

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 16, 2023
5:00 PM**

**HACA Central Office, 1124 S. Interstate Highway 35
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
Austin, TX
(512.477.4488)**

**Thursday, February 16, 2023
5:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

Pledge of Allegiance

Public 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 January 19, 2023

ACTION ITEMS

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02788 to approve the revised Utility Allowance Schedules for the Housing Choice Voucher Program
3. Presentation, Discussion, and Possible Action regarding Resolution No. 02789: Authorizing HACA to Project-base 200 Housing Choice Vouchers and 100 Veteran Affairs Supportive Housing (VASH) Project-based vouchers in response to A Request for Proposals issued on November 9, 2022
4. Presentation, Discussion, and Possible Action Regarding Resolution No. 02790: Approving the Award of a 4th Year Renewal Contract For Janitorial and Day Porter Services to M & R Elite Janitorial Solutions, LLC.
5. Presentation, Discussion and Possible Action regarding Resolution No. 02794: Approval of a Contract for Employee Medical Insurance
6. Presentation, Discussion, and Possible Action regarding Resolution No. 02795 Approval of the

renewal of the Contract for Employee Dental Insurance with United Healthcare

7. Presentation, Discussion, and Possible Action on Resolution No. 02792 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 Henley Riverside 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
8. Presentation, Discussion, and Possible Action regarding Resolution No. 02793 by the Board of Commissions of the Housing Authority of the City of Austin (the "Authority") to take such actions necessary or convenient to facilitate the formation of Austin Affordable Contractors Public Facility Corporation

EXECUTIVE SESSION

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

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

OPEN SESSION

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

REPORTS

The Board accepts the following reports:

- President's Report
- Finance Report

ADJOURNMENT

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

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

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

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

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

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

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

EXECUTIVE

ITEM NO. 1.

MEETING DATE: February 16, 2023

STAFF CONTACT: Michael Gerber, President & CEO

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on January 19, 2023

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on January 19, 2023.

ATTACHMENTS:

- ▣ **20230119 HACA Minutes Summary**

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

January 19, 2023

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 1:00 PM ON THURSDAY, JANUARY 19, 2023, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. INTERSTATE HIGHWAY 35, AUSTIN, TX 78704 AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairperson called the Board of Commissioners Regular Board Meeting of the Housing Authority of the City of Austin, of January 19, 2023, to order at pm. The meeting was held at the HACA Central Office, 1124 S. Interstate 35, Austin, TX 78704 and virtually.

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

Edwina Carrington, Commissioner
Chuck Bailey, Vice-Chairperson

ALSO IN ATTENDANCE:

Bill Walter, Coats Rose Law Firm (virtually)
Orlando Cabrera, Arnall Golden Gregory Law Firm (virtually)

STAFF PRESENT:

Barbara Jackson, Jorge Sanchez, Keith Swenson, Kelly Crawford, Leilani Lim-Villegas, Lisa Garcia, Michael Cummings, Michael Gerber, Nidia Hiroms, Ron Kowal, Suzanne Schwertner, and Sylvia Blanco

PUBLIC COMMUNICATION - (3 minute time limit)

Public communication was opened during each item on the agenda. No one provided any additional communication during any of the items.

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, Citywide Advisory Board President, reported that the January CWAB Meeting was held on Tuesday, January 10, 2023. •**Michael Roth**, HACA Director of Housing Operations & Policy, thanked all of the residents who prepared for the winter freeze. The repairs from pipes bursting are almost complete. **Michael** reported that there have been two fires at two different properties and reminded everyone about the importance of fire prevention and safety. There are 10 property inspections scheduled in 2023. •**Michael Gerber**, HACA President & CEO reported that the 2023 Agency Goals include the completion of Chalmers West and opening the medical and dental clinics at Chalmers East. The next property to be redeveloped will be Santa Rita. •**Leilani Lim-Villegas**, HACA Senior Director of Community Development reported that Austin Public Health announced that new COVID levels have risen from low to medium. **Leilani** mentioned that Austin has elected a new Mayor, Kirk Watson. The Resident Council tenant participation budgets are on a new funding cycle as of January 1. •**Borami Lee**, HACA Health & Wellness Manager, announced that a mobile eye clinic to provide eye exams, test for glaucoma, and free pair of glasses by appointment is currently being coordinated. **Borami** reported that Central Texas Food Bank will have healthy cooking and nutrition classes on January 12. COVID and flu vaccine clinics will be held on January 10th at 2:30 at Salina and January 31st at Manchaca Village from 3:30 to 5:30 PM. •**Barbara Jackson**, HACA Family Opportunity Program Design Director, announced that there will be a Mental Health First Aid Training provided to i-MOMS. The next training is on January 31st at a north property and a third training will be held at a south property. The HACA website will be updated with scholarship opportunities to include NAHRO and Austin Pathways HACA Resident Scholarship deadlines. Thirteen book clubs will be hosted by BookSpring beginning in February. It was reported that a Girls Scout group will be starting at Santa Rita. •**Murphy Roland**, HACA Workforce Development Manager, announced the i-DADS and i-MOMS meeting is scheduled for January 10th at 6:30 PM. HACA received 19 applications for the Safety Ambassador program. The next step is verifying their criminal background. There is a new Forster Grandparent Volunteer Program. A tools course on the operation and tool safety is currently in coordination stage for i-MOMS. •**Catherine Crago**, HACA Head of Strategic Initiatives shared that Digital literacy and assistance is available at North Loop through the Austin Public Library. HACA is assisting Chalmers residents with Google Fiber registration. •**Daniel Ruiz**, HACA Family Opportunity Manager reminded

everyone about Financial literacy classes beginning on January 16th and will be a three-week course with Chase Bank to teach people how to budget and save towards homeownership. •**Gabriela Tolentino**, HACA Communications Specialist was introduced.

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 December 7, 2023

Commissioner Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on December 7, 2022. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-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. 02783 By the Board of Commissions of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to terminate the Annual Contributions Contract and complete the transition to Project Based Rental Assistance

This item has been tabled until the February meeting.

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02784 Renewal of the Boys and Girls Comprehensive Youth Development Clubs

Arthur Castillo, Boys & Girls Club Director of Club Operations and **Jose Sustaita**, Boys & Girls Club Director of Club Operations presented a program update.

The Boys and Girls Club of the Austin Area (BGCAA) engages youth in activities that build academic, character, social, and interpersonal skills, while fostering positive relationships with caring adults. BGCAA is an important component of HACA's Youth Educational Success (YES) strategy. Especially during the height of the pandemic, BGCAA was one of the local organizations that continued operating in-person while other services went remote. BGCAA was an essential youth service that offered students a safe place to learn and develop leadership skills. BGCAA provided meals, pre-packaged COVID-19 items, and education to keep HACA families safe. BGCAA also transported HACA youth to their home club and administered field trips. These experiences provided HACA youth a new and thriving academic setting, promoted more physical activity, and were vital programs to combat mental health issues.

This request is for the third renewal of this competitively bid contract for Boys and Girls Club services at Meadowbrook and Chalmers.

Staff recommended that the Comprehensive Youth Development Program Contract be renewed for a fourth year with the Boys and Girls Club of the Austin Area to serve Pathways at Chalmers and Pathways at Meadowbrook for \$114,030 from January 2023 – December 31, 2023. This contract may be renewed annually, not to exceed five years.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02784 Renewal of the Boys and Girls Comprehensive Youth Development Clubs Contract be renewed for a fourth year with the Boys and Girls Club of the Austin Area to serve Pathways at Chalmers and Pathways at Meadowbrook for \$114,030 from January 2023 – December 31, 2023. This contract may be renewed annually, not to exceed five years. **Commissioner Duncan-Hall** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 02785: Approval to Renew Communities in Schools In-Schools Case Management Property-Based Tutoring Services

Sharon Vigil, CEO of Communities in Schools and **Cami Warren**, Communities in Schools Program Director of Campus-Based Services presented a program update.

HACA has contracted with Communities in Schools (CIS) since 2001. 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 has consistently met or exceeded their contract outcomes each year. Although the 2021-2202 school year continued to be impacted by the COVID-19 pandemic and the related workforce issues, CIS still met or exceeded the majority of the contracted outcomes. The program is one of the top evidenced-based dropout prevention programs in the country and has received ongoing support by the Austin Independent School District (AISD) Board of Trustees, as well as several other Central Texas school districts and the Texas Education Agency (TEA).

CIS will provide the following services to public housing youth:

After school programming (2-4 days a week per site)

Educational enrichment

Home visits

Supportive guidance

Enrichment activities
Family engagement
Summer transition camps

A notification and request for approval to utilize Communities in Schools (CIS) as a sole-source for providing in-school case management and tutoring services to HACA youth grades K-12 was sent to HUD on September 12, 2017. In addition to the notification request, an Independent Cost Estimate (ICE) was also submitted for HUD review.

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

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

Commissioner Duncan-Hall moved the Approval of Resolution No. 02785: Approval to Renew Communities in Schools In-Schools Case Management Property-Based Tutoring Services. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action Regarding Resolution No. 02786 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 Indigo 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

Austin Affordable Housing Corporation (AAHC) was presented with an opportunity to partner with Belveron Partners to purchase a 325 unit multi-family rental property called The Indigo Apartments. The development is located at 10800 Lakeline Boulevard, Austin, Texas 78717. This would be the thirteenth (13th) asset AAHC and Belveron Corporation have purchased together. This asset is located in the extremely high opportunity and rapidly growing area of Northwest Austin and Lakeline Mall.

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 works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Indigo Apartments were built in 2013 and sits on 18.226 acres. Some of the property amenities include a resort-style swimming pool with lounge seating and cabanas and a splash pad, elegant clubhouse with gathering spaces and full conference room, full kitchen, a billiards lounge and coffee bar, and business center. Residents also enjoy the newly renovated fitness center, a large pet park with washing station, detached garages and additional covered parking. The property feeds into the Round Rock School District and Purple Sage Elementary School, Pearson Middle School and McNeil High School. The property's location is ½ mile from the Lakeline Metro Rail Station and provides fantastic access to major tech employers, retail shops, grocery stores and the SH-45 and US-183 roadways.

This is an important transaction to HACA and AAHC as we have yet to obtain an asset in such a high opportunity area as Lakeline. This asset will allow our current voucher holders another excellent opportunity for housing in an extremely strong area for schools, jobs and transportation. With the Lakeline area exploding in growth, AAHC and Belveron can provide some stable and affordable housing not only to our stakeholders but to the community as well. This property is home to many children and their families who attend these strong schools and work in and around the area.

The property is currently 98% occupied and rents currently range from \$1,721 for a one bedroom to \$2,345 for a three bedroom.

The purchase price for the Indigo Apartments is \$80,262,000. Belveron will be investing approximately \$25,000,000 as a down payment. In addition, \$2,000,000.00 for future capital needs will also be set aside. Bellwether will be providing a Freddie Mac or Fannie Mae permanent loan with a not to exceed loan amount of \$64,000,000 at a rate of approximately 5.02% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 95% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI and leasing units to all qualified voucher holders. The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name Bridge at Indigo Apartments once closed.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02786 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 Indigo 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. **Commissioner Duncan-Hall**

January 19, 2023

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seconded the motion. The motion Passed (3-Ayes and 0-Nays).

ITEM 6: Presentation, Discussion, and Possible Action regarding Resolution No. 02787 Awarding a Renewal Contract for Agency Wide Trash Disposal & Recycling Services

The services provided under this contract include the collection on non-hazardous solid waste and recyclable materials generated by all HACA properties. Each property depending on the layout of the buildings and the number of units, has the required dumpsters and recycling bins. We are currently working with the City of Austin to update our annual recycling plan and we will increase or decrease the numbers of bins and dumpsters to comply with ordinance.

Waste Management of Texas, Inc. submitted a renewal letter with the Consumer Price Index (CPI-U) Original Data Value which measures the prices paid by consumers monthly. The increase requested is 6.57 %.

Staff recommended award to Waste Management of Texas, Inc. based on the costs received, prior performance, and overall best value to HACA. This justification is to maintain all communities' refuse services and recycling mandates. In the coming months HACA will be exploring ways to reduce costs by encouraging residents to recycle more and possibly reduce the amount of refuse pick up.

Commissioner Duncan-Hall moved the Approval of Resolution No. 02787 Awarding a Renewal Contract for Agency Wide Trash Disposal & Recycling Services to Waste Management of Texas, Inc., in an amount not to exceed \$352,225.00. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (3-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board of Directors recessed into Executive Session at 2:17 pm.

The Board returned into open session at 2:38 pm. No Action was taken

REPORTS

The Board accepts the following reports from the President:

Mike Gerber, HACA President & CEO reported:

- Barbara Chen, HACA Chief Financial Officer provided an update on the Investment Performance Report.

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

The meeting adjourned at 12:03 pm.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02788

ASSISTED HOUSING ITEM NO. 2.

MEETING DATE: February 16, 2023

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02788 to approve the revised Utility Allowance Schedules for the Housing Choice Voucher Program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02788: 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, recently completed the annual utility allowance review for HACA's Housing Choice Voucher Program. A comparison was made between 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 increased by 25%, tier-2 rates increased by 18%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates increased by 24%, the monthly charges increased by 8%, and taxes remained the same. Austin Water's Multi-Family water rates remained the same and, sewer multi-family and single-family rates and charges increased by 7%, and trash collection monthly charges increased by 3%.

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

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 an Energy Star option and this was selected to modify consumption averages for the multi-family energy efficient utility allowance schedule.

Staff Recommendation:

Staff recommends approving the six (6) revised utility allowance schedules and the multi-family energy efficient utility allowance schedule. The proposed revised utility allowance schedules are reflected in Attachment 1, the current utility allowance schedules are include as Attachment 2, and the multi-family energy efficient utility allowance schedule is included as Attachment 3. The current utility allowance study is included as Attachment 4.

The revised utility allowance schedules will be effective June 1, 2023, for participants who are issued new vouchers and for annual re-examinations. The multi-family energy efficient utility allowance schedule will be effective February 16, 2023, and be available for use for any qualified energy-efficient multi-family tax credit property, per HACA and HUD approval.

ATTACHMENTS:

- ▣ **Attachment 1 proposed 2023 Utility Allowance Schedules**
- ▣ **Attachment 2 current 2022 Utility Allowance Schedules**
- ▣ **Attachment 3 2023 proposed Multi-family Energy-efficient Utility Allowance Schedule**
- ▣ **Attachment 4 Utility Allowance Study**

RESOLUTION NO. 02788

**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 between 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 by 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, 2023 ,or later.

WHEREAS, Resident Life Utility Allowances also completed a multi-family energy efficient utility allowance schedule for qualified energy-efficient tax credit properties.

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.

IT IS FURTHER RESOLVED that the Board approves the application of the 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 16, 2023.

PASSED, APPROVED, AND ADOPTED this 16th day of February 2023.

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	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$24.00	\$27.00	\$34.00	\$40.00	\$47.00	\$53.00
Air Conditioning	\$12.00	\$14.00	\$19.00	\$24.00	\$29.00	\$35.00

Water Heating

a. Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
d. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$24.00	\$27.00	\$34.00	\$40.00	\$47.00	\$53.00
Air Conditioning	\$12.00	\$14.00	\$19.00	\$24.00	\$29.00	\$35.00
Water Heating						
a. Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. <i>Complete below for the actual unit rented</i>		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	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00	\$23.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$40.00	\$48.00	\$56.00	\$68.00
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Air Conditioning	\$11.00	\$13.00	\$23.00	\$33.00	\$42.00	\$54.00
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Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00	\$23.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$40.00	\$48.00	\$56.00	\$68.00
Air Conditioning	\$11.00	\$13.00	\$23.00	\$33.00	\$42.00	\$54.00

Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$24.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00
b. Bottle Gas/Propane						
c. Electric	\$15.00	\$17.00	\$20.00	\$22.00	\$24.00	\$26.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$31.00	\$35.00	\$45.00	\$54.00	\$66.00	\$79.00
Air Conditioning	\$9.00	\$11.00	\$24.00	\$37.00	\$51.00	\$69.00

Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$69.00	\$70.00	\$86.00	\$101.00	\$116.00	\$131.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$20.00	\$24.00	\$25.00	\$28.00	\$31.00	\$33.00
b. Bottle Gas/Propane						
c. Electric	\$16.00	\$19.00	\$19.00	\$20.00	\$20.00	\$21.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$31.00	\$35.00	\$45.00	\$54.00	\$66.00	\$79.00
Air Conditioning	\$11.00	\$13.00	\$22.00	\$31.00	\$40.00	\$50.00

Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$69.00	\$70.00	\$86.00	\$101.00	\$116.00	\$131.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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 (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:

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	\$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	\$



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
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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: **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
----------------------------	---------	---------	---------	---------	---------	---------

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
----------------------------	---------	---------	---------	---------	---------	---------

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: 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	\$13.00	\$16.00	\$17.00	\$19.00	\$20.00	\$23.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$14.00
d. Electric Heat Pump						
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$11.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(includes climate credit)</i>	\$22.00	\$24.00	\$29.00	\$35.00	\$40.00	\$46.00
Air Conditioning	\$9.00	\$11.00	\$16.00	\$20.00	\$24.00	\$29.00
Water Heating						
a. Natural Gas	\$7.00	\$8.00	\$11.00	\$15.00	\$17.00	\$21.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$34.00	\$37.00	\$44.00	\$51.00	\$58.00	\$65.00
Sewer	\$69.00	\$76.00	\$89.00	\$102.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



The Nelrod Company 11/2022 Update

adapted from form HUD-52667
(7/2019)

Utility Allowances

November 2022

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin, Texas



UPDATE REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY

(INCLUDES ENERGY EFFICIENT UTILITY ALLOWANCES)

The **Nelrod** Company®

3301 West Freeway 2nd Floor, Fort Worth, TX 76107
Tel: 817-922-9000 / Fax: 817922-9100

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

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

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

February 1, 2023

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 - 2022

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 – 2022. 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 140 or amy@nelrod.com. It is a pleasure working with your agency and we will contact you again next year.

Sincerely,

Amy Garnica

Amy Garnica
ResidentLife Utility Allowances® Specialist
Enclosure

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



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

Closure Acceptance Statement

Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule) Update Report - 2022

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 residentlife@nelrod.com**

Job# 1019-RU-011

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program (Standard and Energy Efficient) ANNUAL UPDATE 2022

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 (**November 2021**) utilized in the previous study and the current utility rates and charges (**November 2022**). This comparison indicated that Austin Energy's electric tier-1 rates increased 25%, tier-2 rates increased 18%, and the monthly charge and taxes remained the same. Texas Gas Services' natural gas rates increased 24%, and the monthly charge increased 8%, and taxes remained the same. Austin Water's Multi-Family and Single-Family water rates and charges remained the same, sewer Multi-Family and Single-Family rates and charges increased 7%, and the trash collection monthly charges increased 3% each for 0-5 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 currently adopted Section 8 HCV Utility Allowance Schedules was requested and received from the Agency.

b. *Monthly Utility Consumption Averages and Climatic Adjustment*

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

In this engineering-methodology study "**None**" was chosen for **standard utility allowances** and "**Energy Star**" was chosen for **Energy Efficient** utility allowances.

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

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

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

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

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

The following steps were taken by a utility allowance specialist:

- a. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for each building type and each bedroom size.
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.

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

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

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

ResidentLife Utility Allowances[®] has provided **7** updated forms HUD-52667, one each for **Multi-Family (Elevator), Multi-Family (Apartment), Row House/Townhouse, Semi-Detached/Duplex, Single-Family (Detached House)**, and **Manufactured/Mobile**, 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 2022

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 November 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	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$24.00	\$27.00	\$34.00	\$40.00	\$47.00	\$53.00
Air Conditioning	\$12.00	\$14.00	\$19.00	\$24.00	\$29.00	\$35.00

Water Heating

a. Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
----------------------------	---------	---------	---------	---------	---------	---------

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 11/2022 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	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
d. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$24.00	\$27.00	\$34.00	\$40.00	\$47.00	\$53.00
Air Conditioning	\$12.00	\$14.00	\$19.00	\$24.00	\$29.00	\$35.00
Water Heating						
a. Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
b. Bottle Gas/Propane						
c. Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. <i>Complete below for the actual unit rented</i>		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		Other		\$		
		Total		\$		



The Nelrod Company 11/2022 Update

adapted from form HUD-52667
(7/2019)

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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

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

Date (mm/dd/yyyy):

Locality:

Housing Authority of the City of Austin, TX

Unit Type: **Row House/Townhouse**

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00	\$23.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$40.00	\$48.00	\$56.00	\$68.00
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Air Conditioning	\$11.00	\$13.00	\$23.00	\$33.00	\$42.00	\$54.00
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Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00	\$23.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$28.00	\$31.00	\$40.00	\$48.00	\$56.00	\$68.00
Air Conditioning	\$11.00	\$13.00	\$23.00	\$33.00	\$42.00	\$54.00

Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$24.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00
b. Bottle Gas/Propane						
c. Electric	\$15.00	\$17.00	\$20.00	\$22.00	\$24.00	\$26.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$31.00	\$35.00	\$45.00	\$54.00	\$66.00	\$79.00
Air Conditioning	\$9.00	\$11.00	\$24.00	\$37.00	\$51.00	\$69.00

Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$69.00	\$70.00	\$86.00	\$101.00	\$116.00	\$131.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$20.00	\$24.00	\$25.00	\$28.00	\$31.00	\$33.00
b. Bottle Gas/Propane						
c. Electric	\$16.00	\$19.00	\$19.00	\$20.00	\$20.00	\$21.00
d. Oil						

Cooking

a. Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane						
c. Electric	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00

Other Electric & Cooling

Other Electric (Lights & Appliances) (Includes Monthly Charge)	\$31.00	\$35.00	\$45.00	\$54.00	\$66.00	\$79.00
Air Conditioning	\$11.00	\$13.00	\$22.00	\$31.00	\$40.00	\$50.00

Water Heating

a. Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane						
c. Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil						

Water, Sewer, Trash Collection

Water	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$69.00	\$70.00	\$86.00	\$101.00	\$116.00	\$131.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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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 11/2022 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	\$13.00	\$16.00	\$17.00	\$19.00	\$20.00	\$23.00
b. Bottle Gas/Propane						
c. Electric	\$6.00	\$7.00	\$9.00	\$10.00	\$12.00	\$14.00
d. Electric Heat Pump						
e. Oil						
Cooking						
a. Natural Gas	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$11.00
b. Bottle Gas/Propane						
c. Electric	\$3.00	\$4.00	\$5.00	\$7.00	\$9.00	\$10.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) <i>(includes climate credit)</i>	\$22.00	\$24.00	\$29.00	\$35.00	\$40.00	\$46.00
Air Conditioning	\$9.00	\$11.00	\$16.00	\$20.00	\$24.00	\$29.00
Water Heating						
a. Natural Gas	\$7.00	\$8.00	\$11.00	\$15.00	\$17.00	\$21.00
b. Bottle Gas/Propane						
c. Electric	\$7.00	\$8.00	\$11.00	\$13.00	\$15.00	\$18.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$34.00	\$37.00	\$44.00	\$51.00	\$58.00	\$65.00
Sewer	\$69.00	\$76.00	\$89.00	\$102.00	\$114.00	\$127.00
Trash Collection	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$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 \$22.61	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Total		\$		



The Nelrod Company 11/2022 Update

adapted from form HUD-52667
(7/2019)

Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Austin Energy

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.092	\$21.00
Nebulizer	2	75	5	0.092	\$1.00
Electric Hospital Bed	0.2	200	1	0.092	\$1.00
Alternating Pressure Pad	24	70	52	0.092	\$5.00
Low Air-Loss Mattress	24	120	89	0.092	\$8.00
Power Wheelchair/Scooter	3	360	33	0.092	\$3.00
Feeding Tube Pump	24	120	89	0.092	\$8.00
CPAP Machine	10	30	9	0.092	\$1.00
Leg Compression Pump	24	30	22	0.092	\$2.00
Dialysis Machine/Equipment	2	710	44	0.092	\$4.00

Oxygen Concentrator

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

Nebulizer

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

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

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

Low Air-Loss Mattress

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

Power Wheelchairs and Scooters

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

Feeding Tube Pump (Continuous Feed)

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

CPAP Machine

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

Leg Compression Pump

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

Dialysis Machine/Equipment (Small/Portable)

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

INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE

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

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

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

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

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

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

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

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

Previous versions are obsolete.

Form HUD-52667 (7/2019)

UTILITY ALLOWANCES MONTHLY FIXED CHARGES

Form HUD-52667

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

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

Service Fixed Charge (Monthly Customer Charge)

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

Calculating Total Utility Allowances on form HUD-52667

Natural Gas Service Monthly Fixed Charge

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667**. It does not matter how many appliances the tenant has that are fueled by natural gas.

Electric Service Monthly Fixed Charge

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

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

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

Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

- Each building may have an end unit, inside unit, top unit, bottom unit, etc.
- Usually, but not always, have units on both sides of building.
- Apartments usually have one owner while condominiums are usually individually owned.

2. **High-Rise Apartment (Multi-Family) – 5 or More Units**

A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units**

An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

- Each building will have end units and inside units.
- Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (Multi-Family)**

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

5. **Detached House (Single-Family)**

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

6. **Manufactured/Mobile Home (Single-Family)**

A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

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

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SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

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

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

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

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

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

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

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

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

January 21, 2023

Apartment - Total Monthly Consumptions

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

Developed by ResidentLife Utility Allowances®

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

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 21, 2023

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

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

Developed by ResidentLife Utility Allowances®

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

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 21, 2023

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

Developed by ResidentLife Utility Allowances®

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

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 21, 2023

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

Developed by ResidentLife Utility Allowances®

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

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Energy Efficient Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 21, 2023

Apartment - Total Monthly Consumptions

Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	10	12	13	14	15	17
Heating with Electric Resistance	kWh	65	77	94	112	130	148
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 2022

Building Type: Apartment

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

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	79	93	115	137	159	180
Total Energy Charges (0-500) per kwh 0.09179	\$7.25	\$8.54	\$10.56	\$12.58	\$14.59	\$16.52
Total Taxes % of total 1.1667%	\$0.08	\$0.10	\$0.12	\$0.15	\$0.17	\$0.19
Total Monthly Average Cost	\$7.33	\$8.64	\$10.68	\$12.73	\$14.76	\$16.71

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	125	147	204	261	317	374
Total Energy Charges (0-500) per kwh 0.09179	\$11.47	\$13.49	\$18.73	\$23.96	\$29.10	\$34.33
Total Taxes % of total 1.1667%	\$0.13	\$0.16	\$0.22	\$0.28	\$0.34	\$0.40
Total Monthly Average Cost	\$11.60	\$13.65	\$18.95	\$24.24	\$29.44	\$34.73

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.09179	\$3.76	\$4.41	\$6.43	\$8.35	\$10.37	\$12.30
Total Taxes % of total 1.1667%	\$0.04	\$0.05	\$0.08	\$0.10	\$0.12	\$0.14
Total Monthly Average Cost	\$3.80	\$4.46	\$6.51	\$8.45	\$10.49	\$12.44

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	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 0.09179	\$14.14	\$16.71	\$23.22	\$29.74	\$36.26	\$42.77
<i>Subtotal</i>	<i>\$24.14</i>	<i>\$26.71</i>	<i>\$33.22</i>	<i>\$39.74</i>	<i>\$46.26</i>	<i>\$52.77</i>
Total Taxes						
% of total 1.1667%	\$0.28	\$0.31	\$0.39	\$0.46	\$0.54	\$0.62
Total Monthly Average Cost	\$24.42	\$27.02	\$33.61	\$40.20	\$46.80	\$53.39

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	93	109	140	170	200	230
Total Energy Charges (0-500)						
per kwh 0.09179	\$8.54	\$10.01	\$12.85	\$15.60	\$18.36	\$21.11
Total Taxes						
% of total 1.1667%	\$0.10	\$0.12	\$0.15	\$0.18	\$0.21	\$0.25
Total Monthly Average Cost	\$8.64	\$10.13	\$13.00	\$15.78	\$18.57	\$21.36

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 2022

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

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

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	117	138	165	192	218	245
Total Energy Charges (0-500) per kwh 0.09179	\$10.74	\$12.67	\$15.15	\$17.62	\$20.01	\$22.49
Total Taxes % of total 1.1667%	\$0.13	\$0.15	\$0.18	\$0.21	\$0.23	\$0.26
Total Monthly Average Cost	\$10.87	\$12.82	\$15.33	\$17.83	\$20.24	\$22.75

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	123	145	248	352	455	558
Total Energy Charges (0-500) per kwh 0.09179	\$11.29	\$13.31	\$22.76	\$32.31	\$41.76	\$45.90
Total Energy Charges (501-1000) per kwh 0.1221						\$7.08
Subtotal	\$11.29	\$13.31	\$22.76	\$32.31	\$41.76	\$52.98
Total Taxes % of total 1.1667%	\$0.13	\$0.16	\$0.27	\$0.38	\$0.49	\$0.62
Total Monthly Average Cost	\$11.42	\$13.47	\$23.03	\$32.69	\$42.25	\$53.60

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.09179	\$3.76	\$4.41	\$6.43	\$8.35	\$10.37	\$12.30
Total Taxes % of total 1.1667%	\$0.04	\$0.05	\$0.08	\$0.10	\$0.12	\$0.14
Total Monthly Average Cost	\$3.80	\$4.46	\$6.51	\$8.45	\$10.49	\$12.44

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	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 0.09179	\$17.90	\$21.11	\$29.28	\$37.54	\$45.80	\$45.90
Total Energy Charges (501-1000) per kwh 0.1221						\$10.87
Subtotal	\$27.90	\$31.11	\$39.28	\$47.54	\$55.80	\$66.77
Total Taxes % of total 1.1667%	\$0.33	\$0.36	\$0.46	\$0.55	\$0.65	\$0.78
Total Monthly Average Cost	\$28.23	\$31.47	\$39.74	\$48.09	\$56.45	\$67.55

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	116	137	175	212	250	288
Total Energy Charges (0-500) per kwh 0.09179	\$10.65	\$12.58	\$16.06	\$19.46	\$22.95	\$26.44
Total Taxes % of total 1.1667%	\$0.12	\$0.15	\$0.19	\$0.23	\$0.27	\$0.31
Total Monthly Average Cost	\$10.77	\$12.73	\$16.25	\$19.69	\$23.22	\$26.75

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 2022

Building Type: Detached House

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

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	159	187	211	236	260	285
Total Energy Charges (0-500) per kwh 0.09179	\$14.59	\$17.16	\$19.37	\$21.66	\$23.87	\$26.16
Total Taxes % of total 1.1667%	\$0.17	\$0.20	\$0.23	\$0.25	\$0.28	\$0.31
Total Monthly Average Cost	\$14.76	\$17.36	\$19.60	\$21.91	\$24.15	\$26.47

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	97	114	256	398	540	682
Total Energy Charges (0-500) per kwh 0.09179	\$8.90	\$10.46	\$23.50	\$36.53	\$45.90	\$45.90
Total Energy Charges (501-1000) per kwh 0.1221					\$4.88	\$22.22
Subtotal	\$8.90	\$10.46	\$23.50	\$36.53	\$50.78	\$68.12
Total Taxes % of total 1.1667%	\$0.10	\$0.12	\$0.27	\$0.43	\$0.59	\$0.79
Total Monthly Average Cost	\$9.00	\$10.58	\$23.77	\$36.96	\$51.37	\$68.91

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.09179	\$3.76	\$4.41	\$6.43	\$8.35	\$10.37	\$12.30
Total Taxes % of total 1.1667%	\$0.04	\$0.05	\$0.08	\$0.10	\$0.12	\$0.14
Total Monthly Average Cost	\$3.80	\$4.46	\$6.51	\$8.45	\$10.49	\$12.44

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	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 0.09179	\$20.84	\$24.51	\$34.05	\$43.69	\$45.90	\$45.90
Total Energy Charges (501-1000)						
per kwh 0.1221					\$9.77	\$22.59
Subtotal	\$30.84	\$34.51	\$44.05	\$53.69	\$65.67	\$78.49
Total Taxes						
% of total 1.1667%	\$0.36	\$0.40	\$0.51	\$0.63	\$0.77	\$0.92
Total Monthly Average Cost	\$31.20	\$34.91	\$44.56	\$54.32	\$66.44	\$79.41

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	116	137	175	212	250	288
Total Energy Charges (0-500)						
per kwh 0.09179	\$10.65	\$12.58	\$16.06	\$19.46	\$22.95	\$26.44
Total Taxes						
% of total 1.1667%	\$0.12	\$0.15	\$0.19	\$0.23	\$0.27	\$0.31
Total Monthly Average Cost	\$10.77	\$12.73	\$16.25	\$19.69	\$23.22	\$26.75

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 2022

Building Type: Mobile Home

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

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	174	204	209	214	219	223
Total Energy Charges (0-500) per kwh 0.09179	\$15.97	\$18.73	\$19.18	\$19.64	\$20.10	\$20.47
Total Taxes % of total 1.1667%	\$0.19	\$0.22	\$0.22	\$0.23	\$0.23	\$0.24
Total Monthly Average Cost	\$16.16	\$18.95	\$19.40	\$19.87	\$20.33	\$20.71

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	118	139	237	335	433	532
Total Energy Charges (0-500) per kwh 0.09179	\$10.83	\$12.76	\$21.75	\$30.75	\$39.75	\$45.90
Total Energy Charges (501-1000) per kwh 0.1221						\$3.91
Subtotal	\$10.83	\$12.76	\$21.75	\$30.75	\$39.75	\$49.81
Total Taxes % of total 1.1667%	\$0.13	\$0.15	\$0.25	\$0.36	\$0.46	\$0.58
Total Monthly Average Cost	\$10.96	\$12.91	\$22.00	\$31.11	\$40.21	\$50.39

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges (0-500) per kwh 0.09179	\$3.76	\$4.41	\$6.43	\$8.35	\$10.37	\$12.30
Total Taxes % of total 1.1667%	\$0.04	\$0.05	\$0.08	\$0.10	\$0.12	\$0.14
Total Monthly Average Cost	\$3.80	\$4.46	\$6.51	\$8.45	\$10.49	\$12.44

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	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 0.09179	\$20.84	\$24.51	\$34.05	\$43.69	\$45.90	\$45.90
Total Energy Charges (501-1000)						
per kwh 0.1221					\$9.77	\$22.59
Subtotal	\$30.84	\$34.51	\$44.05	\$53.69	\$65.67	\$78.49
Total Taxes						
% of total 1.1667%	\$0.36	\$0.40	\$0.51	\$0.63	\$0.77	\$0.92
Total Monthly Average Cost	\$31.20	\$34.91	\$44.56	\$54.32	\$66.44	\$79.41

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	116	137	175	212	250	288
Total Energy Charges (0-500)						
per kwh 0.09179	\$10.65	\$12.58	\$16.06	\$19.46	\$22.95	\$26.44
Total Taxes						
% of total 1.1667%	\$0.12	\$0.15	\$0.19	\$0.23	\$0.27	\$0.31
Total Monthly Average Cost	\$10.77	\$12.73	\$16.25	\$19.69	\$23.22	\$26.75

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 2022

Building Type: Apartment

Total Monthly Charges of \$21.10 plus taxes of \$1.51 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$22.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	12	14	16	17	19	20
Total Energy Charges per ccf 1.24883	\$14.99	\$17.48	\$19.98	\$21.23	\$23.73	\$24.98
Total Taxes % of Total 7.1637%	\$1.07	\$1.25	\$1.43	\$1.52	\$1.70	\$1.79
Total Monthly Average Cost	\$16.06	\$18.73	\$21.41	\$22.75	\$25.43	\$26.77

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.24883	\$3.75	\$3.75	\$6.24	\$7.49	\$9.99	\$11.24
Total Taxes % of Total 7.1637%	\$0.27	\$0.27	\$0.45	\$0.54	\$0.72	\$0.81
Total Monthly Average Cost	\$4.02	\$4.02	\$6.69	\$8.03	\$10.71	\$12.05

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	16	19
Total Energy Charges per ccf 1.24883	\$7.49	\$8.74	\$12.49	\$16.23	\$19.98	\$23.73
Total Taxes % of Total 7.1637%	\$0.54	\$0.63	\$0.89	\$1.16	\$1.43	\$1.70
Total Monthly Average Cost	\$8.03	\$9.37	\$13.38	\$17.39	\$21.41	\$25.43

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 2022

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

Total Monthly Charges of \$21.10 plus taxes of \$1.51 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$22.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	17	20	22	23	25	27
Total Energy Charges per ccf 1.24883	\$21.23	\$24.98	\$27.47	\$28.72	\$31.22	\$33.72
Total Taxes % of Total 7.1637%	\$1.52	\$1.79	\$1.97	\$2.06	\$2.24	\$2.42
Total Monthly Average Cost	\$22.75	\$26.77	\$29.44	\$30.78	\$33.46	\$36.14

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.24883	\$3.75	\$3.75	\$6.24	\$7.49	\$9.99	\$11.24
Total Taxes % of Total 7.1637%	\$0.27	\$0.27	\$0.45	\$0.54	\$0.72	\$0.81
Total Monthly Average Cost	\$4.02	\$4.02	\$6.69	\$8.03	\$10.71	\$12.05

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 1.24883	\$8.74	\$11.24	\$16.23	\$21.23	\$24.98	\$29.97
Total Taxes % of Total 7.1637%	\$0.63	\$0.81	\$1.16	\$1.52	\$1.79	\$2.15
Total Monthly Average Cost	\$9.37	\$12.05	\$17.39	\$22.75	\$26.77	\$32.12

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 2022

Building Type: Detached House

Total Monthly Charges of \$21.10 plus taxes of \$1.51 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$22.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	18	21	23	25	27	29
Total Energy Charges per ccf 1.24883	\$22.48	\$26.23	\$28.72	\$31.22	\$33.72	\$36.22
Total Taxes % of Total 7.1637%	\$1.61	\$1.88	\$2.06	\$2.24	\$2.42	\$2.59
Total Monthly Average Cost	\$24.09	\$28.11	\$30.78	\$33.46	\$36.14	\$38.81

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.24883	\$3.75	\$3.75	\$6.24	\$7.49	\$9.99	\$11.24
Total Taxes % of Total 7.1637%	\$0.27	\$0.27	\$0.45	\$0.54	\$0.72	\$0.81
Total Monthly Average Cost	\$4.02	\$4.02	\$6.69	\$8.03	\$10.71	\$12.05

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 1.24883	\$8.74	\$11.24	\$16.23	\$21.23	\$24.98	\$29.97
Total Taxes % of Total 7.1637%	\$0.63	\$0.81	\$1.16	\$1.52	\$1.79	\$2.15
Total Monthly Average Cost	\$9.37	\$12.05	\$17.39	\$22.75	\$26.77	\$32.12

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 2022

Building Type: Mobile Home

Total Monthly Charges of \$21.10 plus taxes of \$1.51 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$22.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	15	18	19	21	23	25
Total Energy Charges per ccf 1.24883	\$18.73	\$22.48	\$23.73	\$26.23	\$28.72	\$31.22
Total Taxes % of Total 7.1637%	\$1.34	\$1.61	\$1.70	\$1.88	\$2.06	\$2.24
Total Monthly Average Cost	\$20.07	\$24.09	\$25.43	\$28.11	\$30.78	\$33.46

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.24883	\$3.75	\$3.75	\$6.24	\$7.49	\$9.99	\$11.24
Total Taxes % of Total 7.1637%	\$0.27	\$0.27	\$0.45	\$0.54	\$0.72	\$0.81
Total Monthly Average Cost	\$4.02	\$4.02	\$6.69	\$8.03	\$10.71	\$12.05

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	7	9	13	17	20	24
Total Energy Charges per ccf 1.24883	\$8.74	\$11.24	\$16.23	\$21.23	\$24.98	\$29.97
Total Taxes % of Total 7.1637%	\$0.63	\$0.81	\$1.16	\$1.52	\$1.79	\$2.15
Total Monthly Average Cost	\$9.37	\$12.05	\$17.39	\$22.75	\$26.77	\$32.12

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 2022

Building Type: Apartment

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

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	65	77	94	112	130	148
Total Energy Charges (0-500) per kwh 0.09179	\$5.97	\$7.07	\$8.63	\$10.28	\$11.93	\$13.58
Total Taxes % of total 1.1667%	\$0.07	\$0.08	\$0.10	\$0.12	\$0.14	\$0.16
Total Monthly Average Cost	\$6.04	\$7.15	\$8.73	\$10.40	\$12.07	\$13.74

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	121	167	214	260	307
Total Energy Charges (0-500) per kwh 0.09179	\$9.36	\$11.11	\$15.33	\$19.64	\$23.87	\$28.18
Total Taxes % of total 1.1667%	\$0.11	\$0.13	\$0.18	\$0.23	\$0.28	\$0.33
Total Monthly Average Cost	\$9.47	\$11.24	\$15.51	\$19.87	\$24.15	\$28.51

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	34	39	57	75	92	110
Total Energy Charges (0-500) per kwh 0.09179	\$3.12	\$3.58	\$5.23	\$6.88	\$8.44	\$10.10
Total Taxes % of total 1.1667%	\$0.04	\$0.04	\$0.06	\$0.08	\$0.10	\$0.12
Total Monthly Average Cost	\$3.16	\$3.62	\$5.29	\$6.96	\$8.54	\$10.22

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	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 0.09179	\$11.66	\$13.68	\$19.00	\$24.32	\$29.74	\$35.06
<i>Subtotal</i>	<i>\$21.66</i>	<i>\$23.68</i>	<i>\$29.00</i>	<i>\$34.32</i>	<i>\$39.74</i>	<i>\$45.06</i>
Total Taxes						
% of total 1.1667%	\$0.25	\$0.28	\$0.34	\$0.40	\$0.46	\$0.53
Total Monthly Average Cost	\$21.91	\$23.96	\$29.34	\$34.72	\$40.20	\$45.59

WATER HEATING

Monthly Average Unit	0BR	1BR	2BR	3BR	4BR	5BR
Consumption KWH						
for all bedroom types - Year Round	76	90	114	139	164	189
Total Energy Charges (0-500)						
per kwh 0.09179	\$6.98	\$8.26	\$10.46	\$12.76	\$15.05	\$17.35
Total Taxes						
% of total 1.1667%	\$0.08	\$0.10	\$0.12	\$0.15	\$0.18	\$0.20
Total Monthly Average Cost	\$7.06	\$8.36	\$10.58	\$12.91	\$15.23	\$17.55

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 2022

Building Type: Apartment

Total Monthly Charges of \$21.10 plus taxes of \$1.51 are not included in these calculations.
 (See form HUD-52667 - Other:Specify: \$22.61)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	10	12	13	14	15	17
Total Energy Charges per ccf 1.24883	\$12.49	\$14.99	\$16.23	\$17.48	\$18.73	\$21.23
Total Taxes % of Total 7.1637%	\$0.89	\$1.07	\$1.16	\$1.25	\$1.34	\$1.52
Total Monthly Average Cost	\$13.38	\$16.06	\$17.39	\$18.73	\$20.07	\$22.75

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	2	3	4	5	6	8
Total Energy Charges per ccf 1.24883	\$2.50	\$3.75	\$5.00	\$6.24	\$7.49	\$9.99
Total Taxes % of Total 7.1637%	\$0.18	\$0.27	\$0.36	\$0.45	\$0.54	\$0.72
Total Monthly Average Cost	\$2.68	\$4.02	\$5.36	\$6.69	\$8.03	\$10.71

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	5	6	8	11	13	16
Total Energy Charges per ccf 1.24883	\$6.24	\$7.49	\$9.99	\$13.74	\$16.23	\$19.98
Total Taxes % of Total 7.1637%	\$0.45	\$0.54	\$0.72	\$0.98	\$1.16	\$1.43
Total Monthly Average Cost	\$6.69	\$8.03	\$10.71	\$14.72	\$17.39	\$21.41

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 2022

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
Total Monthly Average Cost	\$36.81	\$37.53	\$44.64	\$51.75	\$58.86	\$65.97

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 \$42.68	\$42.68	\$42.68	\$42.68	\$42.68	\$42.68	\$42.68
Wastewater Volume Charge per 1000 gallons \$8.93	\$32.15	\$33.49	\$46.88	\$60.28	\$73.67	\$87.07
Total Monthly Average Cost	\$74.83	\$76.17	\$89.56	\$102.96	\$116.35	\$129.75

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 \$28.15	\$28.15	\$28.15	\$28.15			
Total Monthly Charges (32 gal) per month \$29.40				\$29.40	\$29.40	
Total Monthly Charges (64 gal) per month \$34.55						\$34.55
Sales Tax % of total 8.25%	\$2.32	\$2.32	\$2.32	\$2.43	\$2.43	\$2.85
Total Monthly Charges	\$30.47	\$30.47	\$30.47	\$31.83	\$31.83	\$37.40

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 2022

Building Type: Single-Family

WATER

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

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Total Monthly Charges (House) per month \$42.76	\$42.76	\$42.76	\$42.76	\$42.76	\$42.76	\$42.76
Total Usage Charges (0-2000) per 1000 gallons \$5.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Total Usage Charges (over 2000) per 1000 gallons \$10.09	\$16.14	\$17.66	\$32.79	\$47.93	\$63.06	\$78.20
Total Monthly Average Cost	\$68.90	\$70.42	\$85.55	\$100.69	\$115.82	\$130.96

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 \$28.15	\$28.15	\$28.15	\$28.15			
Total Monthly Charges (32 gal) per month \$29.40				\$29.40	\$29.40	
Total Monthly Charges (64 gal) per month \$34.55						\$34.55
Sales Tax % of total 8.25%	\$2.32	\$2.32	\$2.32	\$2.43	\$2.43	\$2.85
Total Monthly Charges	\$30.47	\$30.47	\$30.47	\$31.83	\$31.83	\$37.40

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 2022

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
Total Monthly Average Cost	\$33.97	\$37.38	\$44.21	\$51.03	\$57.86	\$64.69

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 \$42.68	\$42.68	\$42.68	\$42.68	\$42.68	\$42.68	\$42.68
Wastewater Volume Charge per 1000 gallons \$8.93	\$26.79	\$33.22	\$46.08	\$58.94	\$71.80	\$84.66
Total Monthly Average Cost	\$69.47	\$75.90	\$88.76	\$101.62	\$114.48	\$127.34

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 \$28.15	\$28.15	\$28.15	\$28.15			
Total Monthly Charges (32 gal) per month \$29.40				\$29.40	\$29.40	
Total Monthly Charges (64 gal) per month \$34.55						\$34.55
Sales Tax % of total 8.25%	\$2.32	\$2.32	\$2.32	\$2.43	\$2.43	\$2.85
Total Monthly Charges	\$30.47	\$30.47	\$30.47	\$31.83	\$31.83	\$37.40

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 2022

UPDATE 2022

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	0.04371	0.04371
Total Community Benefit Charges	Per KWH	0.00516	0.00516
Regulatory Charge	Per KWH	0.01491	0.01491
Total Energy Charges	Per KWH	0.09179	0.1221
Public Utility Gross Receipts Tax	% of Total	0.1667%	
City Sales Tax	% of Total	1%	
Total Taxes	% of Total	1.1667%	

NATURAL GAS

Source: Texas Gas Service

830-875-2133

www.texasgasservice.com*

Year Round			Central Texas Service Area (RS 10)
Total Customer Charge	Per Month	\$20.36	
Conservation Adjustment Clause	Per Month	\$0.74	
Total Monthly Charges	Per Month	\$21.10	
	Tiers*	All	
Energy Charge	Per CCF	0.32626	
Cost of Gas (COG)	Per CCF	0.92257	
Total Energy Charges	Per CCF	1.24883	
Public Utility Gross Receipts Tax	% of Total	0.1667%	
Misc Gross Receipts Tax (pop > 10000)	% of Total	1.997%	
Franchise Fee	% of Total	5%	
Total Taxes	% of Total	7.1637%	

Continued...

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Section 8 HCV Program

WATER, SEWER, AND TRASH COLLECTION

Source: Austin Water

512-494-9400

www.austintexas.gov

& Call

Water			<i>Multi-Family</i>
Retail Meter Equivalent Charge	Per Month	\$7.25	
Fixed Minimum Charge	Per Month	\$12.50	
Total Monthly Charges	Per Month	\$19.75	
Volume Charge Non Peak (Jul-Oct) (4)	Per 1000 Gals	\$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	
Total Usage Charges	Per 1000 Gals	\$4.74	
Sewer			
Wastewater Charge	Per Month	\$10.30	
Transportation User Fee (avg)	Per Month	\$15.09	
Drainage Charge* (avg)	Per Month	\$17.29	
Total Monthly Charges	Per Month	\$42.68	
	Tiers*	All	
Wastewater Volume Charge	Per 1000 Gals	\$8.93	

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

Water			<i>Single Family</i>		
	Tiers*		if 0-2000	if 2001-6000	if 6001-11000
Retail Meter Equivalent Charge	Per Month	\$7.25	\$7.25	\$7.25	\$7.25
Tier Fixed Charge*	Per Month	\$1.25	\$3.55	\$9.25	
Total Monthly Charges	Per Month	\$8.50	\$10.80	\$16.50	
	Tiers*		0-2000	2001-6000	6001-11000
Water Volume Charge*	Per 1000 Gals	\$2.89	\$4.81	\$8.34	
Reserve Fund Surcharge	Per 1000 Gals	\$0.05	\$0.05	\$0.05	
Total Usage Charges	Per 1000 Gals	\$2.94	\$4.86	\$8.39	
Sewer					
Wastewater Charge	Per Month	\$10.30			
Transportation Fee (avg)	Per Month	\$15.17			
Drainage Charge* (avg)	Per Month	\$17.29			
Total Monthly Charges (House)	Per Month	\$42.76			
	Tiers*		0-2000	over 2000	
Wastewater Volume Charge*	Per 1000 Gals	\$4.85	\$9.94		
Community Benefit Charge*	Per 1000 Gals	\$0.15	\$0.15		
Total Usage Charges	Per 1000 Gals	\$5.00	\$10.09		

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

Continued...

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Section 8 HCV Program

Trash Collection		MF/SF		
	Tiers*	24 gal (0-2 br)	32 gal (3-4 br)	64 gal (5 br)
Trash Cart*	Per Month	\$23.30	\$24.55	\$29.70
Clean Community Fee	Per Month	\$4.85	\$4.85	\$4.85
Total Monthly Charges	Per Month	\$28.15	\$29.40	\$34.55
Sales Tax	% of Total	8.25%		

UTILITY PROVIDER DOCUMENTATION

Texas Taxes
Public Utility Gross Receipts Assessment

Public Utility Gross Receipts Assessment

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

Rate Details and Other Information

Rates

Public Utility Gross Receipts Tax:

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

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

Miscellaneous Gross Receipts Tax

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

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

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

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

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

Nontaxable Utilities

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

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



Austin · Population

964,177 (2021)

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1.43 million
(2020)



Houston
2.30 million
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Data from: [Wikipedia](#)

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Austin Texas Demographics

People from Austin, Texas

Austin Texas facts



What is the current population of Austin Texas?



What are the demographics of Austin TX?



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Austin, Texas Population 2022 - worldpopulationreview.com

<https://worldpopulationreview.com/us-cities/austin-tx-population>

With a 2020 population of 966,147, it is the 4th largest city in Texas and the 11th largest city in ...

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[Austin Population 2022](#)

[populationu.com](#)

[Population by age & sex | Austin Chamber of Commerce](#)

[austinchamber.com](#)

[Race, Diversity, and Ethnicity in Austin, TX | BestNeighborhood...](#)

[bestneighborhood.org](#)

[Austin remains fastest-growing big city in country](#)

[bizjournals.com](#)

[Austin, Texas Demographics - Income, Housing, Race, Busine...](#)

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U.S. Census Bureau QuickFacts: Austin city, Texas

<https://www.census.gov/quickfacts/fact/table/austincitytexas/LND110210>

Jul 01, 2021 · Population, Census, April 1, 2020: **961,855**; Population, Census, April 1, 2010: ...

Persons under 18 years, percent: 20.4% **Persons under 5 years, percent:** 6.4%

Population, Census, April 1, 2010: 790,390 **Population, Census, April 1, 2020:** 961,855

Demographics | AustinTexas.gov

<https://www.austintexas.gov/departments/demographics>

Aug 17, 2021 · Population Square Miles 4/1/2000 4/1/2010 7/1/2020: 7/1/2020: City of **Austin**: ...

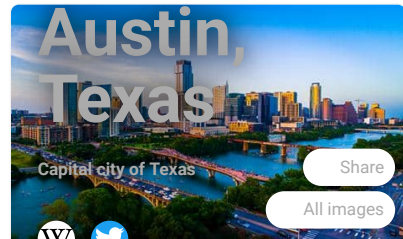
[See The Nelrod Company results for austin tx population](#)

Austin, TX | Data USA

<https://datausa.io/profile/geo/austin-tx>

About. In 2020, Austin, TX had a population of 966k people with a median age of 33.7 and a ...

[Texas Population & Demographic Data USA Facts](#)



Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. Incorporated on December 27, 1839, it ... [Wikipedia](#)



Country United States

State Texas

Settled 1835

Incorporated December 27, 1839

See more



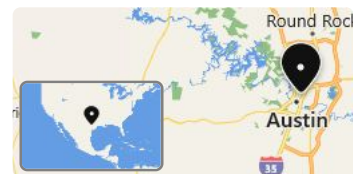
Travel
guide



Book
flights



Book
hotels



Best time to visit



J... FebM... AprM... J... Jul A... S... Oct N... D...



Austin's mild climate allows you to enjoy outdoor activities virtually year round. Austin has 300 days of sunshine a year and an average temperature of **71 degrees** in November.

August is the hottest month for Austin with an average high temperature of **96.2°**, which ranks it as warmer than most places in Texas.

TEXAS SALES AND USE TAX RATES – July 2022

Name	Local Code	Local Rate	Total Rate	Name	Local Code	Local Rate	Total Rate
Ames	2146096	.010000	.077500	Aransas Pass (San Patricio Co)	2205012	.010000	.082500
Liberty Co	4146005	.005000		Aransas Pass Mun Dev Dist	5205502	.005000	
Amherst (Lamb Co)	2140010	.012500	.075000	Aransas Pass Crm Con Dist	5205511	.005000	
Ammansville			.067500	Archer City	2005023	.015000	.082500
Fayette Co	4075000	.005000		Archer Co	4005005	.005000	
Amsterdam			.067500	Arcola (Fort Bend Co)	2079131	.020000	.082500
Brazoria Co	4020006	.005000		Argenta			.067500
Anahuac (Chambers Co)	2036017	.010000	.082500	Live Oak Co	4149002	.005000	
Chambers Co Health Serv	5036507	.005000		Argyle (Denton Co)	2061104	.015000	.082500
Anahuac Mun Dev Dist	5036534	.005000		Argyle Crm Con Dist	5061550	.002500	
Anchor			.067500	Argyle Mun Dev Dist	5061710	.002500	
Brazoria Co	4020006	.005000		Arlington (Tarrant Co)	2220095	.020000	.082500
Anderson	2093035	.012500	.080000	Arnett			.067500
Grimes Co	4093008	.005000		Coryell Co	4050009	.005000	
Andrews (Andrews Co)	2002017	.020000	.082500	Arney			.067500
Angleton	2020042	.015000	.082500	Castro Co	4035009	.005000	
Brazoria Co	4020006	.005000		Arp	2212068	.015000	.082500
Angus	2175107	.015000	.082500	Smith Co	4212004	.005000	
Navarro Co	4175009	.005000		Art (Mason Co)			.072500
Anna (Collin Co)	2043134	.020000	.082500	Mason Co Health Serv	5157500	.010000	
Annarose			.067500	Arthur City			.067500
Live Oak Co	4149002	.005000		Lamar Co	4139004	.005000	
Annetta	2184099	.012500	.082500	Asa			.067500
Parker Co	4184008	.005000		McLennan Co	4161005	.005000	
Annetta Crm Con Dist	5184525	.002500		Asherton	2064030	.015000	.082500
Annetta North	2184124	.015000	.082500	Dimmit Co	4064003	.005000	
Parker Co	4184008	.005000		Ashland			.067500
Annetta South	2184115	.010000	.082500	Upshur Co	4230002	.005000	
Parker Co	4184008	.005000		Asia			.067500
Parker Co ESD 1	5184534	.005000		Polk Co	4187005	.005000	
Annona	2194042	.010000	.077500	Aspermont (Stonewall Co)	2217018	.020000	.082500
Red River Co	4194006	.005000		Atascocita (Harris Co)			.072500
Anson (Jones Co)	2127026	.020000	.082500	Houston MTA	3101990	.010000	
Anthony	2071022	.010000	.082500	Atascosa (Bexar Co)			.082500
El Paso Co	4071004	.005000		San Antonio MTA	3015995	.005000	
El Paso Co ESD 2	5071503	.005000		Bexar Co ESD 5	5015628	.015000	
Anton (Hockley Co)	2110025	.020000	.082500	Ater			.067500
Appleby (Nacogdoches Co)	2174055	.010000	.082500	Coryell Co	4050009	.005000	
Nacogdoches Co Hosp Dist	5174509	.010000		Athens (Henderson Co)	2107011	.020000	.082500
Aquilla	2109108	.010000	.082500	Atlanta (Cass Co)	2034028	.020000	.082500
Hill Co	4109000	.005000		Aubrey (Denton Co)	2061051	.015000	.082500
Hill Co ESD 2	5109518	.005000		Aubrey Mun Dev Dist	5061676	.005000	
Aransas Pass	2205012	.010000	.082500	Augusta			.067500
Aransas Co	4004006	.005000		Houston Co	4113004	.005000	
Aransas Co Health Serv	5004505	.005000		Aurora	2249136	.010000	.077500
Aransas Pass (Nueces Co)	2205012	.010000	.082500	Wise Co	4249001	.005000	
Aransas Pass Mun Dev Dist	5205502	.005000		Austin (Travis Co)	2227016	.010000	.082500
Aransas Pass Crm Con Dist	5205511	.005000		Austin MTA	3227999	.010000	
				Austin (Williamson Co)	2227016	.010000	.082500
				Austin MTA	3227999	.010000	

Residential Electric Rates & Line Items

2022 Base Rate Review

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 allows those with lower use to have lower rates — and thus lower bills. You can conserve electricity 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: 1,001 – 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)	4.371¢
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)	1.491¢

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

Line Item	kWh Per Tier	Charges
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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, Buda, Cedar Park, Cuero, Dripping Springs, Galveston, Gonzales, Groves, Jamaica Beach, Kyle, Lakeway, Lockhart, Luling, Marble Falls, Nederland, Nixon, Pflugerville, 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)	\$ 4.36 per month (Footnote 1)
Total Customer Charge	\$20.36 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.

Supersedes Rate Schedule Dated
May 27, 2021

Meters Read On and After
May 26, 2022 (CGSA Cities except Buda, Marble Falls and Pflugerville)
September 15, 2022 (Cities of Buda, Marble Falls and Pflugerville)

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, Buda, Cedar Park, Cuero, Dripping Springs, Gonzales, Kyle, Lakeway, Lockhart, Luling, Marble Falls, Nixon, Pflugerville, Rollingwood, Shiner, Sunset Valley, West Lake Hills and Yoakum, Texas.

B. CURRENT CAC RATE

<u>Rate Schedule</u>	<u>Customer Class</u>	<u>*Monthly Conservation Rate</u>
10	Residential Service	\$ 0.74 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 pursuant to Rate Schedule CAC.

Supersedes Rate Schedule Dated
December 31, 2018 (CGSA eff. August 4, 2020)

Meters Read On and After
December 29, 2021 (CGSA except Buda, Marble Falls and Pflugerville)
September 15, 2022 (Buda, Marble Falls and Pflugerville)

Texas Gas Service
Cost of Gas - \$/Mcf
October 2022

	October 2022	September 2022	Change from last month	October 2021	Change from last year
Central Texas					
Austin - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Cedar Park - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Westlake Hills - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Sunset Valley - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Rollingwood - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Kyle - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Dripping Springs - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Bee Cave - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Lakeway - Inc.	9.2257	10.5821	(1.3564)	6.6840	2.5417
Austin, Cedar Park & Westlake - Env.	9.3647	10.5821	(1.2174)	6.7299	2.6348
Kyle/Buda - Env.	9.3647	10.5821	(1.2174)	6.7299	2.6348
Dripping Springs - Env.	9.3647	10.5821	(1.2174)	6.7299	2.6348
South Texas					
STX - Inc.	9.2761	10.6399	(1.3638)	6.7204	2.5557
STX - Env.	9.4159	10.6399	(1.2240)	6.7666	2.6493
West Texas					
El Paso - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
Vinton - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
Clint - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
Anthony - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
Socorro - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
Horizon City - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
San Elizario - Inc.	6.5870	9.1174	(2.5304)	5.8426	0.7444
El Paso, Vinton, Clint, Anthony, Socorro, S.Elizario & Horizon City - Env.	6.5870	9.1174	(2.5304)	5.8426	0.7444
Fort Bliss	7.5208	10.4099	(2.8891)	6.6709	0.8499
Dell City - Inc.	6.3907	8.9345	(2.5438)	5.2210	1.1697
Dell City - Env.	6.3907	8.9345	(2.5438)	5.2210	1.1697
Monahans, Wink - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Barstow - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Pyote - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Pecos - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Thorntonville - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Wickett - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Pecos, Monahans, Barstow, Wink, Wickett, Thorntonville & Pyote - Env.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Andrews - Inc.	6.7384	9.3270	(2.5886)	5.9769	0.7615
Andrews - Env.	6.7384	9.3270	(2.5886)	5.9769	0.7615
Crane - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
Crane - Env.	6.9403	9.6065	(2.6662)	6.1560	0.7843
McCamey - Inc.	6.9403	9.6065	(2.6662)	6.1560	0.7843
McCamey - Env.	6.9403	9.6065	(2.6662)	6.1560	0.7843
North Texas					
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Inc.	8.7016	10.4706	(1.7690)	6.5497	2.1519
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Env.	8.7016	10.4706	(1.7690)	6.5497	2.1519
Breckenridge, Graham - Inc.	8.8504	10.6497	(1.7993)	6.6617	2.1887
Breckenridge, Graham - Env.	8.8504	10.6497	(1.7993)	6.6617	2.1887
Weatherford - Inc.	9.0325	10.8015	(1.7690)	6.8612	2.1713
Weatherford - Env.	8.7016	10.4706	(1.7690)	6.5497	2.1519
Panhandle					
Borger - Inc.	6.5031	9.0880	(2.5849)	6.0792	0.4239
Borger - Env.	6.5031	9.0880	(2.5849)	6.0792	0.4239
Skellytown - Inc.	6.4644	9.0339	(2.5695)	6.0430	0.4214
Skellytown - Env.	6.4644	9.0339	(2.5695)	6.0430	0.4214
Rio Grande Valley					
RGV - Inc.	6.8225	8.7108	(1.8883)	5.6224	1.2001
RGV - Env.	6.8225	8.7108	(1.8883)	5.6224	1.2001
Galveston					
Galveston - Inc.	9.4146	10.7988	(1.3842)	6.8208	2.5938
Bayou Vista & Jamaica Beach - Inc.	9.4146	10.7988	(1.3842)	6.8208	2.5938
Galveston & Bayou Vista - Env.	9.5565	10.7988	(1.2423)	6.8677	2.6888
Port Arthur					
Port Arthur, Nederland, Port Neches, Groves, Beaumont - Inc.	9.4146	10.7988	(1.3842)	6.8208	2.5938
Port Arthur, Nederland, Port Neches & Groves - Env.	9.5565	10.7988	(1.2423)	6.8677	2.6888

Need Franchise Fee amounts for these cities:

Travis County

Austin 5%

Cameron County

Brownsville 5%

Rio Grande Valley *Not a city*

Harlingen 5%

La Feria 2%

Los Fresnos 2%

Port Isabel 5%

San Benito 5%

Dewitt County

Cuero 2%

El Paso County

Anthony 2.25%

El Paso City 5%

Fabens *Not an incorporated city
No Franchise Fee*

Hidalgo County

Alamo 5%

Donna 5%

Edcouch 3%

Edinburg 5%

Elsa 5%

Hidalgo 5%

La Joya 5%

McAllen 5%

Mercedes 5%

Mission 4%

North Alamo *Not TGS*

Pharr 5%

San Juan 5%

Weslaco 5%

Caldwell County

Luling 5%

Jefferson County

Port Arthur 5%

Parker County

* Weatherford .02846/ccf. (2016)

Willacy County

Raymondville 4%

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

Water & Wastewater Rates

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

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

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

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

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

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

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

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

Volume Charge – A rate of **\$8.93** is charged per 1,000 gallons of wastewater billed during the billing period. The amount of wastewater billed is based 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.



Home

Services

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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 City of Austin Ordinance regarding the fee.](http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TTT14USSTPUPR_CH14-10TRUSFE)**
[\(\[http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TTT14USSTPUPR_CH14-10TRUSFE\]\(http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TTT14USSTPUPR_CH14-10TRUSFE\)\)](http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TTT14USSTPUPR_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.

Residential Transportation User Fee Rates as of Nov. 1, 2022:

House/garage apartment	\$17.87
Duplex	\$16.28
Triplex/fourplex	\$13.89
Townhouse/condo	\$13.89
Mobile home	\$12.46
Five or more units	\$14.06

Enter the amount of impervious cover in square feet.

1500

(You can estimate by measuring buildings, driveways, garages, decks, walkways, etc., or by using the ruler tool on free **Google Earth Pro** (<https://www.google.com/work/mapsearch/products/earthpro.html>) software. The City uses aerial photography, permit information and GIS as data sources.)

Enter the size of the property in square feet.

1500

(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.)

Calculate

Reset

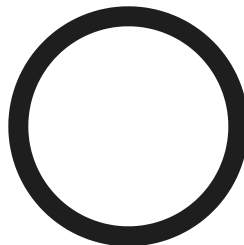
Percentage of impervious cover: 100%

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.



Get information or assistance (</department/311>)

Give feedback on our website (</page/austintexasgov-feedback>)

Enter the amount of impervious cover in square feet.

2500

(You can estimate by measuring buildings, driveways, garages, decks, walkways, etc., or by using the ruler tool on free **Google Earth Pro** (<https://www.google.com/work/mapsearch/products/earthpro.html>) software. The City uses aerial photography, permit information and GIS as data sources.)

Enter the size of the property in square feet.

2500

(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.)

Calculate

Reset

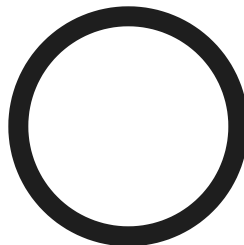
Percentage of impervious cover: 100%

Adjustment Factor: 1.735800

Estimated Monthly Drainage Charge: \$21.61

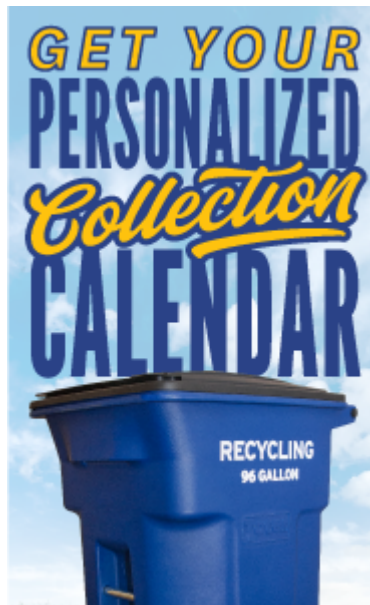
Disclaimer:

- 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.



Get information or assistance (</department/311>)

Give feedback on our website (</page/austintexasgov-feedback>)



(/page/my-collection-schedule)

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

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

Trash cart size	Monthly rates
24-gallon	\$23.30*
32-gallon	\$24.55*
64-gallon	\$29.70*
96-gallon	\$50.15*

*Includes a base fee of \$19.45 (this is a price increase of \$0.65, effective October 1, 2022). 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 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 services. 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/extratrash>), 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.

Learn about the clean community fee

All residents in Austin, including single-family homes and apartment and condo dwellers, pay a monthly \$4.85 Clean Community Fee (this includes the Austin Resource Recovery portion only and is a price increase of \$0.15, effective October 1, 2022) 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

Utility Rate Gathering Form

Date: 1/23/2018

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

Utility (highlight):	Electricity	Natural Gas	Water	Sewer	Trash
	Propane Bottle Gas	Fuel Oil			

Provider Name: Austin Water

Provider Phone No: 512-494-9400

Provider Contact Name: Gabby

Provider Website: www.austintexas.gov

RL Staff Gathering Data: Edie

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

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

[illegible]

Austin, Texas sales tax rate

State sales tax rates > Texas > Austin

AUSTIN TAX JURISDICTION BREAKDOWN FOR 2022	
Texas	6.25%
Austin	1%
Austin Mta Transit	1%
Minimum combined sales tax rate value	8.25%
Accurate sales tax rates are determined by exact locations.	

What does this sales tax rate breakdown mean?

Sales tax rates are determined by exact street address. The jurisdiction-specific rates shown add up to your minimum combined sales tax rate. The total rate for your specific address could be more.

Need the exact sales tax rate for your address?

Get rates tables

What is the sales tax rate in Austin, Texas?

The minimum combined 2022 sales tax rate for Austin, Texas is **8.25%**. This is the total of state, county and city sales tax rates. The Texas sales tax rate is currently **6.25%**. The County sales tax rate is **0%**. The Austin sales tax rate is **1%**.

Did South Dakota v. Wayfair, Inc affect Texas?

The 2018 United States Supreme Court decision in South Dakota v. Wayfair, Inc. has impacted many state nexus laws and sales tax collection requirements. To review the rules in Texas, [visit our state-by-state guide](#).

Did COVID-19 impact sales tax filing due dates in Austin?

The outbreak of COVID-19 (caused by the coronavirus) may have impacted sales tax filing due dates in Austin. Please consult your local tax authority for specific details. For more information, [visit our ongoing coverage of the virus and its impact on sales tax compliance](#).

Automating sales tax compliance can help your business keep compliant with changing sales tax laws in Texas and beyond. [AvaTax](#) delivers real-time sales tax rates and uses advanced technology to map rates to exact address locations, based on the latest jurisdiction requirements.

SALES TAX SIMPLIFIED

Fast and affordable automated

Find easy and cost-effective sales tax filing for your business. Aut and remittance with Avalara Returns for Small Business.

[Start my free trial](#)

Look up any Austin tax rate and calculate tax based on address

Alabama

▼

Determine Rates

- Or -

Use my current location

Get our monthly newsletter

Please enter your business email *

Sign up

Hey there 🍌 How can I help you with any tax rates questions you might have today?



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 2022

<i>Austin Energy</i> Description	Measure	Rates		Difference	
		11/2021	11/2022	Amount	Percent
Customer Charge	per month	\$10.00	\$10.00	\$0.00	0%
Tier-1 Total Energy Chgs (0-500)	per kwh	0.07400	0.09179	0.01779	25%
Tier-2 Total Energy Chgs (501-1000)	per kwh	0.10431	0.12210	0.01779	18%
Total Taxes	% of total	1.1667%	1.1667%	0.0000	0%

NATURAL GAS

<i>Texas Gas Service (RS 10)</i> Description	Measure	Rates		Difference	
		11/2021	11/2022	Amount	Percent
Total Monthly Charges	per month	\$19.56	\$21.10	\$1.54	8%
Total Energy Charges	per ccf	1.01273	1.24883	0.23610	24%
Total Taxes	% of total	7.1637%	7.1637%	0.00000	0%

WATER, SEWER & TRASH COLLECTION

<i>Austin Water - Multi-Family</i> Description - Water	Measure	Rates		Difference	
		11/2021	11/2022	Amount	Percent
Total Monthly Charges	per month	\$19.75	\$19.75	\$0.00	0%
Total Usage Charges	per 1000 gals	\$4.74	\$4.74	\$0.00	0%
Description - Sewer	Measure	11/2021	11/2022	Amount	Percent
		11/2021	11/2022	Amount	Percent
Total Monthly Charges	per month	\$40.20	\$42.68	\$2.48	7%
Wastewater Volume Charge	per 1000 gals	\$8.93	\$8.93	\$0.00	0%

<i>Austin Water - Single-Family</i> Description - Water	Measure	Rates		Difference	
		11/2021	11/2022	Amount	Percent
Tiers-1 Total Monthly Charges (if 2001-6000)	per month	\$10.80	\$10.80	\$0.00	0%
Tiers-2 Total Monthly Charges (if 6001-11000)	per month	\$16.50	\$16.50	\$0.00	0%
Tiers-1 Total Usage Charges (0-2000)	per 1000 gals	\$2.94	\$2.94	\$0.00	0%
Tiers-2 Total Usage Charges (2001-6000)	per 1000 gals	\$4.86	\$4.86	\$0.00	0%
Tiers-3 Total Usage Charges (6001-11000)	per 1000 gals	\$8.39	\$8.39	\$0.00	0%

Comparison of Previous and Current Utility Rates

Section 8 HCV Program

If has been added to better clarify calculation process.

Description - Sewer	Measure	11/2021	11/2022	Amount	Percent
Total Monthly Charges	per month	\$40.27	\$42.76	\$2.49	7%
Tiers-1 Total Usage Charges (0-2000)	per 1000 gals	\$5.00	\$5.00	\$0.00	0%
Tiers-2 Total Usage Charges (over 2000)	per 1000 gals	\$10.09	\$10.09	\$0.00	0%
Description - Trash Collection (MF/SF)	Measure	11/2021	11/2022	Amount	Percent
Total Monthly Charges 24 gal (0-2 br)	per month	\$27.35	\$28.15	\$0.80	3%
Total Monthly Charges 32 gal (3-4 br)	per month	\$28.60	\$29.40	\$0.80	3%
Total Monthly Charges 64 gal (5 br)	per month	\$33.75	\$34.55	\$0.80	3%
Sales Tax	% of total	8.25%	8.25%	0.00	0%

CURRENTLY ADOPTED SECTION 8 UTILITY ALLOWANCES

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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

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

Date (mm/dd/yyyy):

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)					
Utility or Service:	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) <i>(Includes Monthly Charge)</i>	\$22.00	\$24.00	\$29.00	\$34.00	\$40.00	\$45.00	
Air Conditioning	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00	
Water Heating							
a. Natural Gas	\$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	
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			



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: 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	\$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) <i>(Includes Monthly Charge)</i>	\$22.00	\$24.00	\$29.00	\$34.00	\$40.00	\$45.00	
Air Conditioning	\$9.00	\$11.00	\$15.00	\$20.00	\$24.00	\$28.00	
Water Heating							
a. Natural Gas	\$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	
Actual Family Allowances		Utility or Service		per month cost			
To be used by the family to compute allowance. Complete below for the actual unit rented		Heating		\$			
		Cooking		\$			
Name of Family		Other Electric		\$			
		Air Conditioning		\$			
		Water Heating		\$			
		Water		\$			
		Sewer		\$			
Address of Unit		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
Number of Bedrooms		Total		\$			



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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

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

Date (mm/dd/yyyy):

Locality:

Housing Authority of the City of Austin, TX

Unit Type: **Row House/Townhouse**

Utility or Service:

0 BR

1 BR

2 BR

3 BR

4 BR

5 BR

Monthly Dollar Allowances

Heating

a. Natural Gas	\$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:

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

adapted from form HUD-52667
(7/2019)

LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: January 21, 2023

PHA/Zip Code* Lookup: TX001

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

Name/City of HA: Austin

State: TX

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

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

6 Schedules - all separate, per Agency
MF (Elevator), MF (Apt), (RH/TH), (S-D/D), SF (DH), & (M/MH)

No Heat Pump

Standard Schedule

Climate Data (Degree Days)

HEATING

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

COOLING

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

Typical Low Temp 49

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date: January 21, 2023

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	Multi-Family
Row House/Townhouse			
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
Annual	1837

COOLING

January	9
February	18
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December	13
Annual	3139

Typical Low Temp 49

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02789

ASSISTED HOUSING ITEM NO. 3.

MEETING DATE: February 16, 2023

STAFF CONTACT: Lisa Garcia, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02789: Authorizing HACA to Project-base 200 Housing Choice Vouchers and 100 Veteran Affairs Supportive Housing (VASH) Project-based vouchers in response to a Request for Proposals issued on November 9, 2022

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02789 authorizing HACA to enter into an agreement to enter into a Housing Assistance Payments (HAP) Contract with ten projects that best fulfilled the requirements of a Request for Proposals issued on November 9, 2022 to provide permanent supportive housing to homeless persons in the City of Austin. The ten properties comprise a total of ten projects recommended to receive Housing Choice Project-based Vouchers and/or VASH Housing Choice Project-based Vouchers.

SUMMARY

Background:

Project-basing vouchers reflects 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.

Considering the great need for affordable housing to house the homeless, staff recommends project-basing 200 project-based Housing Choice Vouchers (HCV) and 100 VASH project-based vouchers. The 200 HCV and 100 VASH project-based vouchers, plus the current approved project-based vouchers reflects a total of 883 project-based vouchers which represents 12.3% of HACA's PBV maximum.

Process:

On November 9, 2022, the Housing Authority of the City of Austin (HACA) issued a Request for Proposals soliciting proposals from developers/owners to provide rental units under the project-based voucher program to serve vulnerable homeless individuals and homeless veterans 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.

Eleven proposals were received and one proposal failed to meet the threshold requirements. 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.

Staff Recommendation:

HACA staff is excited to help so many worthwhile projects to create new opportunities to provide homes and support services to serve the homeless. Staff recommends allocating project-based housing choice vouchers and VASH project-based vouchers to ten properties that scored the highest by the RFP review committee and reflect a strategic investment in affordable housing developments committed to providing stable housing to the homeless throughout the City of Austin. The allocation of VASH project-based vouchers is contingent on applicants obtaining a letter of support from the Veterans Administration. The recommendation for allocating project-based vouchers is reflected below:

Project Name	Housing Choice Vouchers	VASH Housing Choice Vouchers
Foundation Communities Burleson Housing Corporation	30	20
Foundation Communities Skyline Terrace Housing Corporation	10	
The Vecino Group - Cairn Point at Cameron, LP (Partnered with Caritas of Austin and Austin Housing Finance Corporation)	30	20
SAFE Alliance Affordable Housing Corporation, The Lancaster	30	
SAFE Alliance Affordable Housing Corporation, The Sasha	25	
Lifeworks Affordable Housing Corporation, The Works III at Tillery, LLC	25	
Family Eldercare Real Gardens	25	10
SGI Ventures, The Roz	25	15
Austin Housing Finance Corporation (AHFC), Country Inn Hotel Conversion		10
Kensington Apartments, LLC (Elizabeth Property Group & Integral Care)		25
Total	200	100

ATTACHMENTS:

- ▣ **Attachment 1: RFP scoring criteria**

RESOLUTION NO. 02789

**AUTHORIZING HACA TO PROJECT-BASE
200 Housing Choice Vouchers and 100 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;

WHEREAS, HACA's Housing Choice Voucher Programs Administrative plan authorizes HACA to project-base up to 20 percent of its allocated vouchers;

WHEREAS, the Housing Authority issued a Request for Proposal on November 9, 2022 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, Foundation Communities Burleson Housing Corporation submitted a proposal requesting project-based vouchers for Burleson Studios located at 7905 Burleson Road, Austin, TX 78744;

WHEREAS, Foundation Communities Skyline Terrace Housing Corporation submitted a proposal requesting project-based vouchers for Skyline Terrace located at 1212 W. Ben White, Austin, TX 78704;

WHEREAS, The Vecino Group - Cairn Point at Cameron, LP in partnership with Caritas of Austin and Austin Housing Finance Corporation submitted a proposal requesting project-based vouchers for 7205 Cameron Road, Austin, TX 78752;

WHEREAS, SAFE Alliance Affordable Housing Corporation submitted a proposal requesting project-based vouchers for The Lancaster located at 5111, 5113, 5115 Lancaster Court, Austin, TX 78723;

WHEREAS, SAFE Alliance Affordable Housing Corporation submitted a proposal requesting project-based vouchers for The Sasha located at 1401 Grove Blvd., Austin, TX 78741;

WHEREAS, Lifeworks Affordable Housing Corporation submitted a proposal requesting project-based vouchers for The Works III at Tillery, LLC located at 701 Tillery Street, Austin, TX 78702;

WHEREAS, Family Eldercare submitted a proposal requesting project-based vouchers for the Family Eldercare Real Gardens located at 2824 and 2826 Real St., Austin, TX 78722;

WHEREAS, SGI Ventures submitted a proposal requesting project-based vouchers for The Roz located at 3435 Parker Lane, Austin, TX 78741;

WHEREAS, Austin Housing Finance Corporation (AHFC) submitted a proposal requesting project-based vouchers for the Country Inn Hotel Permanent Supportive Housing (PSH) Conversion for a property located at 7400 North IH35, Austin, TX 78752;

WHEREAS, Kensington Apartments, LLC submitted a proposal requesting project-based vouchers for The Kensington Apartments located at 3300 Manor Road, Austin, TX 78723.

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 the following corporations or agencies contingent on applicants allocated VASH project-based vouchers obtaining a letter of support from the Veterans Administration.

Foundation Communities Burleson Housing Corporation to project-base 30 Housing Choice Vouchers and 20 VASH Housing Choice Vouchers; Foundation Communities Skyline Terrace Housing Corporation to project-base 10 Housing Choice Vouchers; Cairn Point at Cameron, LP to project-base 30 Housing Choice Vouchers and 20 VASH Housing Choice Vouchers; SAFE Alliance Affordable Housing Corporation for The Lancaster to project-base 30 Housing Choice Vouchers; SAFE Alliance Affordable Housing Corporation for The Sasha to project-base 25 Housing Choice Vouchers; Lifeworks Affordable Housing Corporation for The Works III at Tillery, LLC to project-base 25 Housing Choice Vouchers; Family Eldercare for the Real Gardens to project-base 25 Housing Choice Vouchers and 10 VASH Housing Choice Vouchers; SGI Ventures for The Roz to project-base 25 Housing Choice Vouchers and 15 VASH Housing Choice Vouchers; Austin Housing Finance Corporation (AHFC) for the Country Inn Hotel Conversion to project-base 10 VASH Housing Choice Vouchers, and the Kensington Apartments, LLC (Elizabeth Property Group & Integral Care) to project-base 25 VASH 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 the following corporations or agencies contingent on applicants allocated VASH project-based vouchers obtaining a letter of support from the Veterans Administration. Awardees include: Foundation Communities Burleson Housing Corporation to project-base 30 Housing Choice Vouchers and 20 VASH Housing Choice Vouchers; Foundation Communities Skyline Terrace Housing Corporation to project-base 10 Housing Choice Vouchers; Cairn Point at Cameron, LP to project-base 30 Housing Choice Vouchers and 20 VASH Housing Choice Vouchers; SAFE Alliance Affordable Housing Corporation for The Lancaster to project-base 30 Housing Choice Vouchers; SAFE Alliance Affordable Housing Corporation for The Sasha to project-base 25 Housing Choice Vouchers; Lifeworks Affordable Housing Corporation for The Works III at Tillery, LLC to project-base 25 Housing Choice Vouchers; Family Eldercare for the Real Gardens to project-base 25 Housing Choice Vouchers and 10 VASH Housing Choice Vouchers; SGI Ventures for The Roz to project-base 25 Housing Choice Vouchers and 15 VASH Housing Choice Vouchers; Austin Housing Finance Corporation (AHFC) for the Country Inn Hotel Conversion to project-base 10 VASH Housing Choice Vouchers, and the Kensington Apartments, LLC (Elizabeth Property Group & Integral Care) to project-base 25 VASH Housing Choice Vouchers.

PASSED, APPROVED, AND ADOPTED this 16th day of February 2023.

Carl S. Richie, Jr., Chairperson

Michael G. Gerber, Secretary



REQUEST FOR PROPOSAL

HACA-22-P-0249

DEVELOPER/OWNER

**Housing Choice Voucher and
Veterans Affairs Supportive Housing (VASH)
PROJECT BASED VOUCHERS**

Date Issued: November 9, 2022

Please deliver completed bid packets to:

https://ha.internationalprocurement.com/requests.html?company_id=10217

DUE DATE: January 9, 2023 at 5:00PM/CST

EXHIBIT 3

SCORING CRITERIA

REQUEST FOR PROPOSAL

PROJECT BASED VOUCHERS

FACTOR	MAX POINTS
A. 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 the award:	100 points (Meeting minimum requirement does not guarantee award)

A. SUPPORTIVE SERVICES PLAN AND CAPACITY
MAXIMUM POINTS: 20
<p>A high scoring Supportive Services Plan must <u>demonstrate</u> that the proposer:</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Supportive Services Plan includes a letter of support from the VA. • 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. • Committed to documenting all service delivery in the local HMIS system.

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. FINANCIAL FEASIBILITY	
MAXIMUM POINTS	20 points
<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"> • A comprehensive and realistic construction and permanent financing budget has been prepared; and • Construction and permanent funding is firmly committed including documentation from all funding sources. <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>Last two-years of financial statements.</p> <p>Last two-years financial audits.</p>	
<p>The operating proforma should include line item detail including, but not limited to:</p> <ul style="list-style-type: none"> • Estimated revenue by all sources • Estimated expenses for all categories including maintenance, utilities, capital reserves, security, resident supportive services, insurance, taxes, etc. • The amount of the compliance-monitoring fee. <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 two-year financial statements submitted by the applicant and last two-year financial audits of the 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. Any findings or management issues identified in the financial audit should be addressed in the proposal with an explanation on how the issues or findings have been resolved.</p> <p>(Up to 20 points) – Proposals include all requested financial information.</p> <p>(Up to 10 points) – Proposals are missing some requested financial information.</p>	

C. PREVIOUS EXPERIENCE OF APPLICANT IN DEVELOPMENT AND PROPERTY MANAGEMENT

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 references to projects of similar scale, budget and complexity.

A non-profit or applicant with less than 5 years' experience managing a similar type of project should provide a detailed description to assure HACA they have the capacity to manage the property and administer the project-based vouchers throughout the HAP Contract period.

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.
- Board members, their length of service and backgrounds, as well as bios of primary staff involved in managing the development initially and ongoing.
- 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.

MAXIMUM POINTS**20 points**

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
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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
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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

H. PERCENTAGE OF EFFICIENCY OR 1 BEDROOM UNITS	
Generally, there is a greater need for efficiency and 1 bedroom units for homeless. In the proposal, indicate bedroom size allocation: (20 points): 95-100 percent of requested project-based units are either efficiency or 1-bedroom units. (15 points): 80-94 percent of request project-based units are either efficiency or 1-bedroom units. (8 points): 50-79 percent of request project-based units are either efficiency or 1-bedroom units. (3 points): 25-49 percent of request project-based units are either efficiency or 1-bedroom units. (0 points): less than 25 percent of request project-based units are either efficiency or 1-bedroom units.	
MAXIMUM POINTS	20 points

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02790

PURCHASING ITEM NO. 4.

MEETING DATE: February 16, 2023

STAFF CONTACT: Nora Velasco, Director of Operations and Procurement

ITEM TITLE: Presentation, Discussion, and Possible Action Regarding Resolution No. 02790: Approving the Award of a 4th Year Renewal Contract For Janitorial and Day Porter Services to M & R Elite Janitorial Solutions, LLC.

BUDGETED ITEM: Yes

TOTAL COST: \$160,000.00

ACTION

The Board is being asked to approve the award of a renewal contract for janitorial and day porter services to M & R Elite Janitorial Solutions, LLC. This is the fourth year renewal with a 3% increase.

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 and remain in place.

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 4th year renewal to M & R Elite Janitorial Solutions, LLC. Staff's experience with this firm has been positive and consistent. 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:RENEWAL LETTER**
- ▣ **ATTACHMENT 2: PROPOSED BUDGET**
- ▣ **ATTACHMENT 3: TABULATIONS**
- ▣ **ATTACHMENT 4: STATEMENT OF BIDDER'S QUALIFICATIONS**

RESOLUTION NO. 02790

**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 three of the contract;

WHEREAS, it is the recommendation of the President & CEO that the contract with M&R be renewed for a fourth year with a 3 % rate increase in the total amount not to exceed \$160,000;

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 16th day of February, 2023.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

M & R's Elite Janitorial Solutions, LLC



Felipe Romero, Jr.

Business Manager

P.O. Box 218094

Houston, TX 77218

(832) 647-1689 Mobile

(281) 533-8027 Fax

fromero@mrelitejanitorial.com

www.mrelitejanitorial.com

January 12, 2023

Housing Authority of the
City of Austin
1124 South IH 35
Austin, TX 78704
Attn: Ms. Nora A. Velasco
Director of Operations & Procurement

Board Members,

On behalf of M & R's Elite Janitorial Solutions, I am pleased to renew the janitorial services being provided to the Housing Authority of the City of Austin (HACA) for another year. We would also like for HACA to consider a 3% renewal rate increase for this upcoming fourth year of service.

Back at the end of 2019 when this proposal was prepared, we proposed a 1.5% renewal rate increase. However, with the pandemic happening shortly afterwards, which we are still recovering from economically, and recent inflation that has only increased the cost of living since, we believe that the 3% renewal increase will provide relief to the overall operations of the services being provided. Increased operation costs like insurance, needed pay increases for current staff and other factors warrant this increase in order to retain the staff which we have successfully managed to maintain with little to no change since inception. These same staff have provided great work thanks to our high-quality assurance standards to ensure thoroughness in all they do.

It is our sincere hope that HACA will consider and approve this renewal rate increase.

Respectfully,



Felipe Romero, Jr.

PROPOSED 2023 BUDGET
M&R's Elite Janitorial Solutions, LLC
2023

LOCATION	MONTHLY COST	ANNUAL COST
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EVENING JANITORIAL SERVICES

Thurmond Heights	\$654.00	\$7,848.00
8436 Goldfinch Ct, Austin, TX 78758		
Meadowbrook/Henry Flores Educational Learning Center	\$1,326.00	\$15,912.00
1201-A W Live Oak, Austin, TX 78704		
Booker T Washington Community Center	\$487.00	\$5,844.00
905 Bedford Street, Austin, TX 78702		
Booker T Washington Neighborhood Networks Center	\$1,035.00	\$12,420.00
905-A Bedford St, Austin, TX 78702		
ADAPT	\$849.00	\$10,188.00
1100 S IH-35, Austin, TX 78702		

TOTAL	\$4,351.00	\$52,212.00
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DAY PORTER SERVICES- ADMIN	Hourly	Weekly	Monthly	Annual
Day Porter 1	16.77	\$670.80	\$2,906.80	\$34,881.60
1124 S IH-35, Austin, TX				
Day Porter 2	16.77	\$670.80	\$2,906.80	\$34,881.60
1124 S IH-35, Austin, TX				
Day Porter 3	16.77	\$670.80	\$2,906.80	\$34,881.60
1124 S IH-35, Austin, TX				

TOTAL	\$8,720.40	\$104,644.80
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TOTAL AMOUNT NOT TO EXCEED	\$156,856.80
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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	\$98,592.00	\$147,792.00	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	\$137,280.00	\$313,920.00	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	\$93,600.00	\$163,860.00	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	\$118,060.80	\$175,269.84	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. 02794

HUMAN RESOURCES

ITEM NO. 5.

MEETING DATE: February 16, 2023

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

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No. 02794:
Approval of a Contract for Employee Medical Insurance

BUDGETED ITEM: Yes

TOTAL COST: \$3,548,928.00

ACTION

The Board is being asked to approve 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 (HACA) currently offers its regular full-time employees medical coverage. through United Healthcare's Navigate plan.

Process:

On November 15, 2022, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2023-2024 fiscal year. HACA has reached the end of a four (4) year extension of our contract with United Healthcare.

On December 8, 2022, the Gallagher Group issued a Request for Proposal, (RFP) to insurance carriers, on behalf of HACA ,with a submission deadline of December 21, 2022.

A total of five (5) proposals were distributed for medical insurance coverage. Three (3) carriers submitted proposals for review: United Healthcare, Aetna and BlueCross/BlueShield. Two (2) carries Cigna and Humana, declined to provide quotes. The proposals were received and reviewed by Gallagher, in order for them to provide a recommendation to HACA.

The Housing Authority of the City of Austin currently offers our employees the HMO/Navigate medical plan with United Healthcare.

Aetna submitted proposals which consisted of four (4) medical plans for HACA to choose from ranging from a -1.82% decrease to a 9.08% increase of premiums to the agency.

BlueCross/BlueShield submitted proposals that consisted of two (2) medical plans for HACA to consider ranging from a 12%-22.5% increase of premiums to the agency.

United Healthcare originally proposed a renewal rate of a 19.0% premium rate increase for HACA's medical coverage.

Through a series of negotiations between United Healthcare and the Gallagher Group, also based on HACA's demographics and claims experience, United Healthcare ultimately proposed a 12.5% rate increase in premium. Last year HACA received a 5.52% rate increase.

After additional review of the plans being offered by the three carriers listed above, it was determined that the proposals submitted by Aetna, BlueCross/BlueShield and Humana were not comparable to HACA's current coverage with United Healthcare.

The plans would call for employees to be responsible for an increase in their deductible, more out of pocket expenses such as co-pays for primary care office visits, emergency room visits and other diagnostic services.

Although Aetna and BlueCross/Blue Shield did submit proposals, they were not able to provide coverage that would allow our employees to maintain the same level of coverage that is currently being provided with United Healthcare.

Employees were surveyed this year, regarding their opinion of HACA's benefits plan. Overall, employees are satisfied with the medical coverage offered by HACA but did voice concerns regarding the referral process with United Healthcare HMO/Navigate plan. This is an area Gallagher, United Healthcare and HACA will work on to provide additional information to staff during the annual open enrollment meetings.

Also, based on the survey, HACA asked Gallagher to research the option of providing dual coverage plans to our staff. After additional analysis and discussions, HACA found that at this time, this would not be a viable option for employees.

In addition, for the fiscal year 2023-2024, HACA will continue to impose the surcharge of \$50 per month, to employees who choose to continue to use tobacco products. Employees may participate in and complete a tobacco cessation program if they wish to avoid the surcharge.

Staff Recommendation:

In an effort to provide employees with the best affordable, available healthcare coverage, HACA recommends United Healthcare be awarded the contract to provide employee health insurance coverage for the 2023-2024 fiscal year, with the option renew for an additional four (4) years, subject to an annual review and approval by the Board.

ATTACHMENTS:

▣ Proposed Insurance Plan & Renewal Rates

RESOLUTION NO. 02794

Approval of Contract for Employee Medical Insurance

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

WHEREAS, the Housing Authority of the City of Austin recommends acceptance of the renewal 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, Austin Affordable Housing Corporation and Austin Pathways.

PASSED, APPROVED AND ADOPTED this 16th day of February 2023.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



2023 Employee Benefits Final Renewal

January 27th, 2023



Gallagher

Insurance | Risk Management | Consulting



Gallagher

Insurance | Risk Management | Consulting

Marketing Results

Medical Marketing Summary

Carrier	Marketing Activity
United Healthcare	Current
Aetna	Competitive
Blue Cross Blue Shield	Competitive
Cigna	Declined to Quote
Humana	Declined to Quote

Medical Negotiated Renewal

		CURRENT	RENEWAL	NEGOTIATED RENEWAL	FINAL RENEWAL
Carrier Name Plan Name		UnitedHealthcare BCXH / H9	UnitedHealthcare BCXH / H9	UnitedHealthcare BCXH / H9	UnitedHealthcare BCXH / H9
PLAN DESIGN*					
In-Network Benefits		Navigate	Navigate	Navigate	Navigate
Deductible Type		Embedded	Embedded	Embedded	Embedded
Calendar Year (CY) Deductible (Individual / Family)		\$500 / \$1,000	\$500 / \$1,000	\$500 / \$1,000	\$500 / \$1,000
Out-of-Pocket Max Type		Embedded	Embedded	Embedded	Embedded
CY Out-of-Pocket Max (Individual / Family)		\$2,000 / \$4,000	\$2,000 / \$4,000	\$2,000 / \$4,000	\$2,000 / \$4,000
Coinsurance (member pays after deductible)		0%	0%	0%	0%
Preventive Care		Covered 100%	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%)	\$25 Copay (Under age 19: Covered 100%)
Specialist Visit		\$50 Copay	\$50 Copay	\$50 Copay	\$50 Copay
Telehealth		Covered 100%	Covered 100%	Covered 100%	Covered 100%
Urgent Care		\$75 Copay	\$75 Copay	\$75 Copay	\$75 Copay
Emergency Room		\$300 Copay	\$300 Copay	\$300 Copay	\$300 Copay
Inpatient Hospital		0% after deductible	0% after deductible	0% after deductible	0% after deductible
Outpatient Surgery		0% after deductible	0% after deductible	0% after deductible	0% after deductible
Chiropractic (visit limits may apply)		Covered (20 visits)	Covered (20 visits)	Covered (20 visits)	Covered (20 visits)
Phys/Occ/Speech Therapy (visit limits may apply)		\$25 Copay (20 visits each)	\$25 Copay (20 visits each)	\$25 Copay (20 visits each)	\$25 Copay (20 visits each)
Diagnostic Test (X-ray, blood work)		Covered 100%	Covered 100%	Covered 100%	Covered 100%
Imaging (CT/PET scan, MRI)		0% after deductible	0% after deductible	0% after deductible	0% after deductible
Prescription Drug Benefit		Covered 100%	Covered 100%	Covered 100%	Covered 100%
Preventive Drug		31 Days	31 Days	31 Days	31 Days
Retail		\$10 / \$30 / \$50	\$10 / \$30 / \$50	\$10 / \$30 / \$50	\$10 / \$30 / \$50
Tier I / Tier II / Tier III / Tier VI		N/A	N/A	N/A	N/A
Specialty		90 Days	90 Days	90 Days	90 Days
Mail Order		\$25 / \$75 / \$125	\$25 / \$75 / \$125	\$25 / \$75 / \$125	\$25 / \$75 / \$125
Tier I / Tier II / Tier III					
Out-of-Network Benefits					
Deductible Type		N/A	N/A	N/A	N/A
CY Deductible (Individual / Family)		N/A	N/A	N/A	N/A
Out-of-Pocket Max Type		N/A	N/A	N/A	N/A
CY Out-of-Pocket Max (Individual / Family)		N/A	N/A	N/A	N/A
Coinsurance (member pays after deductible)		N/A	N/A	N/A	N/A
COST ANALYSIS					
PEPM Rates - Enrollment per Census	Enrollment	BCXH / H9	BCXH / H9	BCXH / H9	BCXH / H9
Employee (EE) Only	102	\$669.07	\$796.19	\$769.43	\$752.70
EE + Spouse	27	\$1,471.96	\$1,751.63	\$1,692.75	\$1,655.95
EE + Child(ren)	57	\$1,271.23	\$1,512.76	\$1,461.91	\$1,430.13
EE + Family	37	\$2,228.01	\$2,651.32	\$2,562.21	\$2,506.50
Total Enrollment	223				
Estimated Monthly Premium		\$262,885	\$312,832	\$302,317	\$295,744
Estimated Annual Premium		\$3,154,614	\$3,753,979	\$3,627,801	\$3,548,928
Dollar Difference from Current			\$599,364	\$473,187	\$394,313
Percent Change from Current			19.00%	15.00%	12.50%

Medical Contributions – UHC Current vs. Final Renewal

		CURRENT					FINAL RENEWAL					EE Difference \$ΔEE / %Δ ER	
Coverage Tier	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi Monthly Contribution	ER Monthly Contribution	ER Monthly Percentage	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi Monthly Contribution	ER Monthly Contribution		
CXH / H9													
Employee Only:	102	\$669.07	\$0.00	\$0.00	\$669.07	100%	102	\$752.70	\$0.00	\$0.00	\$752.70	\$0.00	0%
Employee + Spouse:	27	\$1,471.96	\$67.73	\$33.87	\$1,404.23	95%	27	\$1,655.95	\$76.20	\$38.10	\$1,579.75	\$8.47	0%
Employee + Children:	57	\$1,271.23	\$63.56	\$31.78	\$1,207.67	95%	57	\$1,430.13	\$71.51	\$35.75	\$1,358.62	\$7.94	0%
Employee + Family:	37	\$2,228.01	\$155.96	\$77.98	\$2,072.05	93%	37	\$2,506.50	\$175.46	\$87.73	\$2,331.05	\$19.49	0%
TOTAL	223	\$262,885	\$11,222	\$5,611	\$251,662	96%	223	\$295,744	\$12,625	\$6,312	\$283,119		

	CURRENT	RENEWAL
Total Enrollment	223	223
Per Employee Per Month	\$1,178.85	\$1,326.21
Total Annual Premium	\$3,154,614	\$3,548,928
Total Employee Annual Contributions	\$134,667	\$151,500
Total Annual Premium Paid by Company	\$3,019,947	\$3,397,428
\$ Change in Total Annual Premium		\$394,313
% Change in Total Annual Premium		12%
\$ Change in Employee Annual Contribution		\$16,833
% Change in Employee Annual Contribution		12%
\$ Change in Total Annual Premium Paid by Company		\$377,480
% Change in Total Annual Premium Paid by Company		12.5%

Medical – Aetna Single Market Options

		CURRENT	NEGOTIATED RENEWAL	MARKET OPTION 1	MARKET OPTION 2	MARKET OPTION 3	MARKET OPTION 4
Carrier Name		UnitedHealthcare	UnitedHealthcare	Aetna	Aetna	Aetna	Aetna
Plan Name		BCXH / H9	BCXH / H9	TX21 Connected HMO 1000 100/N/A / RX10	TX21 OAMC 500 80/50 / RX2	TX21 OAMC 500 100/50 / RX2	TX21 Connected HMO 500 100/N/A / RX 10
PLAN DESIGN*							
In-Network Benefits		Navigate	Navigate	Connected HMO	Open Access Managed Choice	Open Access Managed Choice	Connected HMO
Deductible Type		Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
Calendar Year (CY) Deductible (Individual / Family)		\$500 / \$1,000	\$500 / \$1,000	\$1,000 / \$2,000	\$500 / \$1,000	\$500 / \$1,000	\$500 / \$1,000
Out-of-Pocket Max Type		Embedded	Embedded	Embedded	Embedded	Embedded	Embedded
CY Out-of-Pocket Max (Individual / Family)		\$2,000 / \$4,000	\$2,000 / \$4,000	\$2,500 / \$5,000	\$1,500 / \$3,000	\$2,000 / \$4,000	\$2,000 / \$4,000
Coinurance (member pays after deductible)		0%	0%	0%	20%	0%	0%
Preventive Care		Covered 100%	Covered 100%	Covered 100%	Covered 100%	Covered 100%	Covered 100%
Primary Care Visit		\$25 Copay (Under age 19: Covered 100%)	\$25 Copay (Under age 19: Covered 100%)	\$10 Copay	\$25 Copay	\$25 Copay	\$25 Copay
Specialist Visit		\$50 Copay	\$50 Copay	\$90 Copay	\$50 Copay	\$50 Copay	\$50 Copay
Telehealth		Covered 100%	Covered 100%	\$10 Copay	\$25 Copay	\$25 Copay	\$25 Copay
Urgent Care		\$75 Copay	\$75 Copay	\$50 Copay	\$75 Copay	\$75 Copay	\$50 Copay
Emergency Room		\$300 Copay	\$300 Copay	\$350 Copay (Copay waived if admitted)	\$300 Copay then 20% (Copay waived if admitted)	\$300 Copay	\$350 Copay
Inpatient Hospital		0% after deductible	0% after deductible	0% after deductible	20% after deductible	0% after deductible	0% after deductible
Outpatient Surgery		0% after deductible	0% after deductible	0% after deductible	20% after deductible	0% after deductible	0% after deductible
Chiropractic (visit limits may apply)		Covered (20 visits)	Covered (20 visits)	\$90 Copay (20 visits)	\$50 Copay (20 visits)	\$50 Copay (20 visits)	\$50 Copay (20 visits)
Phys/Occ/Speech Therapy (visit limits may apply)		\$25 Copay (20 visits each)	\$25 Copay (20 visits each)	\$90 Copay	\$50 Copay (30 visits)	\$50 Copay (20 visits each)	\$50 Copay (30 visits each)
Diagnostic Test (X-ray, blood work)		Covered 100%	Covered 100%	Lab: \$30 Copay; X-Ray: \$60 Copay	20% after deductible	Lab: \$25 Copay X-Ray: \$50 Copay	Lab: \$30 Copay X-ray \$60 Copay
Imaging (CT/PET scan, MRI)		0% after deductible	0% after deductible	\$250 Copay	20% after deductible	\$500 Copay	\$250 Copay
Prescription Drug Benefit							
Preventive Drug		Covered 100%	Covered 100%	Managed Pharmacy Network Vaccinations: Covered 100%	Aetna National Network	Aetna National Network	Managed Pharmacy Network
Retail		31 Days	31 Days	30 Days	30 Days	30 Days	31 Days
Tier I / Tier II / Tier III / Tier VI		\$10 / \$30 / \$50	\$10 / \$30 / \$50	\$10 / \$55 / \$100	\$10 / \$35 / \$70	\$10 / \$35 / \$70	\$10 / \$55 / \$100 / \$200
Specialty		N/A	N/A	\$200	Preferred / Non-Preferred: \$200	Preferred / Non-Preferred: \$200	\$200
Mail Order		90 Days	90 Days	31- 90 Days	31- 90 Days	31- 90 Days	90 Days
Tier I / Tier II / Tier III		\$25 / \$75 / \$125	\$25 / \$75 / \$125	\$25 / \$137.50 / \$250	\$25 / \$87.50 / \$175	\$25 / \$87.50 / \$175	\$25 / \$137.50 / \$250
Out-of-Network Benefits							
Deductible Type		N/A	N/A	N/A	Embedded	Embedded	N/A
CY Deductible (Individual / Family)		N/A	N/A	N/A	\$15,000 / \$45,000	\$15,000 / \$45,000	N/A
Out-of-Pocket Max Type		N/A	N/A	N/A	Embedded	Embedded	N/A
CY Out-of-Pocket Max (Individual / Family)		N/A	N/A	N/A	\$30,000 / \$90,000	\$30,000 / \$90,000	N/A
Coinurance (member pays after deductible)		N/A	N/A	N/A	50%	50%	N/A
COST ANALYSIS							
PEPM Rates - Enrollment per Census	Enrollment	BCXH / H9	BCXH / H9	TX21 Connected HMO 1000 100/N/A / RX10	TX21 OAMC 500 80/50 / RX2	TX21 OAMC 500 100/50 / RX2	TX21 Connected HMO 500 100/N/A / RX 10
Employee (EE) Only	102	\$669.07	\$769.43	\$656.89	\$686.64	\$729.59	\$692.35
EE + Spouse	27	\$1,471.96	\$1,692.75	\$1,445.17	\$1,510.61	\$1,605.11	\$1,523.19
EE + Child(ren)	57	\$1,271.23	\$1,461.91	\$1,248.09	\$1,304.61	\$1,386.22	\$1,315.47
EE + Family	37	\$2,228.01	\$2,562.21	\$2,187.46	\$2,286.51	\$2,429.55	\$2,305.55
Total Enrollment	223						
Estimated Monthly Premium		\$262,885	\$302,317	\$258,100	\$269,787	\$286,664	\$272,033
Estimated Annual Premium		\$3,154,614	\$3,627,801	\$3,097,194	\$3,237,449	\$3,439,968	\$3,264,396
Dollar Difference from Current			\$473,187	-\$57,420	\$82,834	\$285,354	\$109,781
Percent Change from Current			15.00%	-1.82%	2.63%	9.05%	3.48%

*PCP Selection Required
*Referrals required annually

*PCP Selection Required
*Referrals required annually

Managed Pharmacy Network: CVS Focused
Aetna National Network: CVS & Walgreens included
Attachment 1

Medical Contributions – Aetna Single Option

Current Plan Design - Assumes Same Employer Contribution Percentage

		CURRENT					AETNA - MARKET OPTION 4						EE Difference \$ Δ EE / % 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		
3CXH / H9														
Employee Only:	102	\$669.07	\$0.00	\$0.00	\$669.07	100%	102	\$692.35	\$0.00	\$0.00	\$692.35	100%	\$0.00	0%
Employee + Spouse:	27	\$1,471.96	\$67.73	\$33.87	\$1,404.23	95%	27	\$1,523.19	\$70.09	\$35.04	\$1,453.10	95%	\$2.36	0%
Employee + Children:	57	\$1,271.23	\$63.56	\$31.78	\$1,207.67	95%	57	\$1,315.47	\$65.77	\$32.89	\$1,249.70	95%	\$2.21	0%
Employee + Family:	37	\$2,228.01	\$155.96	\$77.98	\$2,072.05	93%	37	\$2,305.55	\$161.39	\$80.69	\$2,144.16	93%	\$5.43	0%
TOTAL	223	\$262,885	\$11,222	\$5,611	\$251,662	96%	223	\$272,033	\$11,613	\$5,806	\$260,420	96%		

	CURRENT	RENEWAL
Total Enrollment	223	223
Per Employee Per Month	\$1,178.85	\$1,219.88
Total Annual Premium	\$3,154,614	\$3,264,396
Total Employee Annual Contributions	\$134,667	\$139,354
Total Annual Premium Paid by Company	\$3,019,947	\$3,125,042
\$ Change in Total Annual Premium		\$109,781
% Change in Total Annual Premium		3%
\$ Change in Employee Annual Contribution		\$4,687
% Change in Employee Annual Contribution		3%
\$ Change in Total Annual Premium Paid by Company		\$105,094
% Change in Total Annual Premium Paid by Company		3%

Medical – BCBS Single Market Options

	CURRENT	MARKET OPTION 1	MARKET OPTION 2	
Carrier Name	UnitedHealthcare	BlueCross BlueShield of Texas	BlueCross BlueShield of Texas	
Plan Name	BCXH / H9	\$500 Ded HMO Plan	Buy-UP: PPO 500	
PLAN DESIGN*				
In-Network Benefits	Navigate	Blue Essential	Blue Choice PPO	
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	
Coinurance (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	\$25 Copay	
Specialist Visit	\$50 Copay	\$50 Copay	\$50 Copay	
Telehealth	Covered 100%	\$25 Copay	\$25 Copay	
Urgent Care	\$75 Copay	\$75 Copay	\$75 Copay	
Emergency Room	\$300 Copay	Facility: \$200 Copay then 0% after deductible; Physician: 0% after deductible (Copay waived if admitted)	Facility: \$300 Copay; Physician: 0% after deductible	
Inpatient Hospital / Outpatient Surgery	0% after deductible	0% after deductible	0% after deductible	
Chiropractic (visit limits may apply)	Covered (20 visits)	Physician office- PCP: \$25 Copay; SPC: \$50 Copay; Outpatient facility: 0% after deductible (Combined 35 visits) (minimum 35 visits for FI)	Physician office- PCP: \$25 Copay; SPC: \$50 Copay; Outpatient facility: 0% after deductible (Combined 35 visits) (minimum 35 visits for FI)	
Phys/Occ/Speech Therapy (visit limits may apply)	\$25 Copay (20 visits each)	PCP: \$25 Copay; SPC: \$50 Copay; Inpatient Hospital / Outpatient Facility: 0% after deductible	Physician office- PCP: \$25 Copay; SPC: \$50 Copay; Outpatient facility: 0% after deductible (Combined 35 visits) (minimum 35 visits for FI)	
Diagnostic Test (X-ray, blood work)	Covered 100%	0% after deductible	Covered 100%	
Imaging (CT/PET scan, MRI)	0% after deductible	0% after deductible	0% after deductible	
Prescription Drug Benefit				
Deductible (Individual / Family)		None	None	
Out-of-Pocket Maximum (Individual / Family)		Combined with medical	Combined with medical	
Preventive Drug	Covered 100%	Covered 100%	Covered 100%	
Retail	31 Days	30 Days	30 Days	
Tier I / Tier II / Tier III / Tier VI	\$10 / \$30 / \$50	\$10 / \$30 / \$50	\$10 / \$30 / \$50	
Specialty	N/A	\$10 / \$30 / \$50	Covered	
Mail Order	90 Days	90 Days	90 Days	
Tier I / Tier II / Tier III	\$25 / \$75 / \$125	\$25 / \$75 / \$125	\$25 / \$75 / \$125	
Out-of-Network Benefits				
Deductible Type	N/A	N/A	Embedded	
CY Deductible (Individual / Family)	N/A	N/A	\$1,000 / \$2,000	
Out-of-Pocket Max Type	N/A	N/A	Embedded	
CY Out-of-Pocket Max (Individual / Family)	N/A	N/A	\$4,000 / \$8,000	
Coinurance (member pays after deductible)	N/A	N/A	50%	
COST ANALYSIS				
PEPM Rates - Enrollment per Census	Enrollm ent	BCXH / H9	\$500 Ded HMO Plan	Buy-UP: PPO 500
Employee (EE) Only	102	\$669.07	\$749.36	\$819.80
EE + Spouse	27	\$1,471.96	\$1,648.60	\$1,803.56
EE + Child(ren)	57	\$1,271.23	\$1,423.78	\$1,557.61
EE + Family	37	\$2,228.01	\$2,495.37	\$2,729.94
Total Enrollment	223			
Estimated Monthly Premium		\$262,885	\$294,431	\$322,107
Estimated Annual Premium		\$3,154,614	\$3,533,173	\$3,865,286
Dollar Difference from Current			\$378,558	\$710,672
Percent Change from Current			12.00%	22.53%

Medical – Aetna Double Market Options

CURRENT				MARKET OPTION 1		MARKET OPTION 2	
Carrier Name				Aetna Inc		Aetna Inc	
Plan Name				TX21 OAMC 1500 80/50 / RX2	TX21 Connected HMO 500 100/N/A / RX 10	TX21 OAMC 1500 80/50 / RX2	TX21 OAMC 500 80/50 / RX2
PLAN DESIGN							
In-Network Benefits				OpenAccess ManagedChoice	Connected HMO	OpenAccess ManagedChoice	OpenAccess ManagedChoice
Deductible Type				Embedded	Embedded	Embedded	Embedded
Calendar Year (CY) Deductible (Individual / Family)				\$500 / \$1,000	\$500 / \$1,000	\$1,500 / \$3,000	\$500 / \$1,000
Out-of-Pocket Max Type				Embedded	Embedded	Embedded	Embedded
CY Out-of-Pocket Max (Individual / Family)				\$2,000 / \$4,000	\$2,500 / \$5,000	\$5,000 / \$10,000	\$1,500 / \$3,000
Coinsurance (member pays after deductible)				0%	0%	20%	20%
Preventive Care				Covered 100%	Covered 100%	Covered 100%	Covered 100%
Primary Care Visit				\$25 Copay (Under age 19: Covered 100%)	\$30 Copay	\$25 Copay	\$25 Copay
Specialist Visit				\$50 Copay	\$50 Copay	\$50 Copay	\$50 Copay
Telehealth				Covered 100%	\$25 Copay	\$30 Copay	\$25 Copay
Urgent Care				\$75 Copay	\$50 Copay	\$75 Copay	\$75 Copay
Emergency Room				\$300 Copay	\$350 Copay	\$300 Copay then 20% (Copay waived if admitted)	\$300 Copay then 20% (Copay waived if admitted)
Inpatient Hospital				0% after deductible	0% after deductible	20% after deductible	20% after deductible
Outpatient Surgery				0% after deductible	0% after deductible	20% after deductible	20% after deductible
Chiropractic (visit limits may apply)				Covered (20 visits)	\$50 Copay (20 visits)	\$50 Copay (20 visits)	\$50 Copay (20 visits)
Phys/Occ/Speech Therapy (visit limits may apply)				\$25 Copay (20 visits each)	\$50 Copay (30 visits)	\$50 Copay (30 visits)	\$50 Copay (30 visits)
Diagnostic Test (X-ray, blood work)				Covered 100%	Lab: \$30 Copay; X-Ray: \$60 Copay	20% after deductible	20% after deductible
Imaging (CT/PET scan, MRI)				0% after deductible	\$250 Copay	20% after deductible	20% after deductible
Prescription Drug Benefit							
Deductible (Individual / Family)				\$0 / \$0	\$0 / \$0	\$0 / \$0	\$0 / \$0
Out-of-Pocket Maximum (Individual / Family)				Combined with Medical		Combined with Medical	Combined with Medical
Preventive Drug				Covered 100%	Vaccinations: Covered 100%		
Retail				31 Days	30 Days	30 Days	30 Days
Tier I / Tier II / Tier III				\$10 / \$30 / \$50	\$10 / \$35 / \$70	\$10 / \$35 / \$70	\$10 / \$35 / \$70
Specialty				N/A	Preferred / Non-Preferred: \$200	Preferred / Non-Preferred: \$200	Preferred / Non-Preferred: \$200
Mail Order				90 Days	31- 90 Days	31- 90 Days	31- 90 Days
Tier I / Tier II / Tier III				\$25 / \$75 / \$125	\$25 / \$87.50 / \$175	\$25 / \$87.50 / \$175	\$25 / \$87.50 / \$175
Out-of-Network Benefits							
Deductible Type				N/A	Embedded	Embedded	Embedded
CY Deductible (Individual / Family)				N/A	\$15,000 / \$45,000	\$15,000 / \$45,000	\$15,000 / \$45,000
Out-of-Pocket Max Type				N/A	Embedded	Embedded	Embedded
CY Out-of-Pocket Max (Individual / Family)				N/A	\$30,000 / \$90,000	\$30,000 / \$90,000	\$30,000 / \$90,000
Coinsurance (member pays after deductible)				N/A	50%	50%	50%
COST ANALYSIS							
PEPM Rates - Enrollment per Census							
TOTAL	Plan 1	Plan 2	BCXH / H9	TX21 OAMC 1500 80/50 / RX2	TX21 Connected HMO 500 100/N/A / RX 10	TX21 OAMC 1500 80/50 / RX2	TX21 OAMC 500 80/50 / RX2
Employee (EE) Only	102	51	51	\$669.07	\$605.58	\$692.35	\$686.64
EE + Spouse	27	14	13	\$1,471.96	\$1,332.29	\$1,523.19	\$1,510.61
EE + Child(ren)	57	29	28	\$1,271.23	\$1,150.60	\$1,315.47	\$1,304.61
EE + Family	37	19	18	\$2,228.01	\$2,016.60	\$2,305.55	\$2,286.51
Total Enrollment	223	113	110				
Estimated Monthly Premium			\$262,885	\$121,219	\$133,444	\$121,219	\$132,343
Estimated Annual Premium			\$3,154,614	\$1,454,633	\$1,601,333	\$1,454,633	\$1,588,114
Total Combined Annual Cost							
				CURRENT	MARKET OPTION 1	MARKET OPTION 2	
Estimated Annual Premium				\$3,154,614	\$3,055,966	\$3,042,747	
Dollar Difference from Current					-\$98,649	-\$111,867	
Percent Change from Current					-3.13%	-3.55%	

Managed Pharmacy Network: CVS Focused
Aetna National Network: CVS & Walgreens included



Insurance | Risk Management | Consulting



Gallagher

Insurance | Risk Management | Consulting

Renewal Summary

Renewal Summary

Coverage	Carrier	Renewal Date	2023 Rate Action
Fully Insured Medical	United Healthcare	04/01/2023	Original: 19% Negotiated: 12.5%
Dental	United Healthcare	04/01/2023	Rate Pass
Voluntary Vision	United Healthcare	04/01/2023	Rate Guarantee until 3/31/2024
Life / Disability	Hartford	04/01/2023	Rate Guarantee until 3/31/2024
Long Term Disability	Hartford	04/01/2023	Rate Guarantee until 3/31/2024
Employee Assistance Program	AWP	04/01/2023	Renewed

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02795

HUMAN RESOURCES

ITEM NO. 6.

MEETING DATE: February 16, 2023

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

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02795
Approval of the renewal of the Contract for Employee Dental Insurance with United Healthcare

BUDGETED ITEM: Yes

TOTAL COST: \$126,432.00

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 offered by United Healthcare: a Dental Maintenance Organization (DHMO) and Preferred Provider Plan (PPO), a buy-up plan.

Process:

On November 15, 2022, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2023-2024 fiscal year.

On January 20, 2023, the Gallagher Group informed HACA that United Healthcare had proposed a rate pass for both the DHMO and PPO dental plans for the 2023-2024 fiscal year. Therefore, there would be no rate increases to either of these plans this year.

Staff Recommendation:

In order to continue to provide employees with the best available and affordable dental coverage, and based on the rate pass provided by United Healthcare, HACA recommends that United Healthcare be awarded the renewal contract to provide employee dental coverage for the 2023-24 fiscal year.

ATTACHMENTS:

▣ **HACA Dental Renewal Rates**

RESOLUTION NO. 02795

Approval of the renewal of the Contract for Employee Dental Insurance with United Healthcare

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

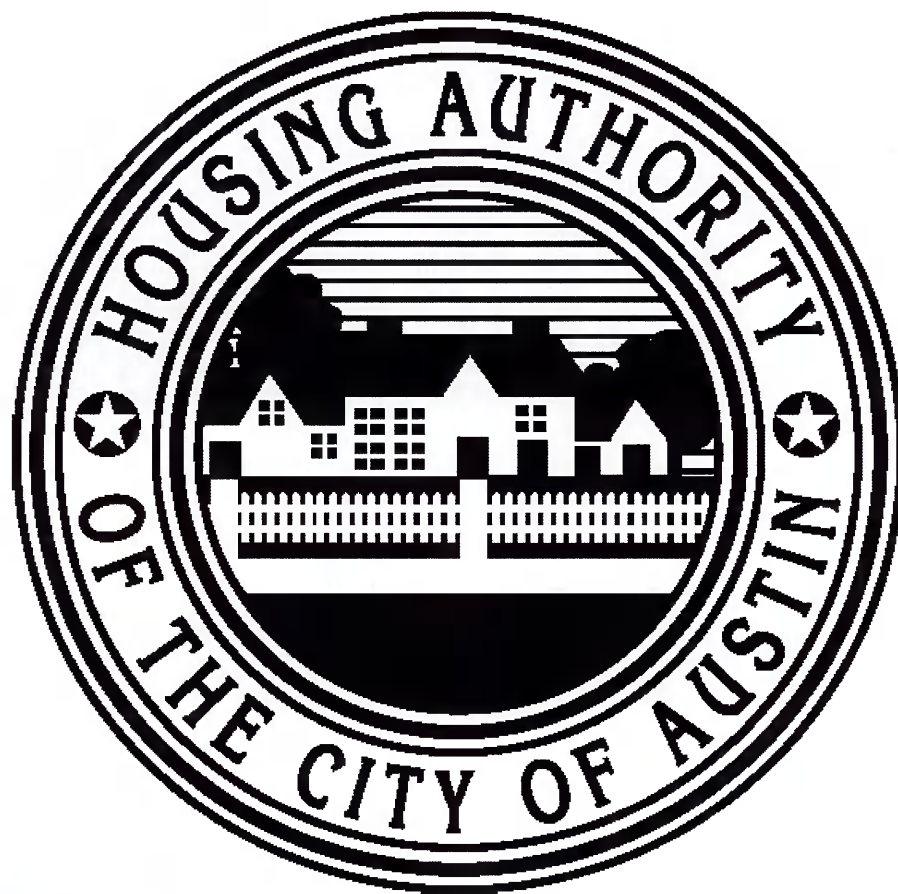
WHEREAS, the Housing Authority of the City of Austin has reviewed and recommends the acceptance of the renewal rates for employee dental insurance coverage to be provided by United Healthcare.

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, Austin Affordable Housing Corporation and Austin Pathways.

PASSED, APPROVED AND ADOPTED this 16th day of February 2023.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



2023 Employee Benefits Final Renewal

January 27th, 2023



Gallagher

Insurance | Risk Management | Consulting

Dental PPO + HMO Current/Renewal

		CURRENT/RENEWAL	
Carrier Name		UnitedHealthcare	
Plan Name		Dental Passive PPO - 2P924	
PLAN DESIGN*			
Network		INN [Options PPO 30]	OON
Calendar Year (CY) Deductible (Individual / Family)		\$50 / \$150	\$50 / \$150
Annual Maximum		\$2,000	\$2,000
Annual Maximum Provision		Yes	Yes
Coinsurance			
Preventive Services		100%	100%
Cleaning Frequency		2 times per consecutive 12 months	2 times per consecutive 12 months
Deductible Waived?		Yes	Yes
Basic		80%	80%
Periodontics		80%	80%
Endodontics		80%	80%
Major		50%	50%
Implants		50%	50%
Orthodontics		50%	50%
Maximum Age		To age 19	To age 19
Deductible		No	No
Lifetime Max		\$1,000	\$1,000
OON Reimbursement Level		UCR 90th	
COST ANALYSIS			
PEPM Rates - Enrollment per Census		Plan 1	Dental Passive PPO - 2P924
Employee (EE) Only		52	\$46.72
EE + Spouse		9	\$105.71
EE + Child(ren)		24	\$102.02
EE + Family		16	\$161.00
Total Enrollment		101	
Estimated Monthly Premium		\$8,405	
Estimated Annual Premium		\$100,864	
Dollar Difference from Current			
Percent Change from Current			
PLAN PROVISIONS			
Rate Guarantee		1 Year rate guarantee ending 03/31/2023	
Premium Paid Basis		Contributory	
Required Participation		75% of Eligible Employees	
Eligibility		FTE 30HRS/WK	

		CURRENT/RENEWAL
Carrier Name		UnitedHealthcare
Plan Name		Dental DMO - D094C
PLAN DESIGN*		
Network Name		
Calendar Year (CY) Deductible (Individual / Family)		\$0
Annual Maximum		None
Office Visit		Observation: \$5; After regularly scheduled hours: \$35
Coinsurance		
Preventive Services		Various copay apply
Cleaning Frequency		2 times per 12 months
Basic		Various copay apply
Periodontics		Various copay apply
Endodontics		Various copay apply
Major		Various copay apply
Orthodontics		Various copay apply
Maximum Age		N/A
Deductible		N/A
Lifetime Max		N/A
COST ANALYSIS		
PEPM Rates - Enrollment per Census	Enrollment	Dental DMO - D094C
Employee (EE) Only	54	\$11.30
EE + Spouse	14	\$18.24
EE + Child(ren)	29	\$24.67
EE + Family	19	\$28.93
Total Enrollment	116	
Estimated Monthly Premium		\$2,131
Estimated Annual Premium		\$25,568
Dollar Difference from Current		
Percent Change from Current		
PLAN PROVISIONS		
Rate Guarantee		1 Year rate guarantee ending 03/31/2023
Premium Paid Basis		Contributory
Required Participation		75% of Eligible Employees
Eligibility		FTE 30HRS/WK

Dental PPO + HMO Contributions

Current Plan Design - Assumes Same Employer Contribution Percentage

		CURRENT					RENEWAL						EE Difference \$ΔEE / %Δ ER	
Coverage Tier	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi Monthly Contribution	ER Monthly Contribution	ER Monthly Percentage	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi Monthly Contribution	ER Monthly Contribution	ER Monthly Percentage		
Dental PPO														
Employee Only:	52	\$46.72	\$35.19	\$17.60	\$11.53	25%	52	\$46.72	\$35.19	\$17.60	\$11.53	25%	\$0.00	0%
Employee + Spouse:	9	\$105.71	\$88.88	\$44.44	\$16.83	16%	9	\$105.71	\$88.88	\$44.44	\$16.83	16%	\$0.00	0%
Employee + Children:	24	\$102.02	\$80.27	\$40.14	\$21.75	21%	24	\$102.02	\$80.27	\$40.14	\$21.75	21%	\$0.00	0%
Employee + Family:	16	\$161.00	\$135.98	\$67.99	\$25.02	16%	16	\$161.00	\$135.98	\$67.99	\$25.02	16%	\$0.00	0%
TOTAL	101	\$8,405	\$6,732	\$3,366	\$1,673	20%	101	\$8,405	\$6,732	\$3,366	\$1,673	20%		
Dental DHMO														
Employee Only:	54	\$11.30	\$0.00	\$0.00	\$11.30	100%	54	\$11.30	\$0.00	\$5.65	\$11.30	100%	\$0.00	0%
Employee + Spouse:	14	\$18.24	\$1.74	\$0.87	\$16.50	90%	14	\$18.24	\$1.74	\$9.12	\$16.50	90%	\$0.00	0%
Employee + Children:	29	\$24.67	\$3.35	\$1.67	\$21.32	86%	29	\$24.67	\$3.35	\$12.34	\$21.32	86%	\$0.00	0%
Employee + Family:	19	\$28.93	\$4.40	\$2.20	\$24.53	85%	19	\$28.93	\$4.40	\$14.47	\$24.53	85%	\$0.00	0%
TOTAL	116	\$2,131	\$205	\$102	\$1,926	90%	116	\$2,131	\$205	\$1,065	\$1,926	90%		

		CURRENT	RENEWAL
Total Enrollment		217	217
Per Employee Per Month		\$48.55	\$48.55
Total Annual Premium		\$126,432	\$126,432
Total Employee Annual Contributions		\$83,246	\$83,246
Total Annual Premium Paid by Company		\$43,185	\$43,185
\$ Change in Total Annual Premium			\$0
% Change in Total Annual Premium			0%
\$ Change in Employee Annual Contribution			\$0
% Change in Employee Annual Contribution			0%
\$ Change in Total Annual Premium Paid by Company			\$0
% Change in Total Annual Premium Paid by Company			0%



Gallagher

Insurance | Risk Management | Consulting

Renewal Summary

Renewal Summary

Coverage	Carrier	Renewal Date	2023 Rate Action
Fully Insured Medical	United Healthcare	04/01/2023	Original: 19% Negotiated: 12.5%
Dental	United Healthcare	04/01/2023	Rate Pass
Voluntary Vision	United Healthcare	04/01/2023	Rate Guarantee until 3/31/2024
Life / Disability	Hartford	04/01/2023	Rate Guarantee until 3/31/2024
Long Term Disability	Hartford	04/01/2023	Rate Guarantee until 3/31/2024
Employee Assistance Program	AWP	04/01/2023	Renewed

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02792

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 7.

MEETING DATE: February 16, 2023

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

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02792 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 Henley Riverside 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. 02792 to take the following actions with regard to the Henley Riverside 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 Partners to purchase a 368 unit multi-family rental property called The Henley Riverside Apartments. The development is located at 6107 East Riverside, Austin, Texas 78741. This would be the fourteenth (14th) asset AAHC and Belveron Corporation have purchased together. This asset is located in the rapidly growing and gentrifying corridor of Riverside Drive.

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 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 220 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Henley Apartments were built in 2019 and sits on 8.98 acres. Some of the property amenities include a resort-style swimming pool with lounge seating and cabanas and a splash pad, elegant clubhouse with

gathering spaces and full conference room, full kitchen, a billiards lounge and coffee bar, and business center. Residents also enjoy the newly renovated fitness center, a large pet park with washing station, detached garages and additional covered parking. The property feeds into the Austin Independent School District and Baty Elementary School, Martin Middle School and Travis High School.

This is an important transaction to HACA and AAHC as we have seen this part of Austin continue to displace the affordable community. This partnership will preserve this asset and add deeper affordability for our current voucher holders and the residents that reside in this area. With the plan to add rail on Riverside Drive this will also provide needed transportation for the residents we will be serving. Being so close to many major employers in and around this location, AAHC and Belveron can provide some stable and affordable housing to those stakeholders that are threatened with rising rent costs. This property is home to many individuals and families who work in and around the area.

Below is a breakdown of the many variations of unit sizes. The property is currently 96% occupied and rents currently range from \$1,439 for a one bedroom to \$2,515 for a three bedroom.

193 1 -bedroom/1-bath	657 square feet to 791 square feet
124 2-bedroom/2-bath	1,039 square feet to 1,204 square feet
8 3-bedroom/2-bath	1,315 square feet

Process:

The purchase price for the Henley Apartments is \$105,000,000. Belveron will be investing approximately \$30,000,000 as a down payment. In addition, \$2,000,000.00 for future capital needs will also be set aside. Bellwether will be providing a Freddie Mac or Fannie Mae permanent loan with a not to exceed loan amount of \$79,000,000 at a rate of approximately 5.02% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 96% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI and leasing units to all voucher holders. The property will be managed by Apartment Management Professionals. Belveron has agreed to use the name Bridge at Henley Riverside apartments once closed.

Staff Recommendation:

Staff recommends approval of Resolution No. 02792.

RESOLUTION NO. 02792

Resolution authorizing the Housing Authority of the City of Austin to take the following actions with regard to The Henley Riverside 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 Henley Riverside Borrower, LP, a Delaware limited partnership whose general partner is controlled by an affiliate of AAHC (the “Owner”) under a long-term ground lease (the “Ground Lease”);

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

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

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

[End of Resolution]

PASSED, APPROVED AND ADOPTED this 16th day of February, 2023.

CHAIRMAN

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02793

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 8.

MEETING DATE: February 16, 2023

STAFF CONTACT: Suzanne Schwertner, Director of Development

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02793 by the Board of Commissions of the Housing Authority of the City of Austin (the "Authority") to take such actions necessary or convenient to facilitate the formation of Austin Affordable Contractors Public Facility Corporation

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02793 to take such actions necessary or convenient to facilitate the formation of Austin Affordable Contractors Public Facility Corporation.

SUMMARY

Background:

Pursuant to the provisions of the Public Facility Corporations Act, Chapter 303, Texas Local Government Code (the "Act"), the Housing Authority of the City of Austin is authorized to create a public facility corporation for the purpose of assisting the Authority in financing, refinancing, owning or providing public facilities. The Corporation shall have and possess the broadest powers to finance obligations issued or incurred in accordance with existing law, to provide for the acquisition, construction, rehabilitation, renovation, repair, equipping, furnishing and placement in service of public facilities of the Authority under the terms of the Act.

Process:

Austin Affordable Contractors Public Facility Corporation is being created for use exclusively as the general partner on our new construction developments. Using this entity for this sole purpose will allow extra protection for HACA as this entity will have no assets associated with it.

Once the board approves the creation of the PFC, a certificate of formation will be filed with the County Clerk. We will then return to the Board for approval of the Bylaws and election of officers at a subsequent Board meeting.

Staff Recommendation:

Staff recommends approval of Resolution No. 02793.

RESOLUTION NO. 02793

Authorizing the President and CEO of the Housing Authority of the City of Austin to create Austin Affordable Contractors Public Facility Corporation and any other actions necessary or convenient to carry out this resolution

WHEREAS, the Housing Authority of the City of Austin, a body politic formed under the laws of Texas (“HACA”), has provision of quality affordable housing as part of its mission; and

WHEREAS, HACA, pursuant to the provisions of the Public Facility Corporation Act, Chapter 303, Texas Local Government Code (the “Act”) is authorized to create a public facility corporation for the purposes set forth in the Act; and

WHEREAS, HACA desires to sponsor and create the Austin Affordable Contractors Public Facility Corporation, a Texas public facility corporation (the “Corporation”);

WHEREAS, HACA has prepared (a) for filing with the Secretary of State of the State of Texas the Certificate of Formation for the Corporation, and (b) the Bylaws for the Corporation;

NOW THEREFORE BE IT RESOLVED:

That the Board of Commissioners of HACA hereby authorizes its President and CEO to cause to be created a public facility corporation using the name “Austin Affordable Contractors Public Facility Corporation” or using a similar name if so required by the Secretary of State of the State of Texas;

FURTHER RESOLVED, that the Certificate of Formation of the Corporation, attached hereto as Exhibit “A”, has been prepared for filing with the Secretary of State of the State of Texas and shall be filed with the Secretary of the State of Texas in substantially the form attached;

FURTHER RESOLVED, that the form of Bylaws attached hereto as Exhibit “B”, in substantially the form attached, be, and it hereby is, approved to be adopted as the Bylaws of the Corporation; and

FURTHER RESOLVED, that the President and CEO is hereby authorized and directed to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the President and CEO shall deem to be necessary or desirable, and all acts heretofore taken by the President and CEO to such end are hereby expressly ratified and confirmed as the acts and deeds of HACA.

These Resolutions shall be in full force and effect from and upon their adoption.

PASSED, APPROVED AND ADOPTED this 16th day of February, 2023.

ATTEST:

Chair

Secretary