would be available to cover. The supervisor is also be available for such emergencies or need for an immediate replacement should one or several be needed. The company also has 1 floater, who is also available to replace someone temporarily on a short notice. Finally, the operations manager would be available to cover should none of the above measures be sufficient.

M & R's Elite Janitorial Solutions prides itself in establishing preventive measures through continuous communication with clients. While our goal is to be proactive, we understand that issues may come up from time to time that are out of our control. Addressing any issues or problems is extremely important in order to ensure excellent customer service. The operations manager will always be in communication with the client and will work closely with his/her supervisor to make sure all tasks are being covered. S/he will serve as a liaison to facilitate addressing any complaints/issues and work with the supervisor to correct any deficiencies. While the company has established procedures to always address any complaints to their immediate supervisors, an open-door policy is also implemented to address areas that cannot be handled directly by the supervisors. This same policy encourages employees to make suggestions or requests on how to facilitate certain procedures. The company encourages employees to reach their potential and grow with the company by addressing areas or providing suggestions on how to improve a process.

### **Policies & Procedures**

The company has many policies and procedures that reflect the values and commitment it has with all of its customers. To this end, the following policies and procedures are in force as they relate to client property, insurance, and additional information about M & R's Elite Janitorial Solutions. These policies further compliment the approach taken for this project:



The company has implemented a policy designed to safeguard and protect employees and clients for whom services are provided or where M & R's is present. In conjunction with general and strict security and access policies, the company does run criminal background checks for every new employee. Whether the facility is a school or an office, security checks are always performed in order to provide a safe, reliable and committed workforce to all our clients. We use several public and private local, state and national databases to perform these checks. Background checks may also be done annually or as deemed necessary (or as per company policy, upon a change that may impact continued employment eligibility) for current employees. Evidence/file of the employee's record check can and will be provided to the client upon request.

The company understands the importance of client property, and adherence to local and state laws requiring insurance against employee claims, property damage and bonds. To this end, M & R's is fully insured for general commercial liability up to \$2 million dollars, commercial auto liability for its vehicles, and workman's compensation insurance. We also have employee theft bonds, and have access to surety bonds as needed for certain clients. The company has also implemented a policy on theft or damage to client's property or job sites. All property found within the job site remains property of the client and under no circumstance should be taken. Any items that may seem to have been dropped, lost or left behind in unusual places shall be reported to the supervisor, who will then communicate with the operations manager for the return of the item. The operations manager will then communicate with the client's representative to coordinate the return. Any employee found to be taking property from the client will be reprimanded and is grounds for immediate termination.

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02737

#### ASSISTED HOUSING ITEM NO. 5.

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**MEETING DATE:** February 17, 2022

**STAFF CONTACT:** Lisa Garcia, Vice President of Assisted Housing

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 02737 to approve the revised Utility Allowance Schedules for the Housing Choice Voucher Program

**BUDGETED ITEM:** No

**TOTAL COST:** N/A

#### **ACTION**

The Board is being asked to approve Resolution No. 02737: 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. This comparison indicated that Austin Energy's electric tier-1 rates decreased 0.05%, tier-2 rates decreased 0.04%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates increased 51%, the monthly charges increased 14%, and taxes decreased 1%. Austin Water's Multi-Family water rates and charges decreased a total of 3%, sewer rates and charges increased a total of 4%. Single-Family water rates and charges remained the same, sewer rates and charges increased a total of 4%, and the monthly trash collection charge increased 6% for 0-4 bedrooms and 5% for 5 bedrooms, and taxes remained the same.

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

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 a Multi-Family Energy Efficient Utility Allowance Schedule is included as Attachment 3.

The revised utility allowance schedules will be effective June 1, 2022 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 17, 2022 and be available for use for any qualified energy efficient multi-family tax credit property, per HACA and HUD approval.

**ATTACHMENTS:**

- ▣ **Attachment Revised UA Schedules**
- ▣ **Attachment 2 UA Study Nov 2021**
- ▣ **Attachment 3 Energy Eff UA Schdedule**

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**RESOLUTION NO. 02737**

**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, 2022 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 17, 2022.

**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 a Multi-family Energy Efficient Utility Allowance Schedule.

**PASSED, APPROVED, AND ADOPTED** this 17th day of February 2022.

\_\_\_\_\_  
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	\$13.00	\$15.00	\$17.00	\$18.00	\$21.00	\$22.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$21.00
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	\$52.00	\$59.00	\$66.00
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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 11/2021 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: <b>Housing Authority of the City of Austin, TX</b>		Unit Type: <b>Multi-Family (Apartment)</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas	\$13.00	\$15.00	\$17.00	\$18.00	\$21.00	\$22.00	
b. Bottle Gas/Propane							
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00	
d. Oil							
<b>Cooking</b>							
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	
<b>Other Electric &amp; Cooling</b>							
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	
<b>Water Heating</b>							
a. Natural Gas	\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$21.00	
b. Bottle Gas/Propane							
c. Electric	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00	
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00	
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00	
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00	
<b>Tenant-supplied Appliances</b>							
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	
<b>Other--specify: Monthly Charges</b>							
Natural Gas Charge \$20.96	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
<b>Actual Family Allowances</b>		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	\$18.00	\$22.00	\$24.00	\$25.00	\$27.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$47.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

## Water Heating

a. Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$52.00	\$59.00	\$66.00
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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	\$



The Nelrod Company 11/2021 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	\$18.00	\$22.00	\$24.00	\$25.00	\$27.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$47.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

## Water Heating

a. Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$52.00	\$59.00	\$66.00
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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	\$



The Nelrod Company 11/2021 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	\$20.00	\$23.00	\$25.00	\$27.00	\$29.00	\$31.00
b. Bottle Gas/Propane						
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$19.00	\$21.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$66.00	\$68.00	\$83.00	\$98.00	\$113.00	\$128.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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	\$



The Nelrod Company 11/2021 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: <b>Housing Authority of the City of Austin, TX</b>		Unit Type: <b>Manufactured/Mobile Home</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas	\$16.00	\$20.00	\$21.00	\$23.00	\$25.00	\$27.00	
b. Bottle Gas/Propane							
c. Electric	\$13.00	\$15.00	\$16.00	\$16.00	\$16.00	\$17.00	
d. Oil							
<b>Cooking</b>							
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	
<b>Other Electric &amp; Cooling</b>							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$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	
<b>Water Heating</b>							
a. Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00	
b. Bottle Gas/Propane							
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00	
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00	
Sewer	\$66.00	\$68.00	\$83.00	\$98.00	\$113.00	\$128.00	
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00	
<b>Tenant-supplied Appliances</b>							
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	
<b>Other--specify: Monthly Charges</b>							
Natural Gas Charge \$20.96	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
<b>Actual Family Allowances</b>		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		\$			



The Nelrod Company 11/2021 Update

adapted from form HUD-52667  
(7/2019)

# Utility Allowances



**November 2021**

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## **UPDATE REPORT**

### **SECTION 8 HCV**

#### **UTILITY ALLOWANCE SURVEY AND STUDY**

**(INCLUDES ENERGY EFFICIENT UTILITY ALLOWANCES)**

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## **HOUSING AUTHORITY OF THE CITY OF AUSTIN**

*Austin, Texas*

The **Nelrod** Company®

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

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

December 13, 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.

3301 West Freeway  
Fort Worth, TX 76107



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

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

## Closure Acceptance Statement

ResidentLife Utility Allowances Director

**Re: Section 8 HCV 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-010**

Z:\2021\2021 Utility Allowances\Agency Studies 2021\Austin, TX\S8 & EE Update 2021\0001b-Austin TX-S8 UA UPDATE S8&EE Study Letter- Nov 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

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### ***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 (**January 2021**) utilized in the previous study and the current utility rates and charges (**November 2021**). This comparison indicated that Austin Energy's electric tier-1 rates decreased 0.05%, tier-2 rates decreased 0.04%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates increased 51%, the monthly charges increased 14%, and taxes decreased 1%. Austin Water's Multi-Family water rates and charges decreased a total of 3%, sewer rates and charges increased a total of 4%. Single-Family water rates and charges remained the same, sewer rates and charges increased a total of 4%, and the monthly trash collection charge increased 6% for 0-4 bedrooms and 5% for 5 bedrooms, 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** and **energy efficient** Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, water, sewer, and trash collection with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i\_813\_Summit-Update**) will be used in this update study.

*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<sup>®</sup> 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**, and a **Multi-Family Energy Efficient**.

**NOTE 1:** The **Natural Gas** utility provider has a **monthly customer charge** that is not based on consumption. This charge is shown in the "Other-Specify:" row of the form HUD-52667. This charge should be added for residents utilizing this utility but add it only one time. (See Explanation...Monthly Fixed Charges following these HUD forms). The **Electric** utility provider has a **Monthly Charge** that is not based on consumption. This charge has been calculated 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 January 2021 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**, and a **Multi-Family Energy Efficient**.

*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	\$13.00	\$15.00	\$17.00	\$18.00	\$21.00	\$22.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$21.00
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	\$52.00	\$59.00	\$66.00
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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 11/2021 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: <b>Housing Authority of the City of Austin, TX</b>		Unit Type: <b>Multi-Family (Apartment)</b>					
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	
Monthly Dollar Allowances							
<b>Heating</b>							
a. Natural Gas	\$13.00	\$15.00	\$17.00	\$18.00	\$21.00	\$22.00	
b. Bottle Gas/Propane							
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$13.00	
d. Oil							
<b>Cooking</b>							
a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00	
b. Bottle Gas/Propane							
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	
<b>Other Electric &amp; Cooling</b>							
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	
<b>Water Heating</b>							
a. Natural Gas	\$7.00	\$8.00	\$11.00	\$14.00	\$17.00	\$21.00	
b. Bottle Gas/Propane							
c. Electric	\$7.00	\$8.00	\$10.00	\$13.00	\$15.00	\$17.00	
d. Oil							
<b>Water, Sewer, Trash Collection</b>							
Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00	
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00	
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00	
<b>Tenant-supplied Appliances</b>							
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	
<b>Other--specify: Monthly Charges</b>							
Natural Gas Charge \$20.96	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	
<b>Actual Family Allowances</b>		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	\$18.00	\$22.00	\$24.00	\$25.00	\$27.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$47.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

## Water Heating

a. Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$52.00	\$59.00	\$66.00
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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	\$



The Nelrod Company 11/2021 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	\$18.00	\$22.00	\$24.00	\$25.00	\$27.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$12.00	\$14.00	\$16.00	\$18.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$47.00	\$57.00
Air Conditioning	\$9.00	\$11.00	\$19.00	\$26.00	\$34.00	\$44.00

## Water Heating

a. Natural Gas	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$52.00	\$59.00	\$66.00
Sewer	\$72.00	\$74.00	\$87.00	\$100.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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 11/2021 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	\$20.00	\$23.00	\$25.00	\$27.00	\$29.00	\$31.00
b. Bottle Gas/Propane						
c. Electric	\$12.00	\$14.00	\$16.00	\$18.00	\$19.00	\$21.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$66.00	\$68.00	\$83.00	\$98.00	\$113.00	\$128.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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 11/2021 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	\$16.00	\$20.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane						
c. Electric	\$13.00	\$15.00	\$16.00	\$16.00	\$16.00	\$17.00
d. Oil						

## Cooking

a. Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00
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	\$8.00	\$10.00	\$14.00	\$18.00	\$22.00	\$26.00
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	\$66.00	\$68.00	\$83.00	\$98.00	\$113.00	\$128.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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 11/2021 Update

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(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	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$18.00
b. Bottle Gas/Propane						
c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00
d. Electric Heat Pump						
e. Oil						

## Cooking

a. Natural Gas	\$2.00	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00
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	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00	\$17.00
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	\$37.00	\$44.00	\$51.00	\$58.00	\$65.00
Sewer	\$67.00	\$73.00	\$86.00	\$99.00	\$112.00	\$125.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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	\$



The Nelrod Company 11/2021 Update

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(7/2019)

## **Reasonable Accommodation Medical Equipment Allowances**

**Electric Provider: Austin Energy**

<b>Item</b>	<b>Hours per Day</b>	<b>Wattage</b>	<b>Monthly kWh</b>	<b>Energy Charge</b>	<b>Utility Allowance</b>
Oxygen Concentrator	18	400	223	0.074	\$17.00
Nebulizer	2	75	5	0.074	\$1.00
Electric Hospital Bed	0.2	200	1	0.074	\$1.00
Alternating Pressure Pad	24	70	52	0.074	\$4.00
Low Air-Loss Mattress	24	120	89	0.074	\$7.00
Power Wheelchair/Scooter	3	360	33	0.074	\$2.00
Feeding Tube Pump	24	120	89	0.074	\$7.00
CPAP Machine	10	30	9	0.074	\$1.00
Leg Compression Pump	24	30	22	0.074	\$2.00
Dialysis Machine/Equipment	2	710	44	0.074	\$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

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### **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)

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- 1. Apartment/Walk-Up/Condominium/Garden Flat/Mid-Rise (Multi-Family) – 3 or More Units** **Apartment/Low-Rise/**  
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.

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## **SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS**

## SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

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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.

**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

## **SECTION 8 CONSUMPTIONS**



# HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

## Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

December 6, 2021

<b>Apartment - Total Monthly Consumptions</b>							
<b>Utility or Service</b>	<b>Units</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
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

December 6, 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

December 6, 2021

<b>Single-Family Detached House - Total Monthly Consumptions</b>							
<b>Utility or Service</b>	<b>Units</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
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

December 6, 2021

<b>Mobile/Manufactured Home - Total Monthly Consumptions</b>							
<b>Utility or Service</b>	<b>Units</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
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

December 6, 2021

<b>Apartment - Total Monthly Consumptions</b>							
<b>Utility or Service</b>	<b>Units</b>	<b>0BR</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
Heating with Natural Gas	therms	10	12	13	14	15	17
Heating with Electric Resistance	kWh	65	77	94	112	130	148
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 - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	115	137	159	180
Total Energy Charges (0-500) per kwh 0.074	\$5.85	\$6.88	\$8.51	\$10.14	\$11.77	\$13.32
Total Taxes % of total 1.1667%	\$0.07	\$0.08	\$0.10	\$0.12	\$0.14	\$0.16
<b>Total Monthly Average Cost</b>	<b>\$5.92</b>	<b>\$6.96</b>	<b>\$8.61</b>	<b>\$10.26</b>	<b>\$11.91</b>	<b>\$13.48</b>

**AIR CONDITIONING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	125	147	204	261	317	374
Total Energy Charges (0-500) per kwh 0.074	\$9.25	\$10.88	\$15.10	\$19.31	\$23.46	\$27.68
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.18	\$0.23	\$0.27	\$0.32
<b>Total Monthly Average Cost</b>	<b>\$9.36</b>	<b>\$11.01</b>	<b>\$15.28</b>	<b>\$19.54</b>	<b>\$23.73</b>	<b>\$28.00</b>

**COOKING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.074	\$3.03	\$3.55	\$5.18	\$6.73	\$8.36	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
<b>Total Monthly Average Cost</b>	<b>\$3.07</b>	<b>\$3.59</b>	<b>\$5.24</b>	<b>\$6.81</b>	<b>\$8.46</b>	<b>\$10.04</b>



**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	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 0.074	\$11.40	\$13.47	\$18.72	\$23.98	\$29.23	\$34.48
<i>Subtotal</i>	<i>\$21.40</i>	<i>\$23.47</i>	<i>\$28.72</i>	<i>\$33.98</i>	<i>\$39.23</i>	<i>\$44.48</i>
Total Taxes % of total 1.1667%	\$0.25	\$0.27	\$0.34	\$0.40	\$0.46	\$0.52
<b>Total Monthly Average Cost</b>	<b>\$21.65</b>	<b>\$23.74</b>	<b>\$29.06</b>	<b>\$34.38</b>	<b>\$39.69</b>	<b>\$45.00</b>

**WATER HEATING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	93	109	140	170	200	230
Total Energy Charges (0-500) per kwh 0.074	\$6.88	\$8.07	\$10.36	\$12.58	\$14.80	\$17.02
Total Taxes % of total 1.1667%	\$0.08	\$0.09	\$0.12	\$0.15	\$0.17	\$0.20
<b>Total Monthly Average Cost</b>	<b>\$6.96</b>	<b>\$8.16</b>	<b>\$10.48</b>	<b>\$12.73</b>	<b>\$14.97</b>	<b>\$17.22</b>

**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 - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	117	138	165	192	218	245
Total Energy Charges (0-500) per kwh 0.074	\$8.66	\$10.21	\$12.21	\$14.21	\$16.13	\$18.13
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.14	\$0.17	\$0.19	\$0.21
<b>Total Monthly Average Cost</b>	<b>\$8.76</b>	<b>\$10.33</b>	<b>\$12.35</b>	<b>\$14.38</b>	<b>\$16.32</b>	<b>\$18.34</b>

**AIR CONDITIONING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	123	145	248	352	455	558
Total Energy Charges (0-500) per kwh 0.074	\$9.10	\$10.73	\$18.35	\$26.05	\$33.67	\$37.00
Total Energy Charges (501-1000) per kwh 0.10431						\$6.05
<b>Subtotal</b>	<b>\$9.10</b>	<b>\$10.73</b>	<b>\$18.35</b>	<b>\$26.05</b>	<b>\$33.67</b>	<b>\$43.05</b>
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.21	\$0.30	\$0.39	\$0.50
<b>Total Monthly Average Cost</b>	<b>\$9.21</b>	<b>\$10.86</b>	<b>\$18.56</b>	<b>\$26.35</b>	<b>\$34.06</b>	<b>\$43.55</b>

**COOKING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.074	\$3.03	\$3.55	\$5.18	\$6.73	\$8.36	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
<b>Total Monthly Average Cost</b>	<b>\$3.07</b>	<b>\$3.59</b>	<b>\$5.24</b>	<b>\$6.81</b>	<b>\$8.46</b>	<b>\$10.04</b>

**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	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 0.074	\$14.43	\$17.02	\$23.61	\$30.27	\$36.93	\$37.00
Total Energy Charges (501-1000) per kwh 0.10431						\$9.28
<b>Subtotal</b>	<b>\$24.43</b>	<b>\$27.02</b>	<b>\$33.61</b>	<b>\$40.27</b>	<b>\$46.93</b>	<b>\$56.28</b>
Total Taxes % of total 1.1667%	\$0.29	\$0.32	\$0.39	\$0.47	\$0.55	\$0.66
<b>Total Monthly Average Cost</b>	<b>\$24.72</b>	<b>\$27.34</b>	<b>\$34.00</b>	<b>\$40.74</b>	<b>\$47.48</b>	<b>\$56.94</b>

**WATER HEATING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Charges (0-500) per kwh 0.074	\$8.58	\$10.14	\$12.95	\$15.69	\$18.50	\$21.31
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.22	\$0.25
<b>Total Monthly Average Cost</b>	<b>\$8.68</b>	<b>\$10.26</b>	<b>\$13.10</b>	<b>\$15.87</b>	<b>\$18.72</b>	<b>\$21.56</b>

**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 - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	159	187	211	236	260	285
Total Energy Charges (0-500) per kwh 0.074	\$11.77	\$13.84	\$15.61	\$17.46	\$19.24	\$21.09
Total Taxes % of total 1.1667%	\$0.14	\$0.16	\$0.18	\$0.20	\$0.22	\$0.25
<b>Total Monthly Average Cost</b>	<b>\$11.91</b>	<b>\$14.00</b>	<b>\$15.79</b>	<b>\$17.66</b>	<b>\$19.46</b>	<b>\$21.34</b>

**AIR CONDITIONING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	97	114	256	398	540	682
Total Energy Charges (0-500) per kwh 0.074	\$7.18	\$8.44	\$18.94	\$29.45	\$37.00	\$37.00
Total Energy Charges (501-1000) per kwh 0.10431					\$4.17	\$18.98
<b>Subtotal</b>	<b>\$7.18</b>	<b>\$8.44</b>	<b>\$18.94</b>	<b>\$29.45</b>	<b>\$41.17</b>	<b>\$55.98</b>
Total Taxes % of total 1.1667%	\$0.08	\$0.10	\$0.22	\$0.34	\$0.48	\$0.65
<b>Total Monthly Average Cost</b>	<b>\$7.26</b>	<b>\$8.54</b>	<b>\$19.16</b>	<b>\$29.79</b>	<b>\$41.65</b>	<b>\$56.63</b>

**COOKING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.074	\$3.03	\$3.55	\$5.18	\$6.73	\$8.36	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
<b>Total Monthly Average Cost</b>	<b>\$3.07</b>	<b>\$3.59</b>	<b>\$5.24</b>	<b>\$6.81</b>	<b>\$8.46</b>	<b>\$10.04</b>

**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	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 0.074	\$16.80	\$19.76	\$27.45	\$35.22	\$37.00	\$37.00
Total Energy Charges (501-1000) per kwh 0.10431					\$8.34	\$19.30
<b>Subtotal</b>	<b>\$26.80</b>	<b>\$29.76</b>	<b>\$37.45</b>	<b>\$45.22</b>	<b>\$55.34</b>	<b>\$66.30</b>
Total Taxes % of total 1.1667%	\$0.31	\$0.35	\$0.44	\$0.53	\$0.65	\$0.77
<b>Total Monthly Average Cost</b>	<b>\$27.11</b>	<b>\$30.11</b>	<b>\$37.89</b>	<b>\$45.75</b>	<b>\$55.99</b>	<b>\$67.07</b>

**WATER HEATING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Charges (0-500) per kwh 0.074	\$8.58	\$10.14	\$12.95	\$15.69	\$18.50	\$21.31
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.22	\$0.25
<b>Total Monthly Average Cost</b>	<b>\$8.68</b>	<b>\$10.26</b>	<b>\$13.10</b>	<b>\$15.87</b>	<b>\$18.72</b>	<b>\$21.56</b>

**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 - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	174	204	209	214	219	223
Total Energy Charges (0-500) per kwh 0.074	\$12.88	\$15.10	\$15.47	\$15.84	\$16.21	\$16.50
Total Taxes % of total 1.1667%	\$0.15	\$0.18	\$0.18	\$0.18	\$0.19	\$0.19
<b>Total Monthly Average Cost</b>	<b>\$13.03</b>	<b>\$15.28</b>	<b>\$15.65</b>	<b>\$16.02</b>	<b>\$16.40</b>	<b>\$16.69</b>

**AIR CONDITIONING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	118	139	237	335	433	532
Total Energy Charges (0-500) per kwh 0.074	\$8.73	\$10.29	\$17.54	\$24.79	\$32.04	\$37.00
Total Energy Charges (501-1000) per kwh 0.10431						\$3.34
<b>Subtotal</b>	<b>\$8.73</b>	<b>\$10.29</b>	<b>\$17.54</b>	<b>\$24.79</b>	<b>\$32.04</b>	<b>\$40.34</b>
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.20	\$0.29	\$0.37	\$0.47
<b>Total Monthly Average Cost</b>	<b>\$8.83</b>	<b>\$10.41</b>	<b>\$17.74</b>	<b>\$25.08</b>	<b>\$32.41</b>	<b>\$40.81</b>

**COOKING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.074	\$3.03	\$3.55	\$5.18	\$6.73	\$8.36	\$9.92
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
<b>Total Monthly Average Cost</b>	<b>\$3.07</b>	<b>\$3.59</b>	<b>\$5.24</b>	<b>\$6.81</b>	<b>\$8.46</b>	<b>\$10.04</b>

**OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	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 0.074	\$16.80	\$19.76	\$27.45	\$35.22	\$37.00	\$37.00
Total Energy Charges (501-1000) per kwh 0.10431					\$8.34	\$19.30
<b>Subtotal</b>	<b>\$26.80</b>	<b>\$29.76</b>	<b>\$37.45</b>	<b>\$45.22</b>	<b>\$55.34</b>	<b>\$66.30</b>
Total Taxes % of total 1.1667%	\$0.31	\$0.35	\$0.44	\$0.53	\$0.65	\$0.77
<b>Total Monthly Average Cost</b>	<b>\$27.11</b>	<b>\$30.11</b>	<b>\$37.89</b>	<b>\$45.75</b>	<b>\$55.99</b>	<b>\$67.07</b>

**WATER HEATING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Charges (0-500) per kwh 0.074	\$8.58	\$10.14	\$12.95	\$15.69	\$18.50	\$21.31
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.22	\$0.25
<b>Total Monthly Average Cost</b>	<b>\$8.68</b>	<b>\$10.26</b>	<b>\$13.10</b>	<b>\$15.87</b>	<b>\$18.72</b>	<b>\$21.56</b>

**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 \$19.56 plus taxes of \$1.40 are not included in these calculations.  
 (See form HUD-52667 - Other:Specify: \$20.96)

**HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	12	14	16	17	19	20
Total Energy Charges per ccf 1.01273	\$12.15	\$14.18	\$16.20	\$17.22	\$19.24	\$20.25
Total Taxes % of Total 7.1637%	\$0.87	\$1.02	\$1.16	\$1.23	\$1.38	\$1.45
<b>Total Monthly Average Cost</b>	<b>\$13.02</b>	<b>\$15.20</b>	<b>\$17.36</b>	<b>\$18.45</b>	<b>\$20.62</b>	<b>\$21.70</b>

**COOKING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.01273	\$3.04	\$3.04	\$5.06	\$6.08	\$8.10	\$9.11
Total Taxes % of Total 7.1637%	\$0.22	\$0.22	\$0.36	\$0.44	\$0.58	\$0.65
<b>Total Monthly Average Cost</b>	<b>\$3.26</b>	<b>\$3.26</b>	<b>\$5.42</b>	<b>\$6.52</b>	<b>\$8.68</b>	<b>\$9.76</b>

**WATER HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	16	19
Total Energy Charges per ccf 1.01273	\$6.08	\$7.09	\$10.13	\$13.17	\$16.20	\$19.24
Total Taxes % of Total 7.1637%	\$0.44	\$0.51	\$0.73	\$0.94	\$1.16	\$1.38
<b>Total Monthly Average Cost</b>	<b>\$6.52</b>	<b>\$7.60</b>	<b>\$10.86</b>	<b>\$14.11</b>	<b>\$17.36</b>	<b>\$20.62</b>



**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 \$19.56 plus taxes of \$1.40 are not included in these calculations.  
 (See form HUD-52667 - Other:Specify: \$20.96)

**HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	17	20	22	23	25	27
Total Energy Charges per ccf 1.01273	\$17.22	\$20.25	\$22.28	\$23.29	\$25.32	\$27.34
Total Taxes % of Total 7.1637%	\$1.23	\$1.45	\$1.60	\$1.67	\$1.81	\$1.96
<b>Total Monthly Average Cost</b>	<b>\$18.45</b>	<b>\$21.70</b>	<b>\$23.88</b>	<b>\$24.96</b>	<b>\$27.13</b>	<b>\$29.30</b>

**COOKING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.01273	\$3.04	\$3.04	\$5.06	\$6.08	\$8.10	\$9.11
Total Taxes % of Total 7.1637%	\$0.22	\$0.22	\$0.36	\$0.44	\$0.58	\$0.65
<b>Total Monthly Average Cost</b>	<b>\$3.26</b>	<b>\$3.26</b>	<b>\$5.42</b>	<b>\$6.52</b>	<b>\$8.68</b>	<b>\$9.76</b>

**WATER HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 1.01273	\$7.09	\$9.11	\$13.17	\$17.22	\$20.25	\$24.31
Total Taxes % of Total 7.1637%	\$0.51	\$0.65	\$0.94	\$1.23	\$1.45	\$1.74
<b>Total Monthly Average Cost</b>	<b>\$7.60</b>	<b>\$9.76</b>	<b>\$14.11</b>	<b>\$18.45</b>	<b>\$21.70</b>	<b>\$26.05</b>

**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 \$19.56 plus taxes of \$1.40 are not included in these calculations.  
 (See form HUD-52667 - Other:Specify: \$20.96)

**HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	18	21	23	25	27	29
Total Energy Charges per ccf 1.01273	\$18.23	\$21.27	\$23.29	\$25.32	\$27.34	\$29.37
Total Taxes % of Total 7.1637%	\$1.31	\$1.52	\$1.67	\$1.81	\$1.96	\$2.10
<b>Total Monthly Average Cost</b>	<b>\$19.54</b>	<b>\$22.79</b>	<b>\$24.96</b>	<b>\$27.13</b>	<b>\$29.30</b>	<b>\$31.47</b>

**COOKING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.01273	\$3.04	\$3.04	\$5.06	\$6.08	\$8.10	\$9.11
Total Taxes % of Total 7.1637%	\$0.22	\$0.22	\$0.36	\$0.44	\$0.58	\$0.65
<b>Total Monthly Average Cost</b>	<b>\$3.26</b>	<b>\$3.26</b>	<b>\$5.42</b>	<b>\$6.52</b>	<b>\$8.68</b>	<b>\$9.76</b>

**WATER HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 1.01273	\$7.09	\$9.11	\$13.17	\$17.22	\$20.25	\$24.31
Total Taxes % of Total 7.1637%	\$0.51	\$0.65	\$0.94	\$1.23	\$1.45	\$1.74
<b>Total Monthly Average Cost</b>	<b>\$7.60</b>	<b>\$9.76</b>	<b>\$14.11</b>	<b>\$18.45</b>	<b>\$21.70</b>	<b>\$26.05</b>

**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 \$19.56 plus taxes of \$1.40 are not included in these calculations.  
 (See form HUD-52667 - Other:Specify: \$20.96)

**HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	15	18	19	21	23	25
Total Energy Charges per ccf 1.01273	\$15.19	\$18.23	\$19.24	\$21.27	\$23.29	\$25.32
Total Taxes % of Total 7.1637%	\$1.09	\$1.31	\$1.38	\$1.52	\$1.67	\$1.81
<b>Total Monthly Average Cost</b>	<b>\$16.28</b>	<b>\$19.54</b>	<b>\$20.62</b>	<b>\$22.79</b>	<b>\$24.96</b>	<b>\$27.13</b>

**COOKING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.01273	\$3.04	\$3.04	\$5.06	\$6.08	\$8.10	\$9.11
Total Taxes % of Total 7.1637%	\$0.22	\$0.22	\$0.36	\$0.44	\$0.58	\$0.65
<b>Total Monthly Average Cost</b>	<b>\$3.26</b>	<b>\$3.26</b>	<b>\$5.42</b>	<b>\$6.52</b>	<b>\$8.68</b>	<b>\$9.76</b>

**WATER HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 1.01273	\$7.09	\$9.11	\$13.17	\$17.22	\$20.25	\$24.31
Total Taxes % of Total 7.1637%	\$0.51	\$0.65	\$0.94	\$1.23	\$1.45	\$1.74
<b>Total Monthly Average Cost</b>	<b>\$7.60</b>	<b>\$9.76</b>	<b>\$14.11</b>	<b>\$18.45</b>	<b>\$21.70</b>	<b>\$26.05</b>

**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 - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	65	77	94	112	130	148
Total Energy Charges (0-500) per kwh 0.074	\$4.81	\$5.70	\$6.96	\$8.29	\$9.62	\$10.95
Total Taxes % of total 1.1667%	\$0.06	\$0.07	\$0.08	\$0.10	\$0.11	\$0.13
<b>Total Monthly Average Cost</b>	<b>\$4.87</b>	<b>\$5.77</b>	<b>\$7.04</b>	<b>\$8.39</b>	<b>\$9.73</b>	<b>\$11.08</b>

**AIR CONDITIONING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Summer</b>	0BR	1BR	2BR	3BR	4BR	5BR
	102	121	167	214	260	307
Total Energy Charges (0-500) per kwh 0.074	\$7.55	\$8.95	\$12.36	\$15.84	\$19.24	\$22.72
Total Taxes % of total 1.1667%	\$0.09	\$0.10	\$0.14	\$0.18	\$0.22	\$0.27
<b>Total Monthly Average Cost</b>	<b>\$7.64</b>	<b>\$9.05</b>	<b>\$12.50</b>	<b>\$16.02</b>	<b>\$19.46</b>	<b>\$22.99</b>

**COOKING**

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	34	39	57	75	92	110
Total Energy Charges (0-500) per kwh 0.074	\$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
<b>Total Monthly Average Cost</b>	<b>\$2.55</b>	<b>\$2.92</b>	<b>\$4.27</b>	<b>\$5.61</b>	<b>\$6.89</b>	<b>\$8.23</b>

### OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	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 0.074	\$9.40	\$11.03	\$15.32	\$19.61	\$23.98	\$28.27
<b>Subtotal</b>	<b>\$19.40</b>	<b>\$21.03</b>	<b>\$25.32</b>	<b>\$29.61</b>	<b>\$33.98</b>	<b>\$38.27</b>
Total Taxes % of total 1.1667%	\$0.23	\$0.25	\$0.30	\$0.35	\$0.40	\$0.45
<b>Total Monthly Average Cost</b>	<b>\$19.63</b>	<b>\$21.28</b>	<b>\$25.62</b>	<b>\$29.96</b>	<b>\$34.38</b>	<b>\$38.72</b>

### WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	76	90	114	139	164	189
Total Energy Charges (0-500) per kwh 0.074	\$5.62	\$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
<b>Total Monthly Average Cost</b>	<b>\$5.69</b>	<b>\$6.74</b>	<b>\$8.54</b>	<b>\$10.41</b>	<b>\$12.28</b>	<b>\$14.15</b>

**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 \$19.56 plus taxes of \$1.40 are not included in these calculations.**  
**(See form HUD-52667 - Other:Specify: \$20.96)**

**HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Winter</b>	0BR	1BR	2BR	3BR	4BR	5BR
	10	12	13	14	15	17
Total Energy Charges per ccf 1.01273	\$10.13	\$12.15	\$13.17	\$14.18	\$15.19	\$17.22
Total Taxes % of Total 7.1637%	\$0.73	\$0.87	\$0.94	\$1.02	\$1.09	\$1.23
<b>Total Monthly Average Cost</b>	<b>\$10.86</b>	<b>\$13.02</b>	<b>\$14.11</b>	<b>\$15.20</b>	<b>\$16.28</b>	<b>\$18.45</b>

**COOKING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	2	3	4	5	6	8
Total Energy Charges per ccf 1.01273	\$2.03	\$3.04	\$4.05	\$5.06	\$6.08	\$8.10
Total Taxes % of Total 7.1637%	\$0.15	\$0.22	\$0.29	\$0.36	\$0.44	\$0.58
<b>Total Monthly Average Cost</b>	<b>\$2.18</b>	<b>\$3.26</b>	<b>\$4.34</b>	<b>\$5.42</b>	<b>\$6.52</b>	<b>\$8.68</b>

**WATER HEATING**

Monthly Average Unit Consumption ccf for all bedroom types - <b>Year Round</b>	0BR	1BR	2BR	3BR	4BR	5BR
	5	6	8	11	13	16
Total Energy Charges per ccf 1.01273	\$5.06	\$6.08	\$8.10	\$11.14	\$13.17	\$16.20
Total Taxes % of Total 7.1637%	\$0.36	\$0.44	\$0.58	\$0.80	\$0.94	\$1.16
<b>Total Monthly Average Cost</b>	<b>\$5.42</b>	<b>\$6.52</b>	<b>\$8.68</b>	<b>\$11.94</b>	<b>\$14.11</b>	<b>\$17.36</b>

**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 \$4.74	\$17.06	\$17.78	\$24.89	\$32.00	\$39.11	\$46.22
<b>Total Monthly Average Cost</b>	<b>\$36.81</b>	<b>\$37.53</b>	<b>\$44.64</b>	<b>\$51.75</b>	<b>\$58.86</b>	<b>\$65.97</b>

**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 \$40.20	\$40.20	\$40.20	\$40.20	\$40.20	\$40.20	\$40.20
Wastewater Volume Charge per 1000 gallons \$8.93	\$32.15	\$33.49	\$46.88	\$60.28	\$73.67	\$87.07
<b>Total Monthly Average Cost</b>	<b>\$72.35</b>	<b>\$73.69</b>	<b>\$87.08</b>	<b>\$100.48</b>	<b>\$113.87</b>	<b>\$127.27</b>

**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 \$27.35	\$27.35	\$27.35	\$27.35			
Total Monthly Charges (32 gal) per month \$28.60				\$28.60	\$28.60	
Total Monthly Charges (64 gal) per month \$33.75						\$33.75
Sales Tax % of total 8.25%	\$2.26	\$2.26	\$2.26	\$2.36	\$2.36	\$2.78
<b>Total Monthly Charges</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$30.96</b>	<b>\$30.96</b>	<b>\$36.53</b>

# 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
<b>Total Monthly Average Cost</b>	<b>\$24.46</b>	<b>\$25.19</b>	<b>\$32.48</b>	<b>\$48.11</b>	<b>\$60.70</b>	<b>\$73.28</b>

#### 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 \$40.27	\$40.27	\$40.27	\$40.27	\$40.27	\$40.27	\$40.27
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
<b>Total Monthly Average Cost</b>	<b>\$66.41</b>	<b>\$67.93</b>	<b>\$83.06</b>	<b>\$98.20</b>	<b>\$113.33</b>	<b>\$128.47</b>

#### 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 \$27.35	\$27.35	\$27.35	\$27.35			
Total Monthly Charges (32 gal) per month \$28.60				\$28.60	\$28.60	
Total Monthly Charges (64 gal) per month \$33.75						\$33.75
Sales Tax % of total 8.25%	\$2.26	\$2.26	\$2.26	\$2.36	\$2.36	\$2.78
<b>Total Monthly Charges</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$30.96</b>	<b>\$30.96</b>	<b>\$36.53</b>



**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 \$4.74	\$14.22	\$17.63	\$24.46	\$31.28	\$38.11	\$44.94
<b>Total Monthly Average Cost</b>	<b>\$33.97</b>	<b>\$37.38</b>	<b>\$44.21</b>	<b>\$51.03</b>	<b>\$57.86</b>	<b>\$64.69</b>

**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 \$40.20	\$40.20	\$40.20	\$40.20	\$40.20	\$40.20	\$40.20
Wastewater Volume Charge per 1000 gallons \$8.93	\$26.79	\$33.22	\$46.08	\$58.94	\$71.80	\$84.66
<b>Total Monthly Average Cost</b>	<b>\$66.99</b>	<b>\$73.42</b>	<b>\$86.28</b>	<b>\$99.14</b>	<b>\$112.00</b>	<b>\$124.86</b>

**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 \$27.35	\$27.35	\$27.35	\$27.35			
Total Monthly Charges (32 gal) per month \$28.60				\$28.60	\$28.60	
Total Monthly Charges (64 gal) per month \$33.75						\$33.75
Sales Tax % of total 8.25%	\$2.26	\$2.26	\$2.26	\$2.36	\$2.36	\$2.78
<b>Total Monthly Charges</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$30.96</b>	<b>\$30.96</b>	<b>\$36.53</b>

# 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
<b>Total Monthly Average Cost</b>	<b>\$21.54</b>	<b>\$25.04</b>	<b>\$32.04</b>	<b>\$46.85</b>	<b>\$58.94</b>	<b>\$71.02</b>

#### 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 \$40.27	\$40.27	\$40.27	\$40.27	\$40.27	\$40.27	\$40.27
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
<b>Total Monthly Average Cost</b>	<b>\$60.36</b>	<b>\$67.62</b>	<b>\$82.15</b>	<b>\$96.68</b>	<b>\$111.21</b>	<b>\$125.74</b>

#### 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 \$27.35	\$27.35	\$27.35	\$27.35			
Total Monthly Charges (32 gal) per month \$28.60				\$28.60	\$28.60	
Total Monthly Charges (64 gal) per month \$33.75						\$33.75
Sales Tax % of total 8.25%	\$2.26	\$2.26	\$2.26	\$2.36	\$2.36	\$2.78
<b>Total Monthly Charges</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$29.61</b>	<b>\$30.96</b>	<b>\$30.96</b>	<b>\$36.53</b>

## **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 November 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	0.02877	0.02877
Total Community Benefit Charges	Per KWH	0.00516	0.00516
Regulatory Charge	Per KWH	0.01206	0.01206
<b>Total Energy Charges</b>	Per KWH	<b>0.074</b>	<b>0.10431</b>
Public Utility Gross Receipts Tax	% of Total	0.1667%	
City Sales Tax	% of Total	1%	
<b>Total Taxes</b>	% of Total	<b>1.1667%</b>	

#### NATURAL GAS

Source: Texas Gas Service

830-875-2133

www.texasgasservice.com\*

Year Round		Central Texas Service Area (RS 10)	
Total Customer Charge	Per Month	\$18.37	
Conservation Adjustment Clause	Per Month	\$1.19	
<b>Total Monthly Charges</b>	Per Month	<b>\$19.56</b>	
	Tiers*	All	
Energy Charge	Per CCF	0.32626	
Pipeline Integrity Testing (PIT) Surcharge	Per CCF	0.00437	
Cost of Gas (COG)	Per CCF	0.6821	
<b>Total Energy Charges</b>	Per CCF	<b>1.01273</b>	
Public Utility Gross Receipts Tax	% of Total	0.1667%	
Misc Gross Receipts Tax (pop > 10000)	% of Total	1.997%	
Franchise Fee	% of Total	5%	
<b>Total Taxes</b>	% of Total	<b>7.1637%</b>	

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

<b>Water</b>			<i>Multi-Family</i>
Retail Meter Equivalent Charge	Per Month	\$7.25	
Fixed Minimum Charge	Per Month	\$12.50	
<b>Total Monthly Charges</b>	Per Month	<b>\$19.75</b>	
Volume Charge Non Peak (Jul-Oct) (4)	Per 1000 Gals	\$5.00	
Volume Charge Peak (Nov-Jun) (8)	Per 1000 Gals	\$4.53	
Volume Charge (year round wtd avg)	Per 1000 Gals	\$4.69	
Reserve Fund Surcharge	Per 1000 Gals	\$0.05	
<b>Total Usage Charges</b>	Per 1000 Gals	<b>\$4.74</b>	
<b>Sewer</b>			
Wastewater Charge	Per Month	\$10.30	
Transportation User Fee (avg)	Per Month	\$12.61	
Drainage Charge* (avg)	Per Month	\$17.29	
<b>Total Monthly Charges</b>	Per Month	<b>\$40.20</b>	
	<b>Tiers*</b>	<b>All</b>	
<b>Wastewater Volume Charge</b>	Per 1000 Gals	<b>\$8.93</b>	

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

<b>Water</b>			<i>Single Family</i>		
	<b>Tiers*</b>		<b>if 0-2000</b>	<b>if 2001-6000</b>	<b>if 6001-11000</b>
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	
<b>Total Monthly Charges</b>	Per Month	<b>\$8.50</b>	<b>\$10.80</b>	<b>\$16.50</b>	
	<b>Tiers*</b>		<b>0-2000</b>	<b>2001-6000</b>	<b>6001-11000</b>
Water Volume Charge*	Per 1000 Gals	\$2.89	\$4.81	\$8.34	
Reserve Fund Surcharge	Per 1000 Gals	\$0.05	\$0.05	\$0.05	
<b>Total Usage Charges</b>	Per 1000 Gals	<b>\$2.94</b>	<b>\$4.86</b>	<b>\$8.39</b>	
<b>Sewer</b>					
Wastewater Charge	Per Month	\$10.30			
Transportation Fee (avg)	Per Month	\$12.68			
Drainage Charge* (avg)	Per Month	\$17.29			
<b>Total Monthly Charges (House)</b>	Per Month	<b>\$40.27</b>			
	<b>Tiers*</b>		<b>0-2000</b>	<b>over 2000</b>	
Wastewater Volume Charge*	Per 1000 Gals	\$4.85	\$9.94		
Community Benefilt Charge*	Per 1000 Gals	\$0.15	\$0.15		
<b>Total Usage Charges</b>	Per 1000 Gals	<b>\$5.00</b>	<b>\$10.09</b>		

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

<b>Trash Collection</b>			<i>MF/SF</i>		
	<b>Tiers*</b>		<b>24 gal (0-2 br)</b>	<b>32 gal (3-4 br)</b>	<b>64 gal (5 br)</b>
Trash Cart*	Per Month	\$22.65	\$23.90	\$29.05	
Clean Community Fee	Per Month	\$4.70	\$4.70	\$4.70	
<b>Total Monthly Charges</b>	Per Month	<b>\$27.35</b>	<b>\$28.60</b>	<b>\$33.75</b>	
<b>Sales Tax</b>	% of Total	<b>8.25%</b>			

## **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](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/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 – April 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	.020000	.082500
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	.015000	.082500
Argyle Crm Con Dist	5061550	.002500	
Argyle Mun Dev Dist	5061710	.002500	
Arlington (Tarrant Co)	2220095	.020000	.082500
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	.015000	.082500
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	

# Residential Electric Rates & Line Items

## Rates for Customers Who Live Inside the City of Austin

Thank you for being an Austin Energy customer. Austin Energy, a service of the City of Austin, structures rates into five billing components (Customer Charge, Energy Charges, Power Supply Adjustment, Community Benefit Charge, and Regulatory Charge). These charges are factored into your electric bill each month. Taken together, Austin Energy's goal is to be in the lower 50% of residential costs for similar utilities in Texas.

### Inside City of Austin Rates: Five-Tier Rate Structure

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

#### Austin Energy Residential Electric Rates

Billing Components	Inside Residential
Customer Charge (\$ per month)	\$10.00
Energy Charge (¢ per kWh)	
Tier 1: 0 – 500 kWh	2.801¢
Tier 2: 501 – 1,000 kWh	5.832¢
Tier 3: 1,000 – 1,500 kWh	7.814¢
Tier 4: 1,501 – 2,500 kWh	9.314¢
Tier 5: > 2,500 kWh	10.814¢
Power Supply Adjustment(¢ per kWh)	2.877¢
Community Benefit Charges (¢ per kWh)	
Customer Assistance Program	0.154¢
Service Area Street Lighting	0.124¢
Energy Efficiency Programs	0.238¢
Regulatory Charge (¢ per kWh)	1.206¢

#### Example: Rates for Inside City of Austin Customers - 1,000 kWh

Line Item	kWh Per Tier	Charges
Customer Charge		\$10.00
Tier 1	500	\$14.01
Tier 2	500	\$29.16
Tier 3	0	\$0.00

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
Interim Rate Adjustments (IRA)	\$ 2.37 per month (Footnote 1)
Total Customer Charge	\$18.37 per month

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.

**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**

<b><u>Rate Schedule</u></b>	<b><u>Customer Class</u></b>	<b><u>*Monthly Conservation Rate</u></b>
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.

Initial Rate Schedule

Meters Read On and After  
September 29, 2020

**Texas Gas Service**  
**Cost of Gas - \$/Mcf**  
**November 2021**

	November 2021	October 2021	Change from last month	November 2020	Change from last year
<b>Central Texas</b>					
Austin - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Cedar Park - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Westlake Hills - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Sunset Valley - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Rollingwood - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Kyle - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Dripping Springs - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Bee Cave - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Lakeway - Inc.	6.8210	6.6840	0.1370	3.8077	\$3.0133
Austin, Cedar Park & Westlake - Env.	7.1228	6.7299	0.3929	3.7776	\$3.3452
Kyle/Buda - Env.	7.1228	6.7299	0.3929	3.7776	\$3.3452
Dripping Springs - Env.	7.1228	6.7299	0.3929	3.7776	\$3.3452
<b>South Texas</b>					
STX - Inc.	6.8582	6.7204	0.1378	3.8285	\$3.0297
STX - Env.	7.1617	6.7666	0.3951	3.7981	\$3.3636
<b>West Texas</b>					
El Paso - Inc.	6.1800	5.8426	0.3374	3.1609	\$3.0191
Vinton - Inc.	6.1800	5.8426	0.3374	3.1609	\$3.0191
Clint - Inc.	6.1800	5.8426	0.3374	3.1609	\$3.0191
Anthony - Inc.	6.3914	5.8426	0.5488	3.1609	\$3.2305
Socorro - Inc.	6.1800	5.8426	0.3374	3.1609	\$3.0191
Horizon City - Inc.	6.1800	5.8426	0.3374	3.1609	\$3.0191
San Elizario - Inc.	6.1800	5.8426	0.3374	3.1609	\$3.0191
El Paso, Vinton, Clint, Anthony, Socorro, S.Elizario & Horizon City - Env.	6.3914	5.8426	0.5488	3.1206	\$3.2708
Fort Bliss	7.0561	6.6709	0.3852	3.6090	\$3.4471
Dell City - Inc.	5.8050	5.2210	0.5840	2.6957	\$3.1093
Dell City - Env.	5.8050	5.2210	0.5840	2.6957	\$3.1093
Monahans, Wink - Inc.	6.5115	6.1560	0.3555	3.3305	\$3.1810
Barstow - Inc.	6.7342	6.1560	0.5782	3.2880	\$3.4462
Pyote - Inc.	6.7342	6.1560	0.5782	3.3305	\$3.4037
Pecos - Inc.	6.7342	6.1560	0.5782	3.3305	\$3.4037
Thorntonville - Inc.	6.5115	6.1560	0.3555	3.3305	\$3.1810
Wickett - Inc.	6.7342	6.1560	0.5782	3.3305	\$3.4037
Pecos, Monahans, Barstow, Wink, Wickett, Thorntonville & Pyote - Env.	6.7342	6.1560	0.5782	3.2880	\$3.4462
Andrews - Inc.	6.3221	5.9769	0.3452	3.2336	\$3.0885
Andrews - Env.	6.5383	5.9769	0.5614	3.1924	\$3.3459
Crane - Inc.	6.7342	6.1560	0.5782	3.3305	\$3.4037
Crane - Env.	6.7342	6.1560	0.5782	3.2880	\$3.4462
McCamey - Inc.	6.5115	6.1560	0.3555	3.3305	\$3.1810
McCamey - Env.	6.7342	6.1560	0.5782	3.2880	\$3.4462
<b>North Texas</b>					
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Inc.	6.9380	6.5497	0.3883	4.2055	\$2.7325
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Env.	7.0776	6.5497	0.5279	4.1319	\$2.9457
Breckenridge, Graham - Inc.	7.0567	6.6617	0.3950	4.2774	\$2.7793
Breckenridge, Graham - Env.	7.1987	6.6617	0.5370	4.2026	\$2.9961
Weatherford - Inc.	7.2495	6.8612	0.3883	4.5134	\$2.7361
Weatherford - Env.	7.0776	6.5497	0.5279	4.1319	\$2.9457
<b>Panhandle</b>					
Borger - Inc.	6.3924	6.0792	0.3132	3.2564	\$3.1360
Borger - Env.	6.8194	6.0792	0.7402	3.1619	\$3.6575
Skellytown - Inc.	6.3543	6.0430	0.3113	3.2370	\$3.1173
Skellytown - Env.	6.7788	6.0430	0.7358	3.1431	\$3.6357
<b>Rio Grande Valley</b>					
RGV - Inc.	5.6079	5.6224	(0.0145)	3.5001	\$2.1078
RGV - Env.	6.2441	5.6224	0.6217	3.3625	\$2.8816
<b>Galveston</b>					
Galveston - Inc.	6.9606	6.8208	0.1398	3.9069	\$3.0537
Bayou Vista & Jamaica Beach - Inc.	6.9606	6.8208	0.1398	3.9069	\$3.0537
Galveston & Bayou Vista - Env.	7.2687	6.8677	0.4010	3.8174	\$3.4513
<b>Port Arthur</b>					
Port Arthur, Nederland, Port Neches, Groves, Beaumont - Inc.	6.9606	6.8208	0.1398	4.2143	\$2.7463
Port Arthur, Nederland, Port Neches & Groves - Env.	7.2687	6.8677	0.4010	4.1248	\$3.1439
<b>INDICES - Estimated At Beginning of Month</b>					
Houston Ship Channel	5.8840	5.3810	0.5030	3.0520	\$2.8320
Waha EPNG	5.7110	5.0910	0.6200	1.8010	\$3.9100
Permian EPNG	5.7210	5.0780	0.6430	1.9030	\$3.8180
San Juan EPNG	5.8310	4.9910	0.8400	2.7730	\$3.0580
TX,OK,Kansas /NNG	6.0310	5.2530	0.7780	3.0730	\$2.9580

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	<b>\$19.75</b>
3/4	\$10.60	\$21.00	<b>\$31.60</b>
1	\$13.60	\$33.00	<b>\$46.60</b>
1½	\$15.50	\$42.00	<b>\$57.50</b>
2	\$25.40	\$83.00	<b>\$108.40</b>
3	\$75.10	\$292.00	<b>\$367.10</b>
4	\$124.80	\$500.00	<b>\$624.80</b>
6	\$253.80	\$1,042.00	<b>\$1,295.80</b>
8	\$482.20	\$2,000.00	<b>\$2,482.20</b>
10	\$760.20	\$3,167.00	<b>\$3,927.20</b>
12	\$998.40	\$4,167.00	<b>\$5,165.40</b>

*\*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 on the same volume as domestic meter water usage for properties with an irrigation meter, otherwise it is based on a [Wastewater Average](#).

**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.



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FAQ

The Transportation User Fee (TUF) is a fee assessed to residents and businesses based on the traffic levels generated by each dwelling unit or business. **[View the ordinance language for the fee.](http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-10TRUSFE)**  
**[\(\[http://www.municode.com/library/tx/austin/codes/code\\\_of\\\_ordinances?nodeId=TIT14USSTPUPR\\\_CH14-10TRUSFE\]\(http://www.municode.com/library/tx/austin/codes/code\_of\_ordinances?nodeId=TIT14USSTPUPR\_CH14-10TRUSFE\)\)](http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-10TRUSFE)**

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

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

Residential Transportation User Fee Rates as of Nov. 1, 2021

House/garage apartment	\$14.96
Duplex	\$13.62
Triplex/fourplex	\$11.60
Townhouse/condo	\$11.60
Mobile home	\$10.39

**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/mapsearth/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>), **Hays Central Appraisal District** (<http://www.hayscad.com/>) or the **Williamson Central Appraisal District** (<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.

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## Top Content

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**Onion Creek Flood Risk Reduction (/department/onion-creek-flood-risk-reduction)**

**Welcome to the Watershed Protection Department (/department/welcome-watershed-protection-department)**

**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/mapsearth/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>), **Hays Central Appraisal District** (<http://www.hayscad.com/>) or the **Williamson Central Appraisal District** (<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.

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## Top Content

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**Onion Creek Flood Risk Reduction (/department/onion-creek-flood-risk-reduction)**

**Welcome to the Watershed Protection Department (/department/welcome-watershed-protection-department)**

Austin Resource Recovery provides bundled services to manage your **recycling** (<http://www.austintexas.gov/departments/single-stream-recycling>), **composting** ([/composting](http://www.austintexas.gov/departments/composting)), **trash** (<http://www.austintexas.gov/departments/residential-trash-collection>), **large brush** ([/brush](http://www.austintexas.gov/departments/brush)) and **bulk collection** ([/department/residential-bulk-collection](http://www.austintexas.gov/departments/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	\$22.65*
32-gallon	\$23.90*
64-gallon	\$29.05*
96-gallon	\$49.50*

\*Includes base fee of \$18.80. 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' recycling capacity be equal to or larger than their trash capacity. 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** (<https://www.austintexas.gov/extrash>), which can be purchased at most local grocery stores for \$5 plus tax. Extra bags without a sticker will be charged \$10.20 plus tax per bag (these prices increased, effective October 1, 2021).

## 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>)
- Litter Abatement
- **Recycle & Reuse Drop-off Center** (<http://www.austintexas.gov/dropoff>)
- **Business outreach** (<http://www.austintexas.gov/department/business-outreach-and-services>)
- Austin Reuse Centers
- **Zero waste program development** (<http://www.austintexas.gov/zerowaste>)
- Clean Austin
- **Dead animal collection** (<http://www.austintexas.gov/department/dead-animal-pick>)
- Boulevard sweeping

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

**From band manager to [Re]Verse 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>)

**View all blog posts** (</department/blog/1358>)

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## Top Content

**Residential bulk collection** (</bulk>)

**Residential Trash Collection** (</trash>)

# 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](http://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**

<b>Austin Energy</b>		Rates		Difference	
Description	Measure	1/2021	11/2021	Amount	Percent
Customer Charge	per month	\$10.00	\$10.00	\$0.00	<b>0%</b>
Tier-1 Total Energy Chgs (0-500)	per kwh	0.07404	<b>0.07400</b>	-0.00004	<b>-0.05%</b>
Tier-2 Total Energy Chgs (501-1000)	per kwh	0.10435	<b>0.10431</b>	-0.00004	<b>-0.04%</b>
		<b>Total % of Change</b>			<b>0.09%</b>
Total Taxes	% of total	1.1667%	1.1667%	0.0000	<b>0%</b>

#### NATURAL GAS

<b>Texas Gas Service (RS 10)</b>		Rates		Difference	
Description	Measure	1/2021	11/2021	Amount	Percent
Total Monthly Charges	per month	\$17.19	<b>\$19.56</b>	\$2.37	<b>14%</b>
Total Energy Charges	per ccf	0.67104	<b>1.01273</b>	0.34169	<b>51%</b>
		<b>Total % of Change</b>			<b>65%</b>
Total Taxes	% of total	8.1637%	7.1637%	-0.01000	<b>-1%</b>

#### WATER, SEWER & TRASH COLLECTION

<b>Austin Water - Multi-Family</b>		Rates		Difference	
Description - <b>Water</b>	Measure	1/2021	11/2021	Amount	Percent
Total Monthly Charges	per month	\$19.75	\$19.75	\$0.00	<b>0%</b>
Total Usage Charges	per 1000 gals	\$4.89	<b>\$4.74</b>	-\$0.15	<b>-3%</b>
		<b>Total % of Change</b>			<b>3%</b>
Description - <b>Sewer</b>	Measure	1/2021	11/2021	Amount	Percent
Total Monthly Charges	per month	\$38.58	<b>\$40.20</b>	\$1.62	<b>4%</b>
Wastewater Volume Charge	per 1000 gals	\$8.93	\$8.93	\$0.00	<b>0%</b>
		<b>Total % of Change</b>			<b>4%</b>

<b>Austin Water - Single-Family</b>		Rates		Difference	
Description - <b>Water</b>	Measure	1/2021	11/2021	Amount	Percent
Total Monthly Charges (if 2001-6000)	per month	\$10.80	\$10.80	\$0.00	<b>0%</b>
Total Monthly Charges (if 6001-11000)	per month	\$16.50	\$16.50	\$0.00	<b>0%</b>
Total Usage Charges (0-2000)	per 1000 gals	\$2.94	\$2.94	\$0.00	<b>0%</b>
Total Usage Charges (2001-6000)	per 1000 gals	\$4.86	\$4.86	\$0.00	<b>0%</b>
Total Usage Charges (6001-11000)	per 1000 gals	\$8.39	\$8.39	\$0.00	<b>0%</b>
		<b>Total % of Change</b>			<b>0%</b>

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

## Comparison of Previous and Current Utility Rates

### Section 8 HCV Program

Description - <b>Sewer</b>	Measure	1/2021	11/2021	Amount	Percent
Total Monthly Charges	per month	\$38.64	<b>\$40.27</b>	\$1.63	<b>4%</b>
Total Usage Charges (0-2000)	per 1000 gals	\$5.00	\$5.00	\$0.00	<b>0%</b>
Total Usage Charges (over 2000)	per 1000 gals	\$10.09	\$10.09	\$0.00	<b>0%</b>
				<b>Total % of Change</b>	<b>4%</b>
Description - <b>Trash Collection (MF/SF)</b>	Measure	1/2021	11/2021	Amount	Percent
Total Monthly Charges 24 gal (0-2 br)	per month	\$25.85	<b>\$27.35</b>	\$1.50	<b>6%</b>
Total Monthly Charges 32 gal (3-4 br)	per month	\$27.10	<b>\$28.60</b>	\$1.50	<b>6%</b>
Total Monthly Charges 64 gal (5 br)	per month	\$32.25	<b>\$33.75</b>	\$1.50	<b>5%</b>
Sales Tax	% of total	8.25%	8.25%	0.00	<b>0%</b>

## **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:

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: <b>Housing Authority of the City of Austin, TX</b>		Unit Type: <b>Row House/Townhouse</b>				
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
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						
<b>Cooking</b>						
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
<b>Other Electric &amp; Cooling</b>						
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
<b>Water Heating</b>						
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						
<b>Water, Sewer, Trash Collection</b>						
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
<b>Tenant-supplied Appliances</b>						
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
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
<b>Actual Family Allowances</b>		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: **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
----------------------------	---------	---------	---------	---------	---------	---------

## 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: <b>Housing Authority of the City of Austin, TX</b>		Unit Type: <b>Single-Family (Detached House)</b>				
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
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						
<b>Cooking</b>						
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
<b>Other Electric &amp; Cooling</b>						
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
<b>Water Heating</b>						
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						
<b>Water, Sewer, Trash Collection</b>						
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
<b>Tenant-supplied Appliances</b>						
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
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
<b>Actual Family Allowances</b>		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				
		\$				
		Other Electric				
		\$				
Address of Unit		Air Conditioning				
		\$				
		Water Heating				
		\$				
		Water				
		\$				
		Sewer				
		\$				
		Trash Collection				
		\$				
		Range / Microwave				
		\$				
		Refrigerator				
		\$				
		Other				
		\$				
Number of Bedrooms		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: <b>Housing Authority of the City of Austin, TX</b>		Unit Type: <b>Manufactured/Mobile Home</b>				
Utility or Service:	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>
Monthly Dollar Allowances						
<b>Heating</b>						
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						
<b>Cooking</b>						
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
<b>Other Electric &amp; Cooling</b>						
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
<b>Water Heating</b>						
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						
<b>Water, Sewer, Trash Collection</b>						
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
<b>Tenant-supplied Appliances</b>						
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
<b>Other--specify: Monthly Charges</b>						
Natural Gas Charge \$18.59	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
<b>Actual Family Allowances</b>		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: **Multi-Family Energy Efficient**

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)

## **LOCAL CLIMATOLOGICAL DATA**



## General Information

HUSM-Ver13i\_813\_Summit-Update

### HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: December 6, 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
<b>Annual</b>	<b>1837</b>

### 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
<b>Annual</b>	<b>3139</b>

**Typical Low Temp** 49

## General Information

HUSM-Ver13i\_813\_Summit-Update

### HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: December 6, 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

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
<b>Annual</b>	<b>1837</b>

### 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
<b>Annual</b>	<b>3139</b>

Typical Low Temp 49

# 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	\$11.00	\$13.00	\$14.00	\$15.00	\$16.00	\$18.00
b. Bottle Gas/Propane						
c. Electric	\$5.00	\$6.00	\$7.00	\$8.00	\$10.00	\$11.00
d. Electric Heat Pump						
e. Oil						

## Cooking

a. Natural Gas	\$2.00	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00
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	\$5.00	\$7.00	\$9.00	\$12.00	\$14.00	\$17.00
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	\$37.00	\$44.00	\$51.00	\$58.00	\$65.00
Sewer	\$67.00	\$73.00	\$86.00	\$99.00	\$112.00	\$125.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$31.00	\$31.00	\$37.00

## 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 \$20.96	\$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 11/2021 Update

adapted from form HUD-52667  
(7/2019)

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02738

#### ASSISTED HOUSING ITEM NO. 6.

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**MEETING DATE:** February 17, 2022

**STAFF CONTACT:**

**ITEM TITLE:** Presentation, Discussion, and Possible Action regarding Resolution No. 02738: Authorizing HACA to Project-base 150 (one-hundred-fifty) Housing Choice Vouchers and 50 (fifty) VASH Project-base vouchers in response to Request for Proposals issued on November 5, 2021

**BUDGETED ITEM:** No

**TOTAL COST:** N/A

#### **ACTION**

Motion to Approve Resolution No. 02738 authorizing HACA to enter into an agreement to enter into a Housing Assistance Payments (HAP) Contract with five properties that best fulfilled the requirements of Request for Proposals issued on November 5, 2021 to provide permanent supportive housing to homeless persons in the City of Austin. The five properties below comprise a total of five projects recommended to receive housing choice voucher project-based vouchers and VASH housing choice project-vouchers:

1.	Austin Housing Finance Corporation (AHFC), Hotel Conversion Project at Pecan Park - 50 Housing Choice Vouchers
2.	Foundation Communities Balcones Terrace Housing Corporation, Balcones Terrace - 25 Housing Choice Vouchers and 25 <b>VASH</b> Housing Choice Vouchers
3.	Integral Care, Studios at Menchaca - 45 Housing Choice Vouchers
4.	Libertad Austin at Gardner, LP, Libertad Austin - 25 Housing Choice Vouchers and 25 <b>VASH</b> Housing Choice Vouchers
5.	Cady Lofts, LLC, in collaboration with Austin Affordable Housing Corp, Cady Lofts - 25 Housing Choice Vouchers

#### **SUMMARY**

***Background:***

After reviewing the proposals and considering the great need for affordable housing to house the homeless, staff recommends project-basing 170 project-based Housing Choice Vouchers and 50 VASH project-based vouchers, 20 more project-base vouchers than the original advertised amount. Project-basing vouchers reflect

HACA's dedication to expanding supportive housing and services to vulnerable homeless individuals and those experiencing chronic homelessness. HUD regulations and HACA's Housing Choice Voucher Administrative Plan allows HACA to project-base up to 20 percent of its allocated vouchers plus an additional 10% above the 20 percent limit to units designated to serve the homeless or veterans. The 170 HCV and 50 VASH project-base vouchers, plus the 308 current project-base vouchers reflects a total of 528 project-base vouchers or 7.3% of HACA's PBV maximum.

***Process:***

On November 5, 2021, the Housing Authority of the City of Austin (HACA) issued Request for Proposals soliciting proposals from developers/owners to provide rental units under the project-base voucher program to serve vulnerable homeless individuals with a "housing first" approach. The "housing first" approach removes unnecessary barriers, provides immediate access to housing and offers supportive services to foster long-term stability.

Eight proposals were received for regular housing choice vouchers and two proposals for VASH housing choice vouchers. A review committee evaluated all proposals and assigned points based upon the Respondent's demonstrated competence, experience, capacity to provide supportive services, financial feasibility, project design, commitment to serve the homeless, location in or near a high opportunity area, and project readiness. The scoring criteria is included as Attachment 1 for regular housing choice vouchers and as Attachment 2 for VASH vouchers.

***Staff Recommendation:***

Staff recommends allocating project-based housing choice vouchers to the five properties that scored the highest by the RFP review committee. The five properties are:

1.	Austin Housing Finance Corporation (AHFC), Hotel Conversion Project at Pecan Park - 50 Housing Choice Vouchers
2.	Foundation Communities Balcones Terrace Housing Corporation, Balcones Terrace - 25 Housing Choice Vouchers and 25 <b>VASH</b> Housing Choice Vouchers
3.	Integral Care, Studios at Menchaca - 45 Housing Choice Vouchers
4.	Libertad Austin at Gardner, LP, Libertad Austin - 25 Housing Choice Vouchers and 25 <b>VASH</b> Housing Choice Vouchers
5.	Cady Lofts, LLC, in collaboration with Austin Affordable Housing Corp, Cady Lofts - 25 Housing Choice Vouchers

Regarding the 25 VASH Housing Choice Vouchers for Foundation Communities, the approval of these project-based vouchers is contingent on the receipt of a letter of support from the VA and HUD approval of the selection process.

Regarding the approval of 25 Housing Choice Vouchers for Cady Loft, this approval is contingent on HUD's approval of the selection process as Austin Affordable Housing Corp (AAHC) serves as the non-profit general partner.

A description of each development is included in Attachment 3.

**ATTACHMENTS:**

- ❑ **Attachment 1 Scoring Criteria HCV RFP**
- ❑ **Attachment 2 Scoring Criteria HCV VASH RFP**

▢ **Attachment 3 Summaries PBV Proposals**



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**RESOLUTION NO. 02738**

**AUTHORIZING HACA TO PROJECT-BASE  
170 Housing Choice Vouchers and  
50 Veteran Affairs Supportive Housing (VASH) Housing Choice Vouchers**

**WHEREAS**, HUD regulations allow communities that are participating in the Housing Choice Voucher Program to project-base up to 20 percent of its allocated vouchers, plus an additional 10% above the 20 percent program limit, to units designated to serve the homeless or veterans;

**WHEREAS**, HACA's Housing Choice Voucher Programs Administrative plan authorizes HACA to project-base up to 20 percent of its allocated vouchers, plus an additional 10% above the 20 percent program limit, to units designated to serve the homeless or veterans;

**WHEREAS**, the Housing Authority issued a Request for Proposal on November 5, 2021 soliciting proposals from developers/owners to provide rental units under the project-base voucher program to serve vulnerable homeless individuals and homeless veterans with a "housing first" approach;

**WHEREAS**, Austin Housing Finance Corporation (AHFC) in collaboration with Family Eldercare submitted a proposal requesting project-base vouchers for the Hotel Conversion Project at Pecan Park (Candlewood Suites Permanent Supportive Housing Conversion) located at 10811 Pecan Park Blvd #2, Austin, TX 78750;

**WHEREAS**, Foundation Communities Balcones Terrace Housing Corporation submitted a proposal requesting project-base vouchers for Balcones Terrace located at 10024 N. Capital of TX Hwy, Austin TX 78759;

**WHEREAS**, Integral Care submitted a proposal requesting project-base vouchers for the Studios at Menchaca located at 7331 Menchaca Drive, Austin TX 78745;

**WHEREAS**, Libertad Austin at Gardner, LP submitted a proposal requesting project-base housing choice vouchers and a proposal requesting VASH project-base vouchers for the Libertad Austin located at 900 Gardner Road Austin, TX 78721;

**WHEREAS**, Cady Lofts, LLC in collaboration with Austin Affordable Housing Corp submitted a proposal requesting project-base vouchers for Cady Lofts located at 1004-1008 E 39<sup>th</sup> St, Austin, TX 78731; and

**WHEREAS**, it is the recommendation of the President & CEO for the Housing Authority of the City of Austin to enter into an agreement to enter into a Housing Assistance Payments (HAP) Contract with Austin Housing Finance Corporation (AHFC) for the Hotel Conversion Project at Pecan Park to project-base 50 Housing Choice Vouchers (HCV); Foundation Communities Balcones Terrace Housing Corporation to project-base 25 Housing Choice Vouchers (HCV and 25 VASH project-base Vouchers; Integral Care for the Studios at Menchaca to project-base 45 Housing Choice Vouchers; Libertad Austin at Gardner, LP for the Libertad Austin to project-base 25 Housing Choice Vouchers and 25 VASH project-base Vouchers; and Cady Lofts, LLC, in partnership with Austin Affordable Housing Corp (AAHC), for Cady Lofts to project-base 25 Housing Choice Vouchers.

**NOW, THEREFORE, BE IT RESOLVED**, that the Housing Authority of the City of Austin's Board of Commissioners approve the Housing Authority of the City of Austin to enter into an agreement to enter into a

Housing Assistance Payments (HAP) Contract with Austin Housing Finance Corporation (AHFC) to project-base 50 Housing Choice Vouchers (HCV) for the Hotel Conversion Project at Pecan Park; Foundation Communities Balcones Terrace Housing Corporation to project-base 25 Housing Choice Vouchers (HCV) and 25 VASH project-base Vouchers at the Balcones Terrace; Integral Care for the Studios at Menchaca to project-base 45 Housing Choice Vouchers; Libertad Austin at Gardner, LP for the Libertad Austin to project-base 25 Housing Choice Vouchers and 25 VASH project-base Vouchers; and Cady Lofts, LLC in partnership with AAHC for Cady Lofts to project-base 25 Housing Choice Vouchers.

**PASSED, APPROVED, AND ADOPTED** this 17th day of February 2022

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Carl S. Richie, Jr., Chairperson

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Michael G. Gerber, Secretary



# **REQUEST FOR PROPOSAL**

**HACA-21-P-0240**

**DEVELOPER/OWNER**

**HOUSING CHOICE VOUCHER PROGRAM**

**PROJECT BASED VOUCHERS**

**Date Issued: November 5, 2021**

Please deliver completed bid packets to:

[https://ha.internationalprocurement.com/requests.html?company\\_id=10217](https://ha.internationalprocurement.com/requests.html?company_id=10217)

**DUE DATE:** January 17, 2022 at 5:00PM/CST

**EXHIBIT 3**

**SCORING CRITERIA**

**REQUEST FOR PROPOSAL**

**PROJECT BASED VOUCHERS**

<b>FACTOR</b>	<b>MAX POINTS</b>
A. PSH Supportive Services Plan and Capacity	20
B. Financial Feasibility	20
C. Previous Experience of Applicant in Development and Property Management of Projects of Similar Scale for Similar Target Population	20
D. Project Design	20
E. Low Barrier Admissions policies	20
F. Neighborhood/High Opportunity Area	20
G. Project Readiness	20
<b>TOTAL MAXIMUM POINTS:</b>	<b>140 points</b>
Minimum points required for consideration for award:	100 points (Meeting minimum requirement does not guarantee award)

<b>A. SUPPORTIVE SERVICES PLAN AND CAPACITY</b>
<b>MAXIMUM POINTS: 20</b>
<p>A high scoring Supportive Services Plan must <u>demonstrate</u> that the proposer:</p> <ul style="list-style-type: none"> <li>• Has planned and documented a high-quality supportive services program that is results/outcome oriented, can measure and report on results/outcomes, and is responsive to projected needs of the resident population. It should include narrative and/or a matrix that lists the types of supportive services, the eligible target population for each type of service, the number of persons to be served for each type of service, where the service will be provided, who will provide each service, the amount budgeted for each service, and the projected outcomes of each service.</li> <li>• Has identified and secured the resources, partnerships and staffing needed to effectively execute the plan. This must include specific funding amounts by service type and provider including information on the duration of the funding. General or conditional support letters are not adequate.</li> <li>• Has assembled and obtained firm commitments from a team with documented track record(s) of effectively providing such services in residential locations to comparable populations and projects of similar scale and scope.</li> <li>• Supportive Services Plan includes a comprehensive case management component with reasonable staff to case manager ratios identified.</li> <li>• Include a discussion of issues and proposed strategies to address the specific supportive service needs related to housing of chronically homeless households to enable tenants to maintain permanent housing. Proposed strategies should also address what process the applicant will employ to minimize unit turn over.</li> <li>• Committed to documenting all service delivery in the local HMIS system.</li> </ul>

The types of services that HACA will deem eligible to qualify a project to meet HUD's definition of families receiving supportive services include, but are not limited to:

- **Job readiness / Job training:** Includes preparation and counseling, job development and placement, follow-up assistance after placement, completion of FSS "Contract of Family Participation";
- **Education:** Includes education for the completion of GED, post-secondary education, or computer training classes for children and adults;
- **Household Training:** Includes homemaking, parenting skills, financial literacy and stability programs;
- **Self-Sufficiency Services and Resources:** Includes assisting with applications to the FSS program and accessing all appropriate services to assist the family to achieve economic independence and self-sufficiency including benefits applications;
- **Substance Abuse Treatment:** Includes counseling, treatment for substance abuse and participation in ongoing support groups.

**Other services may include:**

**Time-limited Financial Assistance**

- Application Fees Assistance – Utilizing project income or other resources to assist participants pay for Application Fees, if required by the landlord or owner.
- Security Deposit Assistance - Utilizing project income or other resources to assist participants pay for Security Deposits, if required by the landlord or owner.
- Utility Deposit Assistance - Utilizing project income or other resources to assist participants pay for Utility Deposits, if required by the utility provider.
- Rental Arrears - Utilizing project income or other resources to assist participants pay for Rental Arrears, if rental arrears are a tenancy factor related to access required by the landlord or owner.

**Supportive Services**

- Tenant orientation- Assistance educating tenants on the rules and expectations of a lease
- Case management- The activity of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant(s).
- Service planning – The development of individuals service plans and document participant progress
- Referrals- To support participants with identifying, acquiring, and maintaining mainstream benefits and available community resources
- Crisis intervention – Supporting participants during housing and stability crisis including but not limited to eviction, mental health emergencies, and substance abuse issues
- Peer mentoring- Access to persons with lived experience trained to support participants with stability
- Legal Assistance – Eviction prevention and criminal involvement, advocacy, support, and resolution
- Transportation – The activity of assisting participants with performing daily living and connection to medical, social, and income opportunities
- Food- Supporting participants to ensure connection to proper nutrition and access to food opportunities and skill necessary to prepare food.
- Dispute Resolution (including negotiating payments for delinquent rent or resolving lease violations)
- Furnishing – The provision of furniture, bedding, cleaning supplies, cooking supplies, and daily living resources

**(up to 20 points)** Development has secured resources to provide over 15 eligible support services.

**(up to 15 points)** Development has secured resources to provide at least 15 eligible support services.

**(up to 10 points)** Development has secured resources to provide at least 10 eligible support services.



**(up to 5 points)** Development has secured resources to provide at least 5 eligible support services.

**(0-3 points)** Development provides minimal support services.

<b>B. FINANCIAL FEASIBILITY</b>	
<b>MAXIMUM POINTS</b>	<b>20 points</b>
<p>For new construction or rehabilitated housing, points will be assigned based on the extent to which the proposal <u>demonstrates</u> that:</p> <ul style="list-style-type: none"> <li>• A comprehensive and realistic construction and permanent financing budget has been prepared; and</li> <li>• Construction and permanent funding is firmly committed including documentation from all funding sources.</li> </ul> <p>HACA will assign points by reviewing the construction and permanent financing committed at the time of application or deemed by HACA to be highly likely to be committed within a reasonable period after proposal submission and specifics on the plan to secure remaining funding.</p> <p>HACA may defer final approval of a proposal pending receipt of financing commitments from the City of Austin or other funding sources from which the developer has requested funding.</p> <p>All projects (whether new construction, rehab or existing) should provide a 15 year operating proforma with line item detail sufficient for a knowledgeable reviewer to evaluate the feasibility and completeness of the budget.</p>	
<p>The operating proforma should include line item detail including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Estimated revenue by all sources</li> <li>• Estimated expenses for all categories including maintenance, utilities, capital reserves, security, resident supportive services, insurance, taxes, etc.</li> <li>• The amount of the compliance-monitoring fee.</li> </ul> <p>Footnotes or other narrative must be presented where necessary to clarify assumptions about sources and uses. HACA will review budgets to assess whether realistic and appropriate assumptions have been made regarding the cost and level of on-site staffing, security and other costs.</p> <p>HACA will review the company's prior year financial statements submitted by the applicant owners/developers to evaluate the financial health and ability of the applicant partners to overcome unexpected setbacks between the PBV award announcement and the completion of the HAP Contract.</p> <p><b>(Up to 20 points)</b> – Proposals include all requested financial information.</p> <p><b>(Up to 10 points)</b> – Proposals are missing some requested financial information.</p>	

<b>C. PREVIOUS EXPERIENCE OF APPLICANT IN DEVELOPMENT AND PROPERTY MANAGEMENT</b>	
<p>For new construction and rehabilitation projects, a high scoring proposal must demonstrate that the applicant has either directly or through its team assembled all of the personnel, skills and other resources needed to complete the development project described in the proposal. This can be evidenced by reference to projects of similar scale, budget and complexity.</p> <p>For all proposals (new construction, rehab, existing), a high scoring proposal must demonstrate that the applicant has a track record of successfully leasing up and managing projects of similar scale, complexity and resident populations, and has developed a responsive and comprehensive management plan:</p> <ul style="list-style-type: none"> <li>• Information on the portfolio currently managed by the property management team must be presented including number of units, population housed, and location. Proposals should include experience managing properties of comparable scale that house chronically homeless individuals or families.</li> <li>• The management/maintenance plan presented in the proposal should not be a boilerplate example. A high scoring proposal will include a management plan that reflects the specific considerations of the site and the resident population including site/occupancy rules where applicable.</li> <li>• Include a detailed management and maintenance-staffing plan that provides sufficient information for HACA reviewers to determine the level of staffing that will be present on-site during business and nonbusiness hours, the approach to off-hour emergencies and other relevant property management information.</li> </ul>	
<b>MAXIMUM POINTS</b>	<b>20 points</b>

#### **D. PROJECT DESIGN**

A high scoring proposal will demonstrate that the project incorporates good design, especially utilizing “green,” environmentally sustainable building principles. Good design also incorporates site, unit and common area features and amenities that are responsive to the needs of the resident population. In evaluating this rating factor, HACA will consider information presented in the proposal including:

- The extent to which the project design incorporates “best practices” for the resident population. For example, projects that house chronically homeless must incorporate a range of design considerations related to safety, durability, the need to encourage socialization and the need for on-site services.
- LEED, SMART, or other similar designations that provide evidence of environmentally sustainable design.
- Other energy efficiency features and improvements.
- Treatment of common areas and building grounds.
- Availability of other on-site amenities such as office space to for use by case managers and group space to conduct onsite classes and gatherings.

**MAXIMUM POINTS**

**20 points**

#### **E. LOW-BARRIER SCREENING**

A high scoring proposal will demonstrate that the project will implement a tenant selection plan that allows highly vulnerable applicants to qualify for housing. Criminal history lookback periods and documentation requirements are set at the lowest possible level allowed by applicable funding sources. Rental and credit history criteria for homeless applicants are no more stringent than for admission to the PBV program. All applicants denied at the property allowed the opportunity to appeal the decision and request an individualized review. Deposits and fees are set at a level accessible for applicants with extremely low income or waived altogether. Property accepts third party payments for application fees, security deposits, and other move-in costs on behalf of the tenant.

**MAXIMUM POINTS**

**20 points**

**F. NEIGHBORHOOD/HIGH OPPORTUNITY AREA**

A high scoring proposal will be located in a high opportunity area that provides improved educational and economic opportunities for residents. In evaluating this factor, HACA will consider information provided in the proposal including: accessibility to transit including distance to nearest bus/rail stops, accessibility to employment opportunities, and accessibility to neighborhood amenities and public resources such as grocery stores, banks, libraries, parks, healthcare providers, etc.

**(Up to 20 points)** - Development located in a census tract with a poverty rate at or below 20%.

**(Up to 10 points)** - Development located in a census tract with a poverty rate greater than 20% but the site includes one of the following features:

- A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;
- A census tract in which the location of the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;
- A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;
- A census tract where there has been an overall decline in the poverty rate within the past five years; or
- A census tract where there are meaningful opportunities for educational and economic advancement.

<b>MAXIMUM POINTS</b>	<b>20 points</b>
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## G. PROJECT READINESS

The proposal must include a project timeline indicating major milestones including when project units will be ready for occupancy:

- **(Up to 20 points):** Vacant existing housing that will be ready for occupancy within 60 days of award selection date for PBVs under this request for proposal.
- **(Up to 20 points):** Vacant rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 6 months of the award.
- **(Up to 15 points):** Existing housing that will be ready for occupancy within 60 days of award selection date for PBVs under this request for proposal.
- **(Up to 15 points):** Vacant rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 12 months of the award.
- **(Up to 15 points):** Newly constructed units that will execute an agreement to enter into housing assistance payments (AHAP) and start construction within 12 months of the award announcement.
- **(Up to 10 points):** Newly constructed units that will execute an agreement to enter into housing assistance payments (AHAP) and start construction within 24 months of the award announcement.
- **(Up to 10 points):** Rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 12 months of the award.
- **(Up to 5 points):** Newly constructed units that will execute an agreement to enter into housing assistance payments (AHAP) and start construction within 25-32 months of the award announcement.
- **(Up to 5 points):** Rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 13 - 24 months of the award.

**MAXIMUM POINTS**

**20 points**



## Exhibit 4

### **HOUSING FIRST PSH CERTIFICATION (SAMPLE)**

I, the applicant/owner of Project X do hereby commit to operate a Housing First Permanent Supportive Housing project. I understand the expectations and requirements described in the Statement of Work Sections of the Request for Proposal A.3, A.4, and F.2. I have reviewed, and agree to abide by, the Austin/Travis County Continuum of Care Written Standards for Service Delivery, which includes Permanent Supportive Housing (PSH) Written Standards and the Coordinate Entry Written Standards. The tenant selection plan for this proposed project is congruent with the Housing First approach and aligns with the Written Standards for Service Delivery.

Name of Organization

Print Name of Authorized person to sign

Signature

Date



# **REQUEST FOR PROPOSAL**

**HACA-21-P-0241**

**DEVELOPER/OWNER**

**Veterans Affairs Supportive Housing (VASH)**

**PROJECT BASED VOUCHERS**

**Date Issued: November 5, 2021**

Please deliver completed bid packets to:

[https://ha.internationalprocurement.com/requests.html?company\\_id=10217](https://ha.internationalprocurement.com/requests.html?company_id=10217)

**DUE DATE: January 17, 2022 at 5:00PM/CST**

**EXHIBIT 3**

**SCORING CRITERIA**

**REQUEST FOR PROPOSAL**

**PROJECT BASED VOUCHERS**

**VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)**

<b>FACTOR</b>	<b>MAX POINTS</b>
A. HUD-VASH Supportive Services Plan and Capacity	20
B. Financial Feasibility	20
C. Previous Experience of Applicant in Development and Property Management of Projects of Similar Scale for Similar Target Population	20
D. Project Design	20
E. Low Barrier Admissions policies	20
F. Neighborhood/High Opportunity Area	20
G. Project Readiness	20
H. Percentage of efficiency or 1 bedroom units	20
TOTAL MAXIMUM POINTS:	160
Minimum points required for consideration for award:	100 points (Meeting minimum requirement does not guarantee award)

<b>A. SUPPORTIVE SERVICES PLAN AND CAPACITY</b>
<b>MAXIMUM POINTS: 20</b>
<p>A high scoring Supportive Services Plan must <u>demonstrate</u> that the proposer:</p> <ul style="list-style-type: none"> <li>• Has planned and documented a high-quality supportive services program that is results/outcome oriented, can measure and report on results/outcomes, and is responsive to projected needs of the resident population. It should include narrative and/or a matrix that lists the types of supportive services, the eligible target population for each type of service, the number of persons to be served for each type of service, where the service will be provided, who will provide each service, the amount budgeted for each service, and the projected outcomes of each service.</li> <li>• Has identified and secured the resources, partnerships and staffing needed to effectively execute the plan. This must include specific funding amounts by service type and provider including information on the duration of the funding. General or conditional support letters are not adequate.</li> <li>• Has assembled and obtained firm commitments from a team with documented track record(s) of effectively providing such services in residential locations to comparable populations and projects of similar scale and scope.</li> <li>• Supportive Services Plan includes a letter of support from the VA.</li> <li>• Include a discussion of issues and proposed strategies to address the specific supportive service needs related to housing of chronically homeless households to enable tenants to maintain permanent housing. Proposed strategies should also address what process the applicant will employ to minimize unit turn over.</li> <li>• Committed to documenting all service delivery in the local HMIS system.</li> </ul>

The types of services that HACA will deem eligible to qualify a project to meet HUD's definition of families receiving supportive services include, but are not limited to:

- **Job readiness / Job training:** Includes preparation and counseling, job development and placement, follow-up assistance after placement, completion of FSS "Contract of Family Participation";
- **Education:** Includes education for the completion of GED, post-secondary education, or computer training classes for children and adults;
- **Household Training:** Includes homemaking, parenting skills, financial literacy and stability programs;
- **Self-Sufficiency Services and Resources:** Includes assisting with applications to the FSS program and accessing all appropriate services to assist the family to achieve economic independence and self-sufficiency including benefits applications;
- **Substance Abuse Treatment:** Includes counseling, treatment for substance abuse and participation in ongoing support groups.

**Other services may include:**

**Time-limited Financial Assistance**

- Application Fees Assistance – Utilizing project income or other resources to assist participants pay for Application Fees, if required by the landlord or owner.
- Security Deposit Assistance - Utilizing project income or other resources to assist participants pay for Security Deposits, if required by the landlord or owner.
- Utility Deposit Assistance - Utilizing project income or other resources to assist participants pay for Utility Deposits, if required by the utility provider.
- Rental Arrears - Utilizing project income or other resources to assist participants pay for Rental Arrears, if rental arrears are a tenancy factor related to access required by the landlord or owner.

**Supportive Services**

- Tenant orientation- Assistance educating tenants on the rules and expectations of a lease
- Case management- The activity of assessing, arranging, coordinating, and monitoring the delivery of individualized services to meet the needs of the program participant(s).
- Service planning – The development of individuals service plans and document participant progress
- Referrals- To support participants with identifying, acquiring, and maintaining mainstream benefits and available community resources
- Crisis intervention – Supporting participants during housing and stability crisis including but not limited to eviction, mental health emergencies, and substance abuse issues
- Peer mentoring- Access to persons with lived experience trained to support participants with stability
- Legal Assistance – Eviction prevention and criminal involvement, advocacy, support, and resolution
- Transportation – The activity of assisting participants with performing daily living and connection to medical, social, and income opportunities
- Food- Supporting participants to ensure connection to proper nutrition and access to food opportunities and skill necessary to prepare food.
- Dispute Resolution (including negotiating payments for delinquent rent or resolving lease violations)
- Furnishing – The provision of furniture, bedding, cleaning supplies, cooking supplies, and daily living resources

**(up to 20 points)** Development has secured resources to provide over 15 eligible support services.

**(up to 15 points)** Development has secured resources to provide at least 15 eligible support services.

**(up to 10 points)** Development has secured resources to provide at least 10 eligible support services.

**(up to 5 points)** Development has secured resources to provide at least 5 eligible support services.

**(0-3 points)** Development provides minimal support services.

<b>B. FINANCIAL FEASIBILITY</b>	
<b>MAXIMUM POINTS</b>	<b>20 points</b>
<p>For new construction or rehabilitated housing, points will be assigned based on the extent to which the proposal <u>demonstrates</u> that:</p> <ul style="list-style-type: none"> <li>• A comprehensive and realistic construction and permanent financing budget has been prepared; and</li> <li>• Construction and permanent funding is firmly committed including documentation from all funding sources.</li> </ul> <p>HACA will assign points by reviewing the construction and permanent financing committed at the time of application or deemed by HACA to be highly likely to be committed within a reasonable period after proposal submission and specifics on the plan to secure remaining funding.</p> <p>HACA may defer final approval of a proposal pending receipt of financing commitments from the City of Austin or other funding sources from which the developer has requested funding.</p> <p>All projects (whether new construction, rehab or existing) should provide a 15 year operating proforma with line item detail sufficient for a knowledgeable reviewer to evaluate the feasibility and completeness of the budget.</p>	
<p>The operating proforma should include line item detail including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Estimated revenue by all sources</li> <li>• Estimated expenses for all categories including maintenance, utilities, capital reserves, security, resident supportive services, insurance, taxes, etc.</li> <li>• The amount of the compliance-monitoring fee.</li> </ul> <p>Footnotes or other narrative must be presented where necessary to clarify assumptions about sources and uses. HACA will review budgets to assess whether realistic and appropriate assumptions have been made regarding the cost and level of on-site staffing, security and other costs.</p> <p>HACA will review the company's prior year financial statements submitted by the applicant owners/developers to evaluate the financial health and ability of the applicant partners to overcome unexpected setbacks between the PBV award announcement and the completion of the HAP Contract.</p> <p><b>(Up to 20 points)</b> – Proposals include all requested financial information.</p> <p><b>(Up to 10 points)</b> – Proposals are missing some requested financial information.</p>	



<b>C. PREVIOUS EXPERIENCE OF APPLICANT IN DEVELOPMENT AND PROPERTY MANAGEMENT</b>
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For new construction and rehabilitation projects, a high scoring proposal must demonstrate that the applicant has either directly or through its team assembled all of the personnel, skills and other resources needed to complete the development project described in the proposal. This can be evidenced by reference to projects of similar scale, budget and complexity.

For all proposals (new construction, rehab, existing), a high scoring proposal must demonstrate that the applicant has a track record of successfully leasing up and managing projects of similar scale, complexity and resident populations, and has developed a responsive and comprehensive management plan:

- Information on the portfolio currently managed by the property management team must be presented including number of units, population housed, and location. Proposals should include experience managing properties of comparable scale that house chronically homeless individuals or families.
- The management/maintenance plan presented in the proposal should not be a boilerplate example. A high scoring proposal will include a management plan that reflects the specific considerations of the site and the resident population including site/occupancy rules where applicable.
- Include a detailed management and maintenance-staffing plan that provides sufficient information for HACA reviewers to determine the level of staffing that will be present on-site during business and nonbusiness hours, the approach to off-hour emergencies and other relevant property management information.

<b>MAXIMUM POINTS</b>	<b>20 points</b>
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**D. PROJECT DESIGN**

A high scoring proposal will demonstrate that the project incorporates good design, especially utilizing “green,” environmentally sustainable building principles. Good design also incorporates site, unit and common area features and amenities that are responsive to the needs of the resident population. In evaluating this rating factor, HACA will consider information presented in the proposal including:

- The extent to which the project design incorporates “best practices” for the resident population. For example, projects that house chronically homeless must incorporate a range of design considerations related to safety, durability, the need to encourage socialization and the need for on-site services.
- LEED, SMART, or other similar designations that provide evidence of environmentally sustainable design.
- Other energy efficiency features and improvements.
- Treatment of common areas and building grounds.
- Availability of other on-site amenities such as office space to for use by case managers and group space to conduct onsite classes and gatherings.

**MAXIMUM POINTS****20 points****E. LOW-BARRIER SCREENING**

A high scoring proposal will demonstrate that the project will implement a tenant selection plan that allows highly vulnerable applicants to qualify for housing. Criminal history lookback periods and documentation requirements are set at the lowest possible level allowed by applicable funding sources. Rental and credit history criteria for homeless applicants are no more stringent than for admission to the PBV program. All applicants denied at the property allowed the opportunity to appeal the decision and request an individualized review. Deposits and fees are set at a level accessible for applicants with extremely low income or waived altogether. Property accepts third party payments for application fees, security deposits, and other move-in costs on behalf of the tenant.

**MAXIMUM POINTS****20 points**

**F. NEIGHBORHOOD/HIGH OPPORTUNITY AREA**

A high scoring proposal will be located in a high opportunity area that provides improved educational and economic opportunities for residents. In evaluating this factor, HACA will consider information provided in the proposal including: accessibility to transit including distance to nearest bus/rail stops, accessibility to employment opportunities, and accessibility to neighborhood amenities and public resources such as grocery stores, banks, libraries, parks, healthcare providers, etc.

**(Up to 20 points)** - Development located in a census tract with a poverty rate at or below 20%.

**(Up to 10 points)** - Development located in a census tract with a poverty rate greater than 20% but the site includes one of the following features:

- A census tract in which the proposed PBV development will be located in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
- A census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition and HOPE VI redevelopment;
- A census tract in which the location of the proposed PBV development will be located is undergoing significant revitalization as a result of state, local, or federal dollars invested in the area;
- A census tract where new market rate units are being developed where such market rate units will positively impact the poverty rate in the area;
- A census tract where there has been an overall decline in the poverty rate within the past five years; or
- A census tract where there are meaningful opportunities for educational and economic advancement.

**MAXIMUM POINTS****20 points**

## G. PROJECT READINESS

The proposal must include a project timeline indicating major milestones including when project units will be ready for occupancy:

- **(Up to 20 points):** Vacant existing housing that will be ready for occupancy within 60 days of award selection date for PBVs under this request for proposal.
- **(Up to 20 points):** Vacant rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 6 months of the award.
- **(Up to 15 points):** Existing housing that will be ready for occupancy within 60 days of award selection date for PBVs under this request for proposal.
- **(Up to 15 points):** Vacant rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 12 months of the award.
- **(Up to 15 points):** Newly constructed units that will execute an agreement to enter into housing assistance payments (AHAP) and start construction within 12 months of the award announcement.
- **(Up to 10 points):** Newly constructed units that will execute an agreement to enter into housing assistance payments (AHAP) and start construction within 24 months of the award announcement.
- **(Up to 10 points):** Rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 12 months of the award.
- **(Up to 5 points):** Newly constructed units that will execute an agreement to enter into housing assistance payments (AHAP) and start construction within 25-32 months of the award announcement.
- **(Up to 5 points):** Rehabilitated units that will execute an agreement to enter into housing assistance payments (AHAP) and start rehabilitation within 13 - 24 months of the award.

**MAXIMUM POINTS**

**20 points**

<b>H. PERCENTAGE OF EFFICIENCY OR 1 BEDROOM UNITS</b>	
<p>The proposal must indicate the unit allocation for project-based VASH vouchers requested. Generally, there is a greater need for efficiency and 1 bedroom units for homeless veterans participating in the VASH program:</p> <p><b>(20 points):</b> 95-100 percent of requested project-based VASH units are either efficiency or 1-bedroom units.</p> <p><b>(15 points):</b> 80-94 percent of request project-based VASH units are either efficiency or 1-bedroom units.</p> <p><b>(8 points):</b> 50-79 percent of request project-based VASH units are either efficiency or 1-bedroom units.</p> <p><b>(3 points):</b> 25-49 percent of request project-based VASH units are either efficiency or 1-bedroom units.</p> <p><b>(0 points):</b> less than 25 percent of request project-based VASH units are either efficiency or 1-bedroom units.</p>	
<b>MAXIMUM POINTS</b>	<b>20 points</b>

## Exhibit 4

### **HOUSING FIRST PSH CERTIFICATION (SAMPLE)**

I, the applicant/owner of Project X do hereby commit to operate a Housing First Permanent Supportive Housing project. I understand the expectations and requirements described in the Statement of Work Sections of the Request for Proposal A.3, A.4, and F.2. I have reviewed, and agree to abide by, the Austin/Travis County Continuum of Care Written Standards for Service Delivery, which includes Permanent Supportive Housing (PSH) Written Standards and the Coordinate Entry Written Standards. The tenant selection plan for this proposed project is congruent with the Housing First approach and aligns with the Written Standards for Service Delivery.

Name of Organization

Print Name of Authorized person to sign

Signature

Date

### **Attachment 3 Summary of PBV Developments**

#### **Austin Housing Finance Corporation (AHFC), Hotel Conversion Project at Pecan Park (Candlewood Suites Permanent Supportive Housing Conversion), located at 10811 Pecan Park Blvd #2, Austin, TX 78750**

AHFC requests 50 PBV for its permanent supportive housing project, a collaboration with Family Eldercare, called Hotel Conversion Project at Pecan Park. The project includes 78 efficiency units complemented by a resident community room, case management office, and other onsite support services. This project seeks to rehab a hotel to create seventy-eight (78) efficient units to serve single, disabled, homeless individuals. Situated near the corner of two highways, RM 620/SH 45 and US 183 in census tract 204.03 of Williamson County, a high opportunity area with a 12.8 percent poverty rate. The estimated date for occupancy is December 2022.

#### **Foundation Communities Balcones Terrace Housing Corporation, Balcones Terrace located at 10024 N. Capital of TX Hwy, Austin TX 78759**

FC requested 50 PBV units for rehabilitation development to create 123 efficiency units to service single homeless individuals. The rehabilitation's estimated completion date is November 2022. Before construction starts, ownership will transfer to a non-profit affiliate of the Austin Housing Finance Corporation (AHFC), and AHFC, in turn, will lease the property back to FC Balcones under a 99-year lease agreement. Foundation Communities will manage Balcones Terrace and provide support services. Balcones Terrace location reflects a 4.2% poverty rate in an area close to many amenities, businesses and resources.

#### **Integral Care, Studios at Menchaca located at 7331 Menchaca Drive, Austin TX 78745**

Integral Care is requesting 45 project-based vouchers for its permanent supportive housing project. The proposed development will include 45 efficiency units to serve single, homeless, disabled individuals. Amenities will include a resident lounge and kitchen, courtyard, computer lab, case management offices, and space designated for employment services and located in an area close to many amenities with a low poverty rate of 6.8 percent. Construction starts in Aug 2022. Construction Completion Jan 2024 with Occupancy Feb 2024.

#### **Libertad Austin at Gardner, LP, Libertad Austin located at 900 Gardner Road Austin, TX 78721**

The Vecino Group has partnered with Austin Housing Finance Corporation to develop Libertad Austin. Caritas of Austin provides support services, and Alpha Barnes will manage the property. The Vecino Group seeks to produce 198 units in a three-building development. They requested 25 project-based vouchers and 25 VASH project-based vouchers to serve homeless families and homeless veterans. The proposed development includes a community center, supportive service offices, meeting space, and walking trails; located in an area with significant revitalization efforts. Construction starts in Feb 2023 with a projected occupancy date of October 2024.



**O-SDA Industries - Cady Lofts, LLC located at 1004-1008 E 39<sup>th</sup> St, Austin, TX 78731**

O-SDA Industries collaborated with Austin Affordable Housing Corp (AAHC) who will serve as the non-profit general partner for Cady Lofts, LLC, and New Hope will provide support services. The proposed development is a mixed-income SRO supportive housing community serving individuals experiencing chronic homelessness or in danger of homelessness. The submitted proposal requested 25 project-based vouchers. The completed development will include 102 units to serve single, elderly, disabled, and the homeless. Community amenities include a multipurpose room, library, and meeting rooms for supportive service coordinators. The property location reflects an area with a rich array of services and an 18.8 % poverty rate. Construction to start Mar 2023 with projected occupancy in July 2024.

# HOUSING AUTHORITY OF THE CITY OF AUSTIN

## BOARD ACTION REQUEST

### RESOLUTION NO. 02740

#### AUSTIN AFFORDABLE HOUSING CORPORATION

#### ITEM NO. 7.

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**MEETING DATE:** February 17, 2022

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

**ITEM TITLE:** Presentation, discussion, and possible action on Resolution No. 02740 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) to take the following actions with regard to the Haywood 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. 02740: Resolution to take the following actions with regard to the Haywood 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 372 unit apartment complex called the Haywood. The complex is located at 600 E. FM 1626, Austin, Texas 78754, along the IH 35 Corridor in South Austin. AAHC has several assets within this area, including Bridge at Southpark Meadows; The Bridge at Asher and SOCO II. The complex is just .8 miles from Southpark Meadows and located just 1.5 miles from the new 130,000 square foot H.E.B. at South Congress and 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 sixth acquisition with the Belveron team.

The Haywood is a new asset built in late 2021 and sits on 13.78 acres. Some of the property amenities include

a sparkling resort style swimming pool with lounge seating, a lap lane and a poolside cabana, outdoor kitchenette with smoking and grilling stations, 24-hour athletic center, an elegant clubhouse with modern resident lounge and entertaining kitchenette and game room with shuffleboard and foosball with two conference rooms and We Work communal workspace that serves as an appealing alternative to work-from-home. All units come with full size washer and dryers. The Haywood also provides private pet yards and balconies. The property feeds into Menchaca Elementary School, Paredes Middle School and Akins High School. The property's location provides fantastic access to many tech job employers, retail shops, grocery stores and medical providers. Below is a breakdown of the many variations of unit sizes. The property is currently 86% occupied and rents currently range from \$1,513 for a 1 bedroom to \$2,472 for a 2 bedroom.

276 1-bedroom/1-bath	624 square feet to 773 square feet
148 2-bedroom/2-bath	995 square feet to 1177 square feet

***Process:***

The purchase price for the Haywood is \$106,750,000. Belveron will be investing approximately \$25MM as a down payment. In addition, Belveron will place an additional \$1,200,000.00 for future capital needs. Berkadia will provide a short term bridge loan in an amount not to exceed \$82,000,000 at a rate of 3.15%. Once closed AAHC and Belveron will move to secure a permanent agency loan with Freddie/Fannie replacing the bridge loan. AAHC will come back to the board for approvals of the permanent loan when ready for closing. Belveron has also committed to place in escrow an additional reserve amount equal to 1 full year of mortgage payments to ease any 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.

A current lease audit is underway to determine the initial number of units already qualified under 80% AMI and AAHC and Belveron have committed to not raising rents for the next 12 months and are committed to marketing and leasing to housing choice voucher holders. The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name "Bridge at" for naming the property once closed.

***Staff Recommendation:***

Board Approval will allow AAHC to take the following actions with regard to the Haywood 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.

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**RESOLUTION NO. 02740**

**Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to the Haywood 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.**

**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 Haywood Apartments LLC, a Delaware limited liability company (the “Owner”), the managing member of which is an affiliate of AAHC, 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 on behalf of HACA:

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 financing of the acquisition and renovation of 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 17th day of February, 2022.

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CHAIRMAN

ATTEST:

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SECRETARY