

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 20, 2025

9:00 AM

HACA Central Office, 1124 S. Interstate Highway 35

<http://bit.ly/42OX8x7> Meeting ID: 825 2483 1908; Passcode 907066

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
<http://bit.ly/42OX8x7> Meeting ID: 825 2483 1908; Passcode 907066
Austin, TX
(512.477.4488)**

**Thursday, February 20, 2025
9:00 AM**

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

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 16, 2025

ACTION ITEMS

2. Presentation, Discussion, and Possible Action regarding Resolution No. 02878: Approval of the revised Utility Allowance Schedules for the HCV Program
3. Presentation, Discussion and Possible Action regarding Resolution No: 02879: Approval of Revisions to the Personnel Policies and Procedures Manual of the Housing Authority of the City of Austin
4. Presentation, Discussion, and Possible Action on Resolution No. 02880 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 Bridge at Iron Rock Ranch 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
5. Presentation, Discussion and Possible Action regarding Resolution No: 02882: Approval of renewal of Employee Medical, Vision, and Dental Insurance with United Healthcare

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:

- **REPORTS** - The Board will receive program updates from the President/CEO and other senior staff.

ADJOURNMENT

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

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

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

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

*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

RESOLUTION NO. 02881

EXECUTIVE

ITEM NO. 1.

MEETING DATE: February 20, 2025

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 16, 2025

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 16, 2025.

ATTACHMENTS:

- ▣ **20250116 HACA Minutes Summary**

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

January 16, 2025

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS REGULAR BOARD MEETING NOTICE WAS POSTED FOR 9:30 AM ON THURSDAY, JANUARY 16, 2025, AND WAS HELD AT THE HACA CENTRAL OFFICE, 1124 S. INTERSTATE HIGHWAY 35 AUSTIN, TX 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 16, 2025, to order at 9:39 am. The meeting was held at the HACA Central Office, 1124 S. Interstate Highway 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

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

MEMBER(S) ABSENT:

ALSO IN ATTENDANCE:

Bill Walter, Coats Rose Law Firm

STAFF PRESENT:

Ann Gass, Barbara Chen, Jimi Teasdale, Jorge Vazquez, Katie Richardson, Kelly Crawford, Laura Bodai, Leilani Lim-Villegas, Michael Gerber, Michael Roth, Nidia Hiroms, Nora Velasco, Ron Kowal, Sylvia Calderon, and Suzanne Schwertner

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.

- Zenobia Joseph provided testimony in opposition of Heritage Woods and Midtown Commons.

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, CWAB President, reported that the January CWAB Meeting was held on Tuesday, January 14th. •**Michael Roth**, HACA Vice-President of Pathways Management, provided winter weather awareness and reminded residents to make sure to have a plan in case the electricity goes out. Drip faucets, prepare items including medications, keep apartment at 65 degrees or higher. •**Michael Gerber**, President and CEO, wished everyone a Happy New Year and provided updates on the successful visit of HUD Secretary, Adrienne Todman. Mr. Gerber expressed that HACA is very grateful for resident leadership and community partners such as Austin Habitat for Humanity for bringing the Prospect Heights homeownership program to life. •**Leilani Lim–Villegas**, HACA Senior Director of Community Development, congratulated the new resident council officers. HACA will be hosting a training to install new resident leadership in February. •**Abigail Bettini**, HACA Family Self-Sufficiency Manager, reported that Southwest NAHRO scholarship applications are due on March 14th. For residents at Chalmers and Meadowbrook, please reach out to your ROSS Specialist if you need any basic needs or community resources. •**Murphy Roland**, HACA Workforce Development Manager, announced that there are 6 residents enrolled in the Good Neighbor Safety Ambassador program. Staff is still recruiting more resident ambassadors to make sure that every property has representation. •**Borami Lee**, HACA Health & Wellness Manager, announced that the Mobile vaccine clinic will be at Gaston from noon to 2:00 PM on January 14th. Flu, shingles, and COVID shots will be available for residents in the community room. •**Catherine Crago**, Digital Inclusion, announced that 13 new ACC interns will be coming in the Spring to assist with Rent Café and Google Fiber on properties. •**Catherine** announced that **Anna Chudleigh**, Lakeside Vice President, is a Mobility Resident Ambassador who provide feedback on behalf of Lakeside for the Capital Metro Project Connect transportation plan. •**Daniel Ruiz**, Homeownership Manager reported that 5 HACA families have been identified for the homeownership program. Financial literacy class starts January 14th at 6:00 PM for the next three weeks. Lupe Garcia information the Commissioners and staff that non-profit classes will begin soon and the Austin IMoms will be meeting with representatives from San Antonio to assist with the creation of IMoms for San Antonio.

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 18, 2024

2nd Vice-Chairperson **Apostolou** moved the Approval of the Board Minutes Summary for the Board Meeting held on December 18, 2024. Commissioner **Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion, and Possible Action Regarding Resolution No. 02876 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 Bridge at Midtown Commons 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 562-unit multi-family rental property called Midtown Commons at Crestview Station Apartments. The development is located at 810 W. St. Johns Ave., Austin, Texas 78752. This would be the nineteenth (19th) asset AAHC and Belveron Corporation have purchased together. This asset is located adjacent to the Crestview MetroRail Station and there is a Capital Metro bus stop directly in front of the station and is located just 2 miles from the ACC Highland Campus. The property also includes a two-story retail and office building with a diverse tenant mix. AAHC and Belveron will be in search of a non-profit tenant to occupy the vacated office space immediately upon closing.

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 ties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The Midtown Commons at Crestview Station was a two-phase development, with the first stage completed in 2010 and the second phase completed in 2014. The property sits on 8.19 acres. Some of the property amenities include two resort-style swimming pools with lounge seating and cabanas, elegant clubhouse with gathering spaces and full conference room, two 24-hour fitness centers and spin rooms, a billiards lounge with full kitchen and coffee bar, and business center. Residents can also enjoy the spacious courtyards with grilling areas and a gathering pavilion. The property feeds into the Austin Independent School District Brentwood Elementary School, Lamar Middle School, and McCallum High School. Due to the property's proximity to the nearby rail and bus stations, AAHC and Belveron are well-positioned to offer stable and affordable housing to stakeholders in the area.

This is an important transaction to HACA and AAHC as this part of Austin continues 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.

The property is currently 96% occupied and rents currently range from \$1,358 for a studio to \$2,606 for a two bedroom.

The purchase price for Midtown Commons at Crestview Station is \$135,000,000. Belveron will be investing approximately \$33,000,000 as a down payment. In addition, \$4,000,000.00 for future capital needs will be set aside. Bellwether will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$102,000,000 at a rate of approximately 5.80% 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, 40% of the units at 80% AMI and marketing units to HCV voucher holders. Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Midtown Commons Apartments.

2nd Vice-Chairperson **Apostolou** moved the Approval of Resolution No. 02876 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 Bridge at Midtown Commons 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 **Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action Regarding Resolution No. 02877: Approval of an Award of Contract to Paradigm Construction for Phase I Construction Services at HACA's Headquarters Campus

The Board was asked to approve a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728 for Phase 1 construction services at HACA’s headquarters campus.

Since 2024, the Housing Authority of the City of Austin has engaged in a comprehensive headquarters renovation planning process to repair, renovate and modernize its headquarters for the first time since occupying its current headquarters campus. HACA enlisted the project management services of Project Management Advisors, Inc. (PMA) to assist in this major undertaking.

As requested by HACA, PMA undertook a competitive proposal process for the selection of a general contractor for the Phase 1 Renovation of the Housing Authority of the City of Austin (HACA) headquarters project. Phase 1 includes the following: first floor - the construction of an all-hands meeting space and break room, Admissions office and work space, Board of Commissioners meeting room, conference rooms, ADA-accessible restrooms; second floor – Austin Affordable Housing Corporation (AAHC) office and work spaces, Southwest Housing Compliance Corporation (SHCC) office and work spaces, Austin Pathways (AP) office and work spaces; conference and phone rooms, small break room, mail/copy room, ADA-accessible restrooms.

A competitive RFP process was run in August 2024 and Paradigm Commercial (“Paradigm”) was selected as the pre-construction manager. Paradigm has been providing regular cost advice, value-engineering advice, lead time analyses, scheduling insights, and on-site investigations. These efforts were instrumental in identifying potential risks and opportunities for improvement.

After the conclusion of the value engineering and on-site investigations, the construction documentation was finalized. Paradigm then sought a minimum of three (3) bids for each of the required trades to complete the works and has provided a Guaranteed Maximum Price (GMP) offer to HACA for the works.

Additionally, HACA secured quotes for audio visual services necessary to install equipment and wiring in meeting spaces and work stations for Phase 1. HACA selected the most competitive proposal, which was provided by Mood:Solutions. Several additional door access card readers will also be installed as part of the Phase 1 renovation project.

After a review on both a quantitative and qualitative basis and upon consultation with PMA, it was HACA’s recommendation to:

1. Approve the nomination of Paradigm Commercial as the General Contractor; and
2. Enter into a Guaranteed Maximum Price contract with Paradigm Commercial for \$3,943,728. A small contingency of \$202,217 is also recommended for any unforeseen conditions; and
3. Accept the proposal from Mood:Solutions for audio/visual design, equipment and installation services for Phase 1 renovations not to exceed \$250,000; and
4. Approve the installation of door access card readers for an amount not to exceed \$22,000

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02877: Approval of an Award of Contract to Paradigm Construction for Phase I Construction Services at HACA's Headquarters Campus for in an amount of \$3,943,728, with a small contingency of \$202,217; and Accept the proposal from Mood:Solutions for audio/visual design, equipment and installation services for Phase 1 renovations not to exceed \$250,000; and Approve the installation of door access card readers for an amount not to exceed \$22,000. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board recessed into Executive Session at 10:50 am and returned to Open Session at 11:00 am. There was a motion by **Commissioner Carrington** to Amend the current contract for Mr. Gerber to comply with federal retirement plan laws and guidelines. This change did not affect Mr. Gerber’s salary or benefits. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

REPORTS – NO OTHER REPORTS

Commissioner Carrington moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 11:10 am.

Michael G. Gerber, Secretary

Chairperson

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02878

ASSISTED HOUSING

ITEM NO. 2.

MEETING DATE: February 20, 2025

STAFF CONTACT: Laura Bodai, Admissions Director

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02878: Approval of the revised Utility Allowance Schedules for the HCV Program

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve Resolution No. 02878: 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 revise its allowance for a utility category if there has been a change of 10% or more in that 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 shown in the previous study compared to the current utility rates.

This comparison indicated the following:

- Austin Energy's electric tier-1 rates increased by 8%, tier-2 rates decreased by 7%, tier-3 rates increased by 8%, the monthly charge increased by 16%, and taxes remained the same.
- Texas Gas Services' natural gas rates decreased 15%, the monthly charges increased 12%, and taxes remained the same.
- Multi-Family water rates increased 8%, the monthly charges increased 2%, sewer rates increased 15% and their monthly charges increased 8%
- Single-Family water tier-1 rates increased 14%, tier-2 rates increased 11%, tier-3 rates increased 14%, and the monthly charges increased 5% each
- Sewer rates tier-1 increased 11%, tier-2 increased 11%, and the monthly charges increased 8%.
- Trash collection monthly charge increased 5% for 0-2 br, 3-5 br increased 6% each, and taxes remained the same.

The review indicated that overall rates and charges changed by more than 10%, and therefore the current utility allowance scheduled 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 seven (7) revised utility allowance schedules.

The proposed revised utility allowance schedules are reflected in Attachment 1, the current utility allowance schedules are included as Attachment 2, and the complete 2024 utility allowance study is included as Attachment 3.

The revised utility allowance schedules will be effective June 1, 2025, for participants who are issued new vouchers and for annual re-examinations. The multi-family energy efficient utility allowance schedule will be effective February 20, 2025, and be available for use for any qualified energy-efficient multi-family tax credit property, per HACA and HUD approval.

ATTACHMENTS:

- ▣ **Attachment 1 - Revised Utility Allowance Schedules**
- ▣ **Attachment 2 - Current Utility Allowance Schedules**
- ▣ **Attachment 3 - 2024 Utility Allowance Study**

RESOLUTION NO. 02878

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

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

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

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

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

WHEREAS, the Housing Authority of the City of Austin proposes to use the revised utility allowance schedules for new families assisted under the Housing Choice Voucher Program and current participants with reexaminations effective June 1, 2025 or later; and

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

WHEREAS, HACA proposes the application of the new Multi-family Energy Efficient Utility Allowance Schedule for any qualified energy efficient multi-family tax credit property, per HACA and HUD approval, effective February 20, 2025.

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

PASSED, APPROVED, AND ADOPTED this 20th day of February 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
	Bottle Gas						
	Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$33.00	\$37.00	\$45.00	\$53.00	\$62.00	\$71.00
Air Conditioning		\$15.00	\$17.00	\$24.00	\$30.00	\$37.00	\$44.00
Water Heating	Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
	Bottle Gas						
	Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
	Bottle Gas						
	Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$33.00	\$37.00	\$45.00	\$53.00	\$62.00	\$71.00
Air Conditioning		\$15.00	\$17.00	\$24.00	\$30.00	\$37.00	\$44.00
Water Heating	Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
	Bottle Gas						
	Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
	Bottle Gas						
	Electric	\$14.00	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$53.00	\$64.00	\$76.00	\$87.00
Air Conditioning		\$14.00	\$17.00	\$29.00	\$41.00	\$54.00	\$67.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/Duplex				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
	Bottle Gas						
	Electric	\$14.00	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$53.00	\$64.00	\$76.00	\$87.00
Air Conditioning		\$14.00	\$17.00	\$29.00	\$41.00	\$54.00	\$67.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00
	Bottle Gas						
	Electric	\$18.00	\$22.00	\$24.00	\$27.00	\$30.00	\$33.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	(Includes Monthly Charge)	\$42.00	\$46.00	\$59.00	\$73.00	\$86.00	\$99.00
Air Conditioning		\$11.00	\$13.00	\$30.00	\$47.00	\$65.00	\$83.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$20.00	\$24.00	\$25.00	\$28.00	\$31.00	\$33.00
	Bottle Gas						
	Electric	\$20.00	\$24.00	\$24.00	\$25.00	\$25.00	\$26.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$42.00	\$46.00	\$59.00	\$73.00	\$86.00	\$99.00
Air Conditioning		\$14.00	\$16.00	\$28.00	\$39.00	\$52.00	\$64.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family Energy Efficient					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$13.00	\$16.00	\$17.00	\$19.00	\$20.00	\$23.00	
	Bottle Gas							
	Electric	\$8.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00	
	Electric Heat Pump							
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00	
Other Electric	(Includes climate credit)	\$30.00	\$33.00	\$39.00	\$46.00	\$53.00	\$61.00	
Air Conditioning		\$12.00	\$14.00	\$19.00	\$25.00	\$30.00	\$36.00	
Water Heating	Natural Gas	\$7.00	\$8.00	\$11.00	\$15.00	\$17.00	\$21.00	
	Bottle Gas							
	Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00	
	Fuel Oil							
Water		\$37.00	\$40.00	\$48.00	\$56.00	\$64.00	\$71.00	
Sewer		\$79.00	\$87.00	\$103.00	\$118.00	\$134.00	\$149.00	
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00	
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 11/2024 Update

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$14.00	\$16.00	\$19.00	\$20.00	\$22.00	\$23.00	
	Bottle Gas							
	Electric	\$9.00	\$10.00	\$12.00	\$15.00	\$17.00	\$19.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	(Includes Monthly Charge)	\$30.00	\$33.00	\$41.00	\$49.00	\$57.00	\$65.00	
Air Conditioning		\$14.00	\$16.00	\$22.00	\$28.00	\$34.00	\$41.00	
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00	
	Bottle Gas							
	Electric	\$10.00	\$12.00	\$15.00	\$18.00	\$22.00	\$25.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$14.00	\$16.00	\$19.00	\$20.00	\$22.00	\$23.00	
	Bottle Gas							
	Electric	\$9.00	\$10.00	\$12.00	\$15.00	\$17.00	\$19.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	<i>(Includes Monthly Charge)</i>	\$30.00	\$33.00	\$41.00	\$49.00	\$57.00	\$65.00	
Air Conditioning		\$14.00	\$16.00	\$22.00	\$28.00	\$34.00	\$41.00	
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00	
	Bottle Gas							
	Electric	\$10.00	\$12.00	\$15.00	\$18.00	\$22.00	\$25.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Unit Address					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
Number of Bedrooms					Refrigerator			
					Total			



Utility Allowance Schedule

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

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(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$20.00	\$23.00	\$26.00	\$27.00	\$29.00	\$32.00	
	Bottle Gas							
	Electric	\$13.00	\$15.00	\$18.00	\$21.00	\$24.00	\$26.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	<i>(Includes Monthly Charge)</i>	\$34.00	\$38.00	\$48.00	\$59.00	\$69.00	\$80.00	
Air Conditioning		\$13.00	\$16.00	\$27.00	\$39.00	\$51.00	\$63.00	
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00	
	Bottle Gas							
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



Utility Allowance Schedule

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**U.S. Department of Housing and Urban
Development**
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(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/Duplex					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$20.00	\$23.00	\$26.00	\$27.00	\$29.00	\$32.00	
	Bottle Gas							
	Electric	\$13.00	\$15.00	\$18.00	\$21.00	\$24.00	\$26.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	<i>(Includes Monthly Charge)</i>	\$34.00	\$38.00	\$48.00	\$59.00	\$69.00	\$80.00	
Air Conditioning		\$13.00	\$16.00	\$27.00	\$39.00	\$51.00	\$63.00	
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00	
	Bottle Gas							
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance	
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



Utility Allowance Schedule

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**U.S. Department of Housing and Urban
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(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$21.00	\$25.00	\$27.00	\$29.00	\$32.00	\$34.00
	Bottle Gas						
	Electric	\$17.00	\$20.00	\$23.00	\$26.00	\$28.00	\$31.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
	Bottle Gas						
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
Other Electric	(Includes Monthly Charge)	\$38.00	\$42.00	\$54.00	\$67.00	\$79.00	\$91.00
Air Conditioning		\$10.00	\$12.00	\$28.00	\$44.00	\$61.00	\$78.00
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
	Fuel Oil						
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Manufactured/Mobile Home					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$18.00	\$21.00	\$22.00	\$25.00	\$27.00	\$29.00	
	Bottle Gas							
	Electric	\$19.00	\$22.00	\$23.00	\$23.00	\$24.00	\$24.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$54.00	\$67.00	\$79.00	\$91.00	
Air Conditioning		\$13.00	\$15.00	\$26.00	\$37.00	\$48.00	\$60.00	
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00	
	Bottle Gas							
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range / Microwave			
					Refrigerator			
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family Energy Efficient					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$12.00	\$14.00	\$15.00	\$16.00	\$18.00	\$20.00	
	Bottle Gas							
	Electric	\$7.00	\$8.00	\$10.00	\$12.00	\$14.00	\$16.00	
	Electric Heat Pump							
	Fuel Oil							
Cooking	Natural Gas	\$2.00	\$4.00	\$5.00	\$6.00	\$7.00	\$9.00	
	Bottle Gas							
	Electric	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	
Other Electric	<i>(Includes climate credit)</i>	\$27.00	\$30.00	\$36.00	\$42.00	\$49.00	\$56.00	
Air Conditioning		\$11.00	\$13.00	\$18.00	\$23.00	\$28.00	\$33.00	
Water Heating	Natural Gas	\$6.00	\$7.00	\$9.00	\$13.00	\$15.00	\$19.00	
	Bottle Gas							
	Electric	\$8.00	\$10.00	\$12.00	\$15.00	\$18.00	\$20.00	
	Fuel Oil							
Water		\$35.00	\$39.00	\$46.00	\$53.00	\$60.00	\$68.00	
Sewer		\$72.00	\$79.00	\$92.00	\$106.00	\$119.00	\$133.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
Number of Bedrooms					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

Utility Allowances

November 2024

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®

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January 6, 2025

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 - 2024

Dear Ms. Velasco:

ResidentLife Utility Allowances® is pleased to enclose a copy of the Section 8 Housing Choice Voucher Program Utility Allowances (Includes Energy Efficient Utility Allowances) Update Report – 2024. 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 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 Machala

Amy Machala
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.

3301 West Freeway
Fort Worth, TX 76107



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

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

Closure Acceptance Statement

Re: Section 8 HCV Utility Allowances (Includes Energy Efficient Utility Allowances Schedule) Update Report - 2024

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

I, or a member of our agency staff, have reviewed this 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-013

U:\2024\2024 Utility Allowances\2024 Agency Studies\Austin, TX\S8 & EE Up 2024\0001b-Austin TX-S8 UA UPDATE S8&EE Study Letter.docx

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program (Standard and Energy Efficient) ANNUAL UPDATE 2024

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 2023**) utilized in the previous study and the current utility rates and charges (**November 2024**). This comparison indicated that Austin Energy's electric tier-1 rates increased 8%, tier-2 rates increased 7%, tier-3 rates increased 8%, the monthly charge increased 16%, and taxes remained the same. Texas Gas Services' natural gas rates increased 15%, the monthly charges increased 12%, and taxes remained the same. Austin Water's Multi-Family water rates increased 8% and the monthly charges increased 2%, sewer rates increased 15% and the monthly charges increased 8%, and Single-Family water tier-1 rates increased 14%, tier-2 rates increased 11%, tier-3 rates increased 14%, and the monthly charges increased 5% each 2%, sewer rates tier-1 increased 11%, tier-2 increased 11%, and the monthly charges increased 8%. And trash collection monthly charge increased 8% for 0-2 brr, 3-5 brr increased 7% each, 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 **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 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 2024

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 2023 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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
	Bottle Gas						
	Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$33.00	\$37.00	\$45.00	\$53.00	\$62.00	\$71.00
Air Conditioning		\$15.00	\$17.00	\$24.00	\$30.00	\$37.00	\$44.00
Water Heating	Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
	Bottle Gas						
	Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
	Bottle Gas						
	Electric	\$9.00	\$11.00	\$13.00	\$16.00	\$18.00	\$21.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	(Includes Monthly Charge)	\$33.00	\$37.00	\$45.00	\$53.00	\$62.00	\$71.00
Air Conditioning		\$15.00	\$17.00	\$24.00	\$30.00	\$37.00	\$44.00
Water Heating	Natural Gas	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
	Bottle Gas						
	Electric	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
Unit Address					Other Electric		
					Air Conditioning		
					Water Heating		
Number of Bedrooms					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
	Bottle Gas						
	Electric	\$14.00	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$53.00	\$64.00	\$76.00	\$87.00
Air Conditioning		\$14.00	\$17.00	\$29.00	\$41.00	\$54.00	\$67.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/Duplex				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
	Bottle Gas						
	Electric	\$14.00	\$16.00	\$19.00	\$22.00	\$25.00	\$28.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$53.00	\$64.00	\$76.00	\$87.00
Air Conditioning		\$14.00	\$17.00	\$29.00	\$41.00	\$54.00	\$67.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Single-Family (Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00
	Bottle Gas						
	Electric	\$18.00	\$22.00	\$24.00	\$27.00	\$30.00	\$33.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	(Includes Monthly Charge)	\$42.00	\$46.00	\$59.00	\$73.00	\$86.00	\$99.00
Air Conditioning		\$11.00	\$13.00	\$30.00	\$47.00	\$65.00	\$83.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Manufactured/Mobile Home				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$20.00	\$24.00	\$25.00	\$28.00	\$31.00	\$33.00
	Bottle Gas						
	Electric	\$20.00	\$24.00	\$24.00	\$25.00	\$25.00	\$26.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
	Bottle Gas						
	Electric	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric	(Includes Monthly Charge)	\$42.00	\$46.00	\$59.00	\$73.00	\$86.00	\$99.00
Air Conditioning		\$14.00	\$16.00	\$28.00	\$39.00	\$52.00	\$64.00
Water Heating	Natural Gas	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$16.00	\$20.00	\$25.00	\$29.00	\$33.00
	Fuel Oil						
Water		\$40.00	\$41.00	\$49.00	\$57.00	\$65.00	\$73.00
Sewer		\$86.00	\$87.00	\$104.00	\$120.00	\$136.00	\$152.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
Number of Bedrooms					Trash Collection		
					Other		
					Range / Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family Energy Efficient				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$13.00	\$16.00	\$17.00	\$19.00	\$20.00	\$23.00
	Bottle Gas						
	Electric	\$8.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas	\$3.00	\$4.00	\$5.00	\$7.00	\$8.00	\$11.00
	Bottle Gas						
	Electric	\$4.00	\$5.00	\$7.00	\$9.00	\$11.00	\$13.00
Other Electric	(Includes climate credit)	\$30.00	\$33.00	\$39.00	\$46.00	\$53.00	\$61.00
Air Conditioning		\$12.00	\$14.00	\$19.00	\$25.00	\$30.00	\$36.00
Water Heating	Natural Gas	\$7.00	\$8.00	\$11.00	\$15.00	\$17.00	\$21.00
	Bottle Gas						
	Electric	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$22.00
	Fuel Oil						
Water		\$37.00	\$40.00	\$48.00	\$56.00	\$64.00	\$71.00
Sewer		\$79.00	\$87.00	\$103.00	\$118.00	\$134.00	\$149.00
Trash Collection		\$34.00	\$34.00	\$34.00	\$36.00	\$36.00	\$42.00
Other specify: Natural Gas Charge \$28.35		\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

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	0.11247	\$25.00
Nebulizer	2	75	5	0.11247	\$1.00
Electric Hospital Bed	0.2	200	1	0.11247	\$1.00
Alternating Pressure Pad	24	70	52	0.11247	\$6.00
Low Air-Loss Mattress	24	120	89	0.11247	\$10.00
Power Wheelchair/Scooter	3	360	33	0.11247	\$4.00
Feeding Tube Pump	24	120	89	0.11247	\$10.00
CPAP Machine	10	30	9	0.11247	\$1.00
Leg Compression Pump	24	30	22	0.11247	\$2.00
Dialysis Machine/Equipment	2	710	44	0.11247	\$5.00

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 (04/2023)

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.

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

CONSUMPTION TOTALS

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

January 6, 2025

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 6, 2025

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 6, 2025

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 6, 2025

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 6, 2024

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 2024

Building Type: Apartment

A Monthly Charge of \$15.00 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 (0-300) per kwh 0.11247	\$8.89	\$10.46	\$12.93	\$15.41	\$17.88	\$20.24
Total Taxes % of total 3.1637%	\$0.28	\$0.33	\$0.41	\$0.49	\$0.57	\$0.64
Total Monthly Average Cost	\$9.17	\$10.79	\$13.34	\$15.90	\$18.45	\$20.88

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 (0-300) per kwh 0.11247	\$14.06	\$16.53	\$22.94	\$29.35	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279					\$2.09	\$9.09
<i>Subtotal</i>	\$14.06	\$16.53	\$22.94	\$29.35	\$35.83	\$42.83
Total Taxes % of total 3.1637%	\$0.44	\$0.52	\$0.73	\$0.93	\$1.13	\$1.36
Total Monthly Average Cost	\$14.50	\$17.05	\$23.67	\$30.28	\$36.96	\$44.19

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 (0-300) per kwh 0.11247	\$4.61	\$5.40	\$7.87	\$10.23	\$12.71	\$15.07
Total Taxes % of total 3.1637%	\$0.15	\$0.17	\$0.25	\$0.32	\$0.40	\$0.48
Total Monthly Average Cost	\$4.76	\$5.57	\$8.12	\$10.55	\$13.11	\$15.55

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Customer Charge per month \$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Total Energy Charges (0-300) per kwh 0.11247	\$17.32	\$20.47	\$28.45	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279				\$2.95	\$11.67	\$20.38
Subtotal	\$32.32	\$35.47	\$43.45	\$51.69	\$60.41	\$69.12
Total Taxes % of total 3.1637%	\$1.02	\$1.12	\$1.37	\$1.64	\$1.91	\$2.19
Total Monthly Average Cost	\$33.34	\$36.59	\$44.82	\$53.33	\$62.32	\$71.31

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	93	109	140	170	200	230
Total Energy Charges (0-300) per kwh 0.11247	\$10.46	\$12.26	\$15.75	\$19.12	\$22.49	\$25.87
Total Taxes % of total 3.1637%	\$0.33	\$0.39	\$0.50	\$0.60	\$0.71	\$0.82
Total Monthly Average Cost	\$10.79	\$12.65	\$16.25	\$19.72	\$23.20	\$26.69

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 2024

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

A Monthly Charge of \$15.00 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 (0-300) per kwh 0.11247	\$13.16	\$15.52	\$18.56	\$21.59	\$24.52	\$27.56
Total Taxes % of total 3.1637%	\$0.42	\$0.49	\$0.59	\$0.68	\$0.78	\$0.87
Total Monthly Average Cost	\$13.58	\$16.01	\$19.15	\$22.27	\$25.30	\$28.43

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 (0-300) per kwh 0.11247	\$13.83	\$16.31	\$27.89	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279				\$6.39	\$19.03	\$31.68
<i>Subtotal</i>	\$13.83	\$16.31	\$27.89	\$40.13	\$52.77	\$65.42
Total Taxes % of total 3.1637%	\$0.44	\$0.52	\$0.88	\$1.27	\$1.67	\$2.07
Total Monthly Average Cost	\$14.27	\$16.83	\$28.77	\$41.40	\$54.44	\$67.49

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 (0-300) per kwh 0.11247	\$4.61	\$5.40	\$7.87	\$10.23	\$12.71	\$15.07
Total Taxes % of total 3.1637%	\$0.15	\$0.17	\$0.25	\$0.32	\$0.40	\$0.48
Total Monthly Average Cost	\$4.76	\$5.57	\$8.12	\$10.55	\$13.11	\$15.55

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 \$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Total Energy Charges (0-300) per kwh 0.11247	\$21.93	\$25.87	\$33.74	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279			\$2.33	\$13.38	\$24.44	\$35.49
Subtotal	\$36.93	\$40.87	\$51.07	\$62.12	\$73.18	\$84.23
Total Taxes % of total 3.1637%	\$1.17	\$1.29	\$1.62	\$1.97	\$2.32	\$2.66
Total Monthly Average Cost	\$38.10	\$42.16	\$52.69	\$64.09	\$75.50	\$86.89

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 (0-300) per kwh 0.11247	\$13.05	\$15.41	\$19.68	\$23.84	\$28.12	\$32.39
Total Taxes % of total 3.1637%	\$0.41	\$0.49	\$0.62	\$0.75	\$0.89	\$1.02
Total Monthly Average Cost	\$13.46	\$15.90	\$20.30	\$24.59	\$29.01	\$33.41

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 2024

Building Type: Detached House

A Monthly Charge of \$15.00 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 (0-300) per kwh 0.11247	\$17.88	\$21.03	\$23.73	\$26.54	\$29.24	\$32.05
Total Taxes % of total 3.1637%	\$0.57	\$0.67	\$0.75	\$0.84	\$0.93	\$1.01
Total Monthly Average Cost	\$18.45	\$21.70	\$24.48	\$27.38	\$30.17	\$33.06

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	97	114	256	398	540	682
Total Energy Charges (0-300) per kwh 0.11247	\$10.91	\$12.82	\$28.79	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279				\$12.03	\$29.47	\$46.91
<i>Subtotal</i>	\$10.91	\$12.82	\$28.79	\$45.77	\$63.21	\$80.65
Total Taxes % of total 3.1637%	\$0.35	\$0.41	\$0.91	\$1.45	\$2.00	\$2.55
Total Monthly Average Cost	\$11.26	\$13.23	\$29.70	\$47.22	\$65.21	\$83.20

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 (0-300) per kwh 0.11247	\$4.61	\$5.40	\$7.87	\$10.23	\$12.71	\$15.07
Total Taxes % of total 3.1637%	\$0.15	\$0.17	\$0.25	\$0.32	\$0.40	\$0.48
Total Monthly Average Cost	\$4.76	\$5.57	\$8.12	\$10.55	\$13.11	\$15.55

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Customer Charge per month \$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Total Energy Charges (0-300) per kwh 0.11247	\$25.53	\$30.03	\$33.74	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279			\$8.72	\$21.61	\$34.38	\$47.27
Subtotal	\$40.53	\$45.03	\$57.46	\$70.35	\$83.12	\$96.01
Total Taxes % of total 3.1637%	\$1.28	\$1.42	\$1.82	\$2.23	\$2.63	\$3.04
Total Monthly Average Cost	\$41.81	\$46.45	\$59.28	\$72.58	\$85.75	\$99.05

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 (0-300) per kwh 0.11247	\$13.05	\$15.41	\$19.68	\$23.84	\$28.12	\$32.39
Total Taxes % of total 3.1637%	\$0.41	\$0.49	\$0.62	\$0.75	\$0.89	\$1.02
Total Monthly Average Cost	\$13.46	\$15.90	\$20.30	\$24.59	\$29.01	\$33.41

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 2024

Building Type: Mobile Home

A Monthly Charge of \$15.00 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 (0-300) per kwh 0.11247	\$19.57	\$22.94	\$23.51	\$24.07	\$24.63	\$25.08
Total Taxes % of total 3.1637%	\$0.62	\$0.73	\$0.74	\$0.76	\$0.78	\$0.79
Total Monthly Average Cost	\$20.19	\$23.67	\$24.25	\$24.83	\$25.41	\$25.87

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 (0-300) per kwh 0.11247	\$13.27	\$15.63	\$26.66	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279				\$4.30	\$16.33	\$28.49
<i>Subtotal</i>	\$13.27	\$15.63	\$26.66	\$38.04	\$50.07	\$62.23
Total Taxes % of total 3.1637%	\$0.42	\$0.49	\$0.84	\$1.20	\$1.58	\$1.97
Total Monthly Average Cost	\$13.69	\$16.12	\$27.50	\$39.24	\$51.65	\$64.20

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 (0-300) per kwh 0.11247	\$4.61	\$5.40	\$7.87	\$10.23	\$12.71	\$15.07
Total Taxes % of total 3.1637%	\$0.15	\$0.17	\$0.25	\$0.32	\$0.40	\$0.48
Total Monthly Average Cost	\$4.76	\$5.57	\$8.12	\$10.55	\$13.11	\$15.55

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Customer Charge per month \$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Total Energy Charges (0-300) per kwh 0.11247	\$25.53	\$30.03	\$33.74	\$33.74	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279			\$8.72	\$21.61	\$34.38	\$47.27
Subtotal	\$40.53	\$45.03	\$57.46	\$70.35	\$83.12	\$96.01
Total Taxes % of total 3.1637%	\$1.28	\$1.42	\$1.82	\$2.23	\$2.63	\$3.04
Total Monthly Average Cost	\$41.81	\$46.45	\$59.28	\$72.58	\$85.75	\$99.05

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 (0-300) per kwh 0.11247	\$13.05	\$15.41	\$19.68	\$23.84	\$28.12	\$32.39
Total Taxes % of total 3.1637%	\$0.41	\$0.49	\$0.62	\$0.75	\$0.89	\$1.02
Total Monthly Average Cost	\$13.46	\$15.90	\$20.30	\$24.59	\$29.01	\$33.41

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

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Texas Gas Service

UPDATE 2024

Building Type: Apartment

Total Monthly Charges of \$26.21 plus taxes of \$2.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$28.35)

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 1.23744	\$14.85	\$17.32	\$19.80	\$21.04	\$23.51	\$24.75
Total Taxes % of Total 8.1637%	\$1.21	\$1.41	\$1.62	\$1.72	\$1.92	\$2.02
Total Monthly Average Cost	\$16.06	\$18.73	\$21.42	\$22.76	\$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 1.23744	\$3.71	\$3.71	\$6.19	\$7.42	\$9.90	\$11.14
Total Taxes % of Total 8.1637%	\$0.30	\$0.30	\$0.51	\$0.61	\$0.81	\$0.91
Total Monthly Average Cost	\$4.01	\$4.01	\$6.70	\$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 1.23744	\$7.42	\$8.66	\$12.37	\$16.09	\$19.80	\$23.51
Total Taxes % of Total 8.1637%	\$0.61	\$0.71	\$1.01	\$1.31	\$1.62	\$1.92
Total Monthly Average Cost	\$8.03	\$9.37	\$13.38	\$17.40	\$21.42	\$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 2024

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

Total Monthly Charges of \$26.21 plus taxes of \$2.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$28.35)

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 1.23744	\$21.04	\$24.75	\$27.22	\$28.46	\$30.94	\$33.41
Total Taxes % of Total 8.1637%	\$1.72	\$2.02	\$2.22	\$2.32	\$2.53	\$2.73
Total Monthly Average Cost	\$22.76	\$26.77	\$29.44	\$30.78	\$33.47	\$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 1.23744	\$3.71	\$3.71	\$6.19	\$7.42	\$9.90	\$11.14
Total Taxes % of Total 8.1637%	\$0.30	\$0.30	\$0.51	\$0.61	\$0.81	\$0.91
Total Monthly Average Cost	\$4.01	\$4.01	\$6.70	\$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 1.23744	\$8.66	\$11.14	\$16.09	\$21.04	\$24.75	\$29.70
Total Taxes % of Total 8.1637%	\$0.71	\$0.91	\$1.31	\$1.72	\$2.02	\$2.42
Total Monthly Average Cost	\$9.37	\$12.05	\$17.40	\$22.76	\$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 2024

Building Type: Detached House

Total Monthly Charges of \$26.21 plus taxes of \$2.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$28.35)

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 1.23744	\$22.27	\$25.99	\$28.46	\$30.94	\$33.41	\$35.89
Total Taxes % of Total 8.1637%	\$1.82	\$2.12	\$2.32	\$2.53	\$2.73	\$2.93
Total Monthly Average Cost	\$24.09	\$28.11	\$30.78	\$33.47	\$36.14	\$38.82

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 1.23744	\$3.71	\$3.71	\$6.19	\$7.42	\$9.90	\$11.14
Total Taxes % of Total 8.1637%	\$0.30	\$0.30	\$0.51	\$0.61	\$0.81	\$0.91
Total Monthly Average Cost	\$4.01	\$4.01	\$6.70	\$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 1.23744	\$8.66	\$11.14	\$16.09	\$21.04	\$24.75	\$29.70
Total Taxes % of Total 8.1637%	\$0.71	\$0.91	\$1.31	\$1.72	\$2.02	\$2.42
Total Monthly Average Cost	\$9.37	\$12.05	\$17.40	\$22.76	\$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 2024

Building Type: Mobile Home

Total Monthly Charges of \$26.21 plus taxes of \$2.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$28.35)

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 1.23744	\$18.56	\$22.27	\$23.51	\$25.99	\$28.46	\$30.94
Total Taxes % of Total 8.1637%	\$1.52	\$1.82	\$1.92	\$2.12	\$2.32	\$2.53
Total Monthly Average Cost	\$20.08	\$24.09	\$25.43	\$28.11	\$30.78	\$33.47

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 1.23744	\$3.71	\$3.71	\$6.19	\$7.42	\$9.90	\$11.14
Total Taxes % of Total 8.1637%	\$0.30	\$0.30	\$0.51	\$0.61	\$0.81	\$0.91
Total Monthly Average Cost	\$4.01	\$4.01	\$6.70	\$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 1.23744	\$8.66	\$11.14	\$16.09	\$21.04	\$24.75	\$29.70
Total Taxes % of Total 8.1637%	\$0.71	\$0.91	\$1.31	\$1.72	\$2.02	\$2.42
Total Monthly Average Cost	\$9.37	\$12.05	\$17.40	\$22.76	\$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 2024

Building Type: Apartment

A Monthly Charge of \$15.00 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 (0-300) per kwh 0.11247	\$7.31	\$8.66	\$10.57	\$12.60	\$14.62	\$16.65
Total Taxes % of total 3.1637%	\$0.23	\$0.27	\$0.33	\$0.40	\$0.46	\$0.53
Total Monthly Average Cost	\$7.54	\$8.93	\$10.90	\$13.00	\$15.08	\$17.18

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 (0-300) per kwh 0.11247	\$11.47	\$13.61	\$18.78	\$24.07	\$29.24	\$33.74
Total Energy Charges (301-900) per kwh 0.12279						\$0.86
<i>Subtotal</i>	\$11.47	\$13.61	\$18.78	\$24.07	\$29.24	\$34.60
Total Taxes % of total 3.1637%	\$0.36	\$0.43	\$0.59	\$0.76	\$0.93	\$1.09
Total Monthly Average Cost	\$11.83	\$14.04	\$19.37	\$24.83	\$30.17	\$35.69

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 (0-300) per kwh 0.11247	\$3.82	\$4.39	\$6.41	\$8.44	\$10.35	\$12.37
Total Taxes % of total 3.1637%	\$0.12	\$0.14	\$0.20	\$0.27	\$0.33	\$0.39
Total Monthly Average Cost	\$3.94	\$4.53	\$6.61	\$8.71	\$10.68	\$12.76

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 \$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Total Energy Charges (0-300) per kwh 0.11247	\$14.28	\$16.76	\$23.28	\$29.80	\$33.74	\$33.74
Total Energy Charges (301-900) per kwh 0.12279					\$2.95	\$10.07
Subtotal	\$29.28	\$31.76	\$38.28	\$44.80	\$51.69	\$58.81
Total Taxes % of total 3.1637%	\$0.93	\$1.00	\$1.21	\$1.42	\$1.64	\$1.86
Total Monthly Average Cost	\$30.21	\$32.76	\$39.49	\$46.22	\$53.33	\$60.67

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 (0-300) per kwh 0.11247	\$8.55	\$10.12	\$12.82	\$15.63	\$18.45	\$21.26
Total Taxes % of total 3.1637%	\$0.27	\$0.32	\$0.41	\$0.49	\$0.58	\$0.67
Total Monthly Average Cost	\$8.82	\$10.44	\$13.23	\$16.12	\$19.03	\$21.93

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 2024

Building Type: Apartment

Total Monthly Charges of \$26.21 plus taxes of \$2.14 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$28.35)

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 1.23744	\$12.37	\$14.85	\$16.09	\$17.32	\$18.56	\$21.04
Total Taxes % of Total 8.1637%	\$1.01	\$1.21	\$1.31	\$1.41	\$1.52	\$1.72
Total Monthly Average Cost	\$13.38	\$16.06	\$17.40	\$18.73	\$20.08	\$22.76

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 1.23744	\$2.47	\$3.71	\$4.95	\$6.19	\$7.42	\$9.90
Total Taxes % of Total 8.1637%	\$0.20	\$0.30	\$0.40	\$0.51	\$0.61	\$0.81
Total Monthly Average Cost	\$2.67	\$4.01	\$5.35	\$6.70	\$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 1.23744	\$6.19	\$7.42	\$9.90	\$13.61	\$16.09	\$19.80
Total Taxes % of Total 8.1637%	\$0.51	\$0.61	\$0.81	\$1.11	\$1.31	\$1.62
Total Monthly Average Cost	\$6.70	\$8.03	\$10.71	\$14.72	\$17.40	\$21.42

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 2024

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 \$20.30	\$20.30	\$20.30	\$20.30	\$20.30	\$20.30	\$20.30
Total Usage Charges per 1000 gallons \$5.40	\$19.44	\$20.25	\$28.35	\$36.45	\$44.55	\$52.65
Total Monthly Average Cost	\$39.74	\$40.55	\$48.65	\$56.75	\$64.85	\$72.95

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 \$46.48	\$46.48	\$46.48	\$46.48	\$46.48	\$46.48	\$46.48
Total Usage Charges per 1000 gallons \$10.86	\$39.10	\$40.73	\$57.02	\$73.31	\$89.60	\$105.89
Total Monthly Average Cost	\$85.58	\$87.21	\$103.50	\$119.79	\$136.08	\$152.37

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 \$31.65	\$31.65	\$31.65	\$31.65			
Total Monthly Charges (32 gal) per month \$33.10				\$33.10	\$33.10	
Total Monthly Charges (64 gal) per month \$38.85						\$38.85
Sales Tax % of total 8.25%	\$2.61	\$2.61	\$2.61	\$2.73	\$2.73	\$3.21
Total Monthly Charges	\$34.26	\$34.26	\$34.26	\$35.83	\$35.83	\$42.06

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 2024

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 \$11.19	\$11.19	\$11.19	\$11.19			
Total Monthly Charges (if 6001-11000) per month \$17.43				\$17.43	\$17.43	\$17.43
Total Usage Charges (0-2000) per 1000 gallons \$3.63	\$7.26	\$7.26	\$7.26	\$7.26	\$7.26	\$7.26
Total Usage Charges (2001-6000) per 1000 gallons \$5.76	\$9.22	\$10.08	\$18.72	\$23.04	\$23.04	\$23.04
Total Usage Charges (6001-11000) per 1000 gallons \$10.02				\$7.52	\$22.55	\$37.58
Total Monthly Average Cost	\$27.67	\$28.53	\$37.17	\$55.25	\$70.28	\$85.31

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 \$46.49	\$46.49	\$46.49	\$46.49	\$46.49	\$46.49	\$46.49
Total Usage Charges (0-2000) per 1000 gallons \$5.80	\$11.60	\$11.60	\$11.60	\$11.60	\$11.60	\$11.60
Total Usage Charges (over 2000) per 1000 gallons \$11.70	\$18.72	\$20.48	\$38.03	\$55.58	\$73.13	\$90.68
Total Monthly Average Cost	\$76.81	\$78.57	\$96.12	\$113.67	\$131.22	\$148.77

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 \$31.65	\$31.65	\$31.65	\$31.65			
Total Monthly Charges (32 gal) per month \$33.10				\$33.10	\$33.10	
Total Monthly Charges (64 gal) per month \$38.85						\$38.85
Sales Tax % of total 8.25%	\$2.61	\$2.61	\$2.61	\$2.73	\$2.73	\$3.21
Total Monthly Charges	\$34.26	\$34.26	\$34.26	\$35.83	\$35.83	\$42.06

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 2024

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 \$20.30	\$20.30	\$20.30	\$20.30	\$20.30	\$20.30	\$20.30
Total Usage Charges per 1000 gallons \$5.40	\$16.20	\$20.09	\$27.86	\$35.64	\$43.42	\$51.19
Total Monthly Average Cost	\$36.50	\$40.39	\$48.16	\$55.94	\$63.72	\$71.49

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 \$46.48	\$46.48	\$46.48	\$46.48	\$46.48	\$46.48	\$46.48
Total Usage Charges per 1000 gallons \$10.86	\$32.58	\$40.40	\$56.04	\$71.68	\$87.31	\$102.95
Total Monthly Average Cost	\$79.06	\$86.88	\$102.52	\$118.16	\$133.79	\$149.43

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 \$31.65	\$31.65	\$31.65	\$31.65			
Total Monthly Charges (32 gal) per month \$33.10				\$33.10	\$33.10	
Total Monthly Charges (64 gal) per month \$38.85						\$38.85
Sales Tax % of total 8.25%	\$2.61	\$2.61	\$2.61	\$2.73	\$2.73	\$3.21
Total Monthly Charges	\$34.26	\$34.26	\$34.26	\$35.83	\$35.83	\$42.06

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
SECTION 8 HCV PROGRAM & ENERGY EFFICIENT

Utility Providers Residential Rates and Charges
As of November 2024

ELECTRICITY

UPDATE 2024

Source: Austin Energy

800-240-3400

www.austinenergy.com*

Year Round				
Customer Charge	Per Month	\$15.00		
	Tiers*	0-300	301-900	901-2000
Energy Charge*	Per KWH	0.04106	0.05138	0.07525
Power Supply Adjustment	Per KWH	0.05322	0.05322	0.05322
PSA Administrative Adjustment	Per KWH	-0.00518	-0.00518	-0.00518
Regulatory Charge	Per KWH	0.01338	0.01338	0.01338
Community Benefit Charge	Per KWH	0.00999	0.00999	0.00999
Total Energy Charges	Per KWH	0.11247	0.12279	0.14666
Public Utility Gross Receipts Tax	% of Total	0.1667%		
Misc Gross Receipts Tax (pop > 10000)	% of Total	1.997%		
Local Tax Rate	% of Total	1%		
Total Taxes	% of Total	3.1637%		

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	\$25.47
Conservation Adjustment Clause Rate	Per Month	\$0.74
Total Monthly Charges	Per Month	\$26.21
	Tiers	All
Energy Charge	Per CCF	0.32626
Cost of Gas (COG)	Per CCF	0.7563
Pipeline Integrity Testing (PIT) Surcharge	Per CCF	-0.0001
Weather Normalization Adjustment (WNA)	Per CCF	0.15498
Total Energy Charges	Per CCF	1.23744
Public Utility Gross Receipts Tax	% of Total	0.1667%
Misc Gross Receipts Tax (pop > 10000)	% of Total	1.997%
Local Tax Rate	% of Total	1%
Franchise Fee	% of Total	5%
Total Taxes	% of Total	8.1637%

Continue...

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
SECTION 8 HCV PROGRAM & ENERGY EFFICIENT

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	\$7.75		
Fixed Minimum Charge	Per Month	\$12.55		
Total Monthly Charges	Per Month	\$20.30		
Volume Unit Charge Peak (Jul-Oct) (4)	Per 1000 Gallons	\$5.37		
Volume Unit Charge Off Peak (Nov-Jun) (8)	Per 1000 Gallons	\$4.67		
Volume Charge (year round wtd avg)	Per 1000 Gallons	\$4.90		
Reserve Fund Surcharge	Per 1000 Gallons	\$0.05		
Community Benefit Charge	Per 1000 Gallons	\$0.30		
GoPurple Community Benefit Charge	Per 1000 Gallons	\$0.15		
Total Usage Charges	Per 1000 Gallons	\$5.40		
Sewer				
Wastewater Charge	Per Month	\$10.70		
Transportation User Fee (avg)	Per Month	\$16.16		
Drainage Charge* (avg)	Per Month	\$19.62		
Total Monthly Charges	Per Month	\$46.48		
Wastewater Volume Charge	Per 1000 Gallons	\$10.41		
Community Benefit Charge	Per 1000 Gallons	\$0.30		
GoPurple Community Benefit Charge	Per 1000 Gallons	\$0.15		
Total Usage Charges	Per 1000 Gallons	\$10.86		
Water		<i>Single Family</i>		
	Tiers*	if 0-2000	if 2001-6000	if 6001-11000
Retail Meter Equivalent Charge	Per Month	\$7.75	\$7.45	\$7.45
Water Fixed Charge*	Per Month	\$1.30	\$3.74	\$9.98
Total Monthly Charges	Per Month	\$9.05	\$11.19	\$17.43
	Tiers*	0-2000	2001-6000	6001-11000
Water Volume Charge*	Per 1000 Gallons	\$3.13	\$5.26	\$9.52
Reserve Fund Surcharge	Per 1000 Gallons	\$0.05	\$0.05	\$0.05
Community Benefit Charge	Per 1000 Gallons	\$0.30	\$0.30	\$0.30
GoPurple Community Benefit Charge	Per 1000 Gallons	\$0.15	\$0.15	\$0.15
Total Usage Charges	Per 1000 Gallons	\$3.63	\$5.76	\$10.02
Sewer				
Wastewater Charge	Per Month	\$10.70		
Transportation Fee (avg)	Per Month	\$16.17		
Drainage Charge* (avg)	Per Month	\$19.62		
Total Monthly Charges (House)	Per Month	\$46.49		
	Tiers*	0-2000	over 2000	
Wastewater Volume Charge*	Per 1000 Gallons	\$5.35	\$11.25	
Community Benefit Charge	Per 1000 Gallons	\$0.30	\$0.30	
GoPurple Community Benefit Charge	Per 1000 Gallons	\$0.15	\$0.15	
Total Usage Charges	Per 1000 Gallons	\$5.80	\$11.70	

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

Continue...

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX
SECTION 8 HCV PROGRAM & ENERGY EFFICIENT

Austin Water Continued...

Trash Collection		<i>MF/SF</i>		
	Tiers*	24 gal (0-2 br)	32 gal (3-4 br)	64 gal (5 br)
Trash Cart*	Per Month	\$26.20	\$27.65	\$33.40
Clean Community Fee	Per Month	\$5.45	\$5.45	\$5.45
Total Monthly Charges		Per Month	\$31.65	\$33.10
Sales Tax		% of Total	8.25%	

UTILITY PROVIDER DOCUMENTATION

Texas Taxes
Public Utility Gross Receipts Assessment

Public Utility Gross Receipts Assessment

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

Rate Details and Other Information

Rates

Public Utility Gross Receipts Tax:

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

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

Miscellaneous Gross Receipts Tax

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

Listing of Cities with sales tax for electricity and natural gas -
http://www.window.state.tx.us/taxinfo/utility/gas_elec.html

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

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

Nontaxable Utilities

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

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

TEXAS SALES AND USE TAX RATES – July 2024

Name	Local Code	Local Rate	Total Rate	Name	Local Code	Local Rate	Total Rate
Amarillo (Randall Co)	2188013	.020000	.082500	Aransas Pass (San Patricio Co)	2205012	.010000	.082500
Amarillo/Randall Co Asst Dist 1 (Randall Co)	6191606	.020000	.082500	Aransas Pass Mun Dev Dist	5205502	.005000	
Ames	2146096	.010000	.077500	Aransas Pass Crm Con Dist	5205511	.005000	
Liberty Co	4146005	.005000		Archer City	2005023	.015000	.082500
Amherst (Lamb Co)	2140010	.012500	.075000	Archer Co	4005005	.005000	
Ammansville			.067500	Arcola (Fort Bend Co)	2079131	.020000	.082500
Fayette Co	4075000	.005000		Argenta			.067500
Amsterdam			.067500	Live Oak Co	4149002	.005000	
Brazoria Co	4020006	.005000		Argyle (Denton Co)	2061104	.015000	.082500
Anahuac (Chambers Co)	2036017	.010000	.082500	Argyle Crm Con Dist	5061550	.002500	
Chambers Co Health Serv	5036507	.005000		Argyle Mun Dev Dist	5061710	.002500	
Anahuac Mun Dev Dist	5036534	.005000		Arlington (Tarrant Co)	2220095	.020000	.082500
Anchor			.067500	Arnett			.067500
Brazoria Co	4020006	.005000		Coryell Co	4050009	.005000	
Anderson	2093035	.012500	.080000	Arney			.067500
Grimes Co	4093008	.005000		Castro Co	4035009	.005000	
Andrews (Andrews Co)	2002017	.020000	.082500	Arp	2212068	.015000	.082500
Angleton	2020042	.015000	.082500	Smith Co	4212004	.005000	
Brazoria Co	4020006	.005000		Art (Mason Co)			.072500
Angus	2175107	.015000	.082500	Mason Co Health Serv	5157500	.010000	
Navarro Co	4175009	.005000		Arthur City			.067500
Anna (Collin Co)	2043134	.020000	.082500	Lamar Co	4139004	.005000	
Annarose			.067500	Asa			.067500
Live Oak Co	4149002	.005000		McLennan Co	4161005	.005000	
Annetta	2184099	.012500	.082500	Asherton	2064030	.015000	.082500
Parker Co	4184008	.005000		Dimmit Co	4064003	.005000	
Annetta Crm Con Dist	5184525	.002500		Ashland			.067500
Annetta North	2184124	.015000	.082500	Upshur Co	4230002	.005000	
Parker Co	4184008	.005000		Asia			.067500
Annetta South	2184115	.010000	.082500	Polk Co	4187005	.005000	
Parker Co	4184008	.005000		Aspermont (Stonewall Co)	2217018	.020000	.082500
Parker Co ESD 1	5184534	.005000		Atascocita (Harris Co)			.072500
Annona	2194042	.010000	.077500	Houston MTA	3101990	.010000	
Red River Co	4194006	.005000		Atascosa (Bexar Co)			.082500
Anson (Jones Co)	2127026	.020000	.082500	San Antonio MTA	3015995	.005000	
Anthony	2071022	.010000	.082500	Bexar Co ESD 5	5015628	.015000	
El Paso Co	4071004	.005000		Ater			.067500
El Paso Co ESD 2	5071503	.005000		Coryell Co	4050009	.005000	
Anton (Hockley Co)	2110025	.020000	.082500	Athens (Henderson Co)	2107011	.020000	.082500
Appleby (Nacogdoches Co)	2174055	.010000	.082500	Atlanta (Cass Co)	2034028	.020000	.082500
Nacogdoches Co Hosp Dist	5174509	.010000		Aubrey (Denton Co)	2061051	.015000	.082500
Aquilla	2109108	.010000	.082500	Aubrey Mun Dev Dist	5061676	.005000	
Hill Co	4109000	.005000		Augusta			.067500
Hill Co ESD 2	5109518	.005000		Houston Co	4113004	.005000	
Aransas Pass	2205012	.010000	.082500	Aurora	2249136	.010000	.082500
Aransas Co	4004006	.005000		Wise Co	4249001	.005000	
Aransas Co Health Serv	5004505	.005000		Aurora Mun Dev Dist	5249537	.005000	
Aransas Pass (Nueces Co)	2205012	.010000	.082500	Austin (Travis Co)	2227016	.010000	.082500
Aransas Pass Mun Dev Dist	5205502	.005000		Austin MTA	3227999	.010000	
Aransas Pass Crm Con Dist	5205511	.005000					



For detailed information on rates and fees, call 512-494-9400 or 1-888-340-6465.
Para información detallada o tarifas en español, llame al 512-494-9400 o llame al 1-888-340-6465.

RATES Austin Energy — ELECTRIC

RESIDENTIAL RATES	Customer Charge (\$/Month)	Energy Charge (\$/kWh) kWh Tier	Power Supply Adjustment (\$/kWh)	PSA Administrative Adjustment*	Regulatory Charge (\$/kWh)	Community Benefit Charge (\$/kWh)
Inside City Limits	\$15.00	0 - 300 301 - 900 901 - 2,000 Over 2,000	\$0.04106 \$0.05138 \$0.07525 \$0.10884	\$0.05322	-\$0.00518	\$0.01338 \$0.00999
Outside City Limits	\$15.00	0 - 300 301 - 900 901 - 2,000 Over 2,000	\$0.04106 \$0.04664 \$0.06066 \$0.07937	\$0.05322	-\$0.00518	\$0.01338 \$0.00793

INSIDE COMMERCIAL RATES — INSIDE CITY LIMITS

Customer Classification	Customer Charge (\$/Month)	Demand Charge (\$/kW)	Energy Charge (\$/kWh)	Power Supply Adjustment (\$/kWh)	PSA Administrative Adjustment*	Regulatory Charge	Community Benefit Charge (\$/kWh)
Secondary < 10 kW	\$36.41	N/A	\$0.02980	\$0.05322	-\$0.00518	0.01338 / kWh	\$0.00742
Secondary ≥ 10 < 300 kW	\$57.22	\$9.36	\$0.01840	\$0.05322	-\$0.00518	\$3.73 / kW	\$0.00742
Secondary ≥ 300 kW	\$286.11	\$11.96	\$0.01752	\$0.05322	-\$0.00518	\$3.73 / kW	\$0.00742
Primary < 3 MW	\$312.12	\$11.96	\$0.00113	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00725
Primary ≥ 3 < 20 MW	\$2,601.00	\$14.57	\$0.00019	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00725
Primary ≥ 3 < 20 MW HLF	\$6,553.48	\$13.96	N/A	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00187
Primary ≥ 20 MW	\$2,861.10	\$15.47	\$0.00158	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00725
Primary ≥ 20 MW HLF	\$20,808.00	\$14.99	N/A	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00187
Transmission	\$3,641.40	\$13.53	\$0.00357	\$0.05112	-\$0.00498	\$3.61 / kW	\$0.00719
HLF (Contract) Transmission	\$20,808.00	\$11.52	N/A	\$0.05112	-\$0.00498	\$3.61 / kW	\$0.00187

OUTSIDE COMMERCIAL RATES — OUTSIDE CITY LIMITS

Customer Classification	Customer Charge (\$/Month)	Demand Charge (\$/kW)	Energy Charge (\$/kWh)	Power Supply Adjustment (\$/kWh)	PSA Administrative Adjustment*	Regulatory Charge	Community Benefit Charge (\$/kWh)
Secondary < 10 kW	\$36.41	N/A	\$0.02980	\$0.05322	-\$0.00518	0.01338 / kWh	\$0.00536
Secondary ≥ 10 < 300 kW	\$57.22	\$9.36	\$0.01840	\$0.05322	-\$0.00518	\$3.73 / kW	\$0.00536
Secondary ≥ 300 kW	\$286.11	\$11.96	\$0.01752	\$0.05322	-\$0.00518	\$3.73 / kW	\$0.00536
Primary < 3 MW	\$312.12	\$11.96	\$0.00113	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00526
Primary ≥ 3 < 20 MW	\$2,601.00	\$14.57	\$0.00019	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00526
Primary ≥ 3 < 20 MW HLF	\$6,553.48	\$13.96	N/A	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00187
Primary ≥ 20 MW	\$2,861.10	\$15.47	\$0.00158	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00526
Primary ≥ 20 MW HLF	\$20,808.00	\$14.99	N/A	\$0.05177	-\$0.00505	\$3.65 / kW	\$0.00187
Transmission	\$3,641.40	\$13.53	\$0.00357	\$0.05112	-\$0.00498	\$3.61 / kW	\$0.00522
HLF (Contract) Transmission	\$20,808.00	\$11.52	N/A	\$0.05112	-\$0.00498	\$3.61 / kW	\$0.00187

OTHER RATES

Customer Classification	Customer Charge (\$/Month)	Energy Charge (\$/kWh)	Power Supply Adjustment (\$/kWh)	PSA Administrative Adjustment*
Customer Owned Metered Lighting	\$15.61	\$0.07945	\$0.05322	-\$0.00518
Customer Owned Non-Metered Lighting	\$0.00	\$0.03025	\$0.05322	-\$0.00518

Customer Classification	100 Watt or Less (Billed 35 kWh)	101 - 175 Watt (Billed 60 kWh)	176 - 250 Watt (Billed 90 kWh)	251 Watt or Greater (Billed 140 kWh)	Power Supply Adjustment (\$/kWh)	PSA Administrative Adjustment*
Security Lights	\$9.68	\$16.54	\$24.87	\$38.70	\$0.05322	-\$0.00518

*Pursuant to Austin City Council Ordinance, the Austin Energy Power Supply Adjustment may be updated monthly as necessary to recover pass-through costs.

In case of discrepancies, the official rates and fees on file with the Austin City Clerk's office takes precedence. For a complete listing of rates and fees, contact us at: 512-494-9400 or 1-888-340-6465, co.austinities.com/go/bulletins or City of Austin, P.O. Box 2267, Austin, TX 78783-2267.

RATES

Austin Water — WATER & WASTEWATER

WATER RATES FOR RETAIL CUSTOMERS

Monthly Customer Charges

Single-Family Residential Customers

Meter Size (inches)	Minimum Charge	Plus (+)	Monthly Tiered Minimum Charge (Based on Total Billed Volume)	
			Unit Rate Per 1,000 Gallons	
5/8	\$7.75		0-2,000	\$1.30
3/4	\$11.63		2,001-6,000	\$3.74
1	\$19.38		6,001-11,000	\$9.98
1 1/2	\$50.38		11,001-20,000	\$22.52
2	\$84.48		20,001-Over	\$34.00
3	\$142.60		Customer Assistance Program (CAP)	
4	\$253.43		The Monthly Customer Charge, Monthly Tiered Minimum Charge, and Community Benefit Charge will be waived for residential customers who qualify and are enrolled in the discount program.	
6	\$585.13			
8	\$1,557.75			
10	\$2,712.50			
12	\$3,410.00			

Volume Unit Charges

Single-Family Residential Customers

Residential Non-CAP	
0-2,000	\$3.13
2,001-6,000	\$5.26
6,001-11,000	\$9.52
11,001-20,000	\$15.05
20,001-Over	\$18.06
Residential CAP	
0-2,000	\$1.31
2,001-6,000	\$3.84
6,001-11,000	\$7.14
11,001-20,000	\$13.24
20,001-Over	\$17.52

Non-Residential Customers

Meter Size (inches)	Minimum Charge	Plus (+)	Monthly Additional Fixed Minimum Charge (Based on Total Billed Consumption)	
			Multifamily	Commercial
5/8	\$7.75		\$12.55	\$9.16
3/4	\$11.63		\$18.83	\$13.74
1	\$19.38		\$31.38	\$22.90
1 1/2	\$50.38		\$81.58	\$59.54
2	\$84.48		\$136.80	\$99.84
3	\$142.60		\$230.92	\$168.54
4	\$253.43		\$410.39	\$299.53
6	\$585.13		\$947.53	\$691.58
8	\$1,557.75		\$2,522.55	\$1,841.16
10	\$2,712.50		\$4,392.50	\$3,206.00
12	\$3,410.00		\$5,522.00	\$4,030.40

Non-Residential Customers

All Volumes: Unit Rate Per 1,000 Gallons

	Multifamily	Commercial
Off Peak (Nov-Jun)	\$4.67	\$5.46
Peak (Jul-Oct)	\$5.37	\$6.22

All Water Retail Non-CAP Customers Unit Rate Per 1,000 Gallons

Reserve Fund Surcharge	\$0.05
Community Benefit Charge (CBC)	\$0.30
GoPurple Charge (CBC)	\$0.15
GoPurple (voluntary, per month)	\$6.00
Drought Rate Surcharge*	
Stage 3	\$1.00
Stage 4	\$2.00
Stage 5	\$3.00

Large Volume and Wholesale Customers

All charges vary by customer

*Will take effect next monthly billing cycle following the declaration of Stage 3, 4, or 5 water restrictions.

WASTEWATER SERVICE RATES FOR RETAIL CUSTOMERS

Monthly Customer Charges

All Customers	\$10.70
All Wastewater Retail Non-CAP Customers Unit Rate Per 1,000 Gallons	
Community Benefit Charge (CBC)	\$0.30
GoPurple (CBC)	\$0.15

Customer Assistance Program (CAP)

The Monthly Customer Charge and Community Benefit Charge will be waived for residential customers who qualify and are enrolled in the discount program.

Volume Charges (rate per 1,000)

Non-CAP Unit Rate Per 1,000 Gallons

0 – 2,000 Gallons	\$5.35
2,001 – 6,000 Gallons	\$11.25

CAP Unit Rate Per 1,000 Gallons

0 – 2,000 Gallons	\$3.32
2,001 – 6,000 Gallons	\$8.48

Non-Residential Customers

Multifamily	\$10.41
Commercial	\$11.30

In case of discrepancies, the official rates and fees on file with the Austin City Clerk's office takes precedence. For a complete listing of rates and fees, contact us at: 512-494-9400 or 1-888-340-6465, coutilities.com/58/bulletins or City of Austin, P.O. Box 2267, Austin, TX 78783-2267.

RATES

AUSTIN RESOURCE RECOVERY — MONTHLY TRASH

Customer Charge		Trash Charges		
Commercial: \$21.90	Plus (+)	Each Small (24-gallon) trash cart	\$4.30	1x per week: \$0.00
		Each Medium (32-gallon) trash cart	\$5.75	2x per week: \$40.00
		Each Large (64-gallon) trash cart	\$11.50	3x per week: \$100.00
		Each Extra Large (96-gallon) trash cart	\$36.50	6x per week: \$200.00
				7x per week: \$240.00
Residential: \$21.90	Plus (+)	Each Small (24-gallon) trash cart	\$4.30	Dumpster Service: \$20.00
		Each Medium (32-gallon) trash cart	\$5.75	
		Each Large (64-gallon) trash cart	\$11.50	
		Each Extra Large (96-gallon) trash cart	\$36.50	

CENTRAL BUSINESS DISTRICT

Commercial	\$8.75 + \$17.40 Trash per cubic yard per week + \$17.00 Special Cleaning Service + \$11.50 Organics per cubic yard per week
Residential	\$7.00 + \$14.50 Dumpster Fee

OTHER FEES & CHARGES

New Service Fee	\$15.00	Un-Stickered Extra Trash, per bag	\$10.20
Cart Exchange Fee	\$15.00	Extra Trash Stickers	\$5.00
Return Trip Fee	\$20.50	Damaged Cart Fee	\$45.00

Special Hauling and Collection Services: call 3-1-1 for pricing and scheduling information.

CLEAN COMMUNITY SERVICES — MONTHLY

Customer Charge	Residential	Commercial
Austin Resource Recovery	\$5.45	\$14.65

CLEAN COMMUNITY SERVICES — MONTHLY

Customer Charge	Residential	Commercial
Development Services Dept. Code Compliance	\$4.70	\$4.70

WATERSHED PROTECTION — MONTHLY DRAINAGE CHARGE

Monthly Drainage Charge	=	Monthly Base Rate (\$/sq. ft.)	X	Total Impervious Cover (sq. ft.)	X	Adjustment Factor
Charge per property	=	\$0.00565	X	Measured in square feet for each property	X	(1.5425 x Percent of Impervious Cover) + 0.1933

FEES

DESCRIPTION	AMOUNT	TIME OF PAYMENT
Transportation	House: \$19.74 Duplex: \$17.63 Triplex: \$14.69 Fourplex: \$14.69 Five or more units: \$14.89 Garage Apt: \$19.74 Townhouse/Condo: \$14.69 Mobile Home: \$12.60 Commercial: \$97.94 per developed acre	Monthly
Initiation	Charge to initiate new electric and/or water service.	\$20.00 First Bill
Re-Initiation of Service	Charge to re-initiate service at an address where customer had previous service at the same address	\$25.00 Added to next bill
Account Records	Charge for researching or compiling customer accounting/billing information.	\$25.00/hr Added to next bill
Returned Payment	Charge to process account payments that are returned, dishonored or denied by a bank, lender or 3rd party payer.	\$30.00 Added to next bill
Late Penalty Payment	Charge when payments arrive after due date. Postmarks cannot be recognized as proof of timely payment.	5% of unpaid water, wastewater and electric charges Added to next bill
Smart Meter Opt-Out	Opt out of Automated Smart Meter System and switch to manual analog meter reads	\$75.00 set up charge \$10 monthly charge Added to next bill
Customer Requested Meter Test	Charge to test a meter upon a customer's request when a test at the address was performed during the preceding 36 months and over-registration is not in excess of industry standards.	\$25.00 Added to next bill
Temporary Construction/Homebuilders Loop	Charge to install an electric meter for construction purposes only.	\$265.00 Added to next bill
Broken Seal	Charge to replace a broken electric meter seal.	\$55.00 Added to next bill
Meter Tampering	Charge to investigate tampered electric meters (may be in addition to utility diversion charges).	\$850.00 Added to next bill

In case of discrepancies, the official rates and fees on file with the Austin City Clerk's office takes precedence. For a complete listing of rates and fees, contact us at: 512-494-9400 or 1-888-340-6465, co.austinites.com/go/bulletins or City of Austin, P.O. Box 2267, Austin, TX 78783-2267.

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, Mustang Ridge, 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 Interim Rate Adjustments (IRA)	\$16.00 plus <u>\$9.47 per month (Footnote 1)</u>
Total Customer Charge	\$25.47 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 25, 2023 (CGSA Cities except Mustang Ridge)
January 15, 2024 (Cities of Mustang Ridge)

Meters Read On and After
May 24, 2024

RESIDENTIAL SERVICE RATE
(Continued)

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

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

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

CONDITIONS

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

Footnote 1: 2020 IRA - \$2.37 (Gas Utilities Case No. 00005813); 2021 IRA - \$1.99 (Gas Utilities Case No. 00008748); 2022 IRA - \$2.49 (Gas Utilities Case No. 00012592); 2023 IRA - \$2.62 (Gas Utilities Case No. 00016275)

Supersedes Rate Schedule Dated
May 25, 2023 (CGSA Cities except Mustang Ridge)
January 15, 2024 (Cities of Mustang
Ridge)

Meters Read On and After
May 24, 2024

Texas Gas Service
Cost of Gas - \$/Mcf (including CRR)
November 2024

	November 2024	October 2024	Change from last month	November 2023	Change from last year
Central Texas					
Austin - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Cedar Park - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Westlake Hills - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Sunset Valley - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Rollingwood - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Kyle - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Dripping Springs - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Bee Cave - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Lakeway - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Pflugerville - Inc.	7.5630	5.7633	1.7997	5.9853	1.5777
Austin, Cedar Park & Westlake - Env.	7.6420	5.8423	1.7997	5.9347	1.7073
Kyle/Buda - Env.	7.6420	5.8423	1.7997	5.9347	1.7073
Dripping Springs - Env.	7.6420	5.8423	1.7997	5.9347	1.7073
Pflugerville - Env.	7.6420	5.8423	1.7997	5.9347	1.7073
South Texas					
STX - Inc.	7.6043	5.7947	1.8096	6.0180	1.5863
STX - Env.	7.6838	5.8742	1.8096	5.9671	1.7167
West Texas					
El Paso - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
Vinton - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
Clint - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
Anthony - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
Socorro - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
Horizon City - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
San Elizario - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
El Paso, Vinton, Clint, Anthony, Socorro, S.Elizario & Horizon City - Env.	3.0809	3.3357	(0.2548)	4.1343	(1.0534)
Fort Bliss	3.5523	3.8086	(0.2563)	4.7494	(1.1971)
Dell City - Inc.	3.1112	3.3357	(0.2245)	4.1597	(1.0485)
Dell City - Env.	3.0809	3.3357	(0.2548)	4.1343	(1.0534)
Monahans, Wink - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Barstow - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Pyote - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Pecos - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Thorntonville - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Wickett - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Pecos, Monahans, Barstow, Wink, Wickett, Thorntonville, Pyote - Env.	3.2461	3.5146	(0.2685)	4.3560	(1.1099)
Andrews - Inc.	3.1827	3.4124	(0.2297)	4.2554	(1.0727)
Andrews - Env.	3.1517	3.4124	(0.2607)	4.2293	(1.0776)
Crane - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
Crane - Env.	3.2461	3.5146	(0.2685)	4.3560	(1.1099)
McCamey - Inc.	3.2781	3.5146	(0.2365)	4.3829	(1.1048)
McCamey - Env.	3.2461	3.5146	(0.2685)	4.3560	(1.1099)
North Texas					
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Inc.	5.7370	5.6678	0.0692	5.9107	(0.1737)
Jacksboro, Bryson, Mineral Wells, Milsap, Graford, Aledo, Hudson Oaks, Willow Park and Possum Kingdom - Env.	5.7370	5.6678	0.0692	5.8303	(0.0933)
Breckenridge, Graham - Inc.	5.8350	5.7646	0.0704	6.0118	(0.1768)
Breckenridge, Graham - Env.	5.8350	5.7646	0.0704	5.9300	(0.0950)
Weatherford - Inc.	6.1051	6.0359	0.0692	6.2672	(0.1621)
Weatherford - Env.	5.7370	5.6678	0.0692	5.8303	(0.0933)
Panhandle					
Borger - Inc.	6.0236	3.4396	2.5840	4.4384	1.5852
Borger - Env.	5.9407	3.4396	2.5011	4.3478	1.5929
Skellytown - Inc.	5.9876	3.4190	2.5686	4.4119	1.5757
Skellytown - Env.	5.9052	3.4190	2.4862	4.3218	1.5834
Rio Grande Valley					
RGV - Inc.	4.1751	3.7298	0.4453	4.5432	(0.3681)
RGV - Env.	3.9188	3.7298	0.1890	4.2624	(0.3436)
Galveston					
Galveston - Inc.	7.7179	5.8813	1.8366	6.1079	1.6100
Bayou Vista & Jamaica Beach - Inc.	7.7179	5.8813	1.8366	6.1079	1.6100
Galveston & Bayou Vista - Env.	7.7985	5.9619	1.8366	6.0563	1.7422
Port Arthur					
Port Arthur, Nederland, Port Neches, Groves, Beaumont - Inc.	7.7179	5.8813	1.8366	6.1079	1.6100
Port Arthur, Nederland, Port Neches, Groves - Env.	7.7985	5.9619	1.8366	6.0563	1.7422

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, Mustang Ridge, 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,
Mustang Ridge and Pflugerville)
September 15, 2022 (Buda, Marble Falls and Pflugerville)
January 15, 2024 (City of Mustang Ridge)

PIPELINE INTEGRITY TESTING (PIT) SURCHARGE RIDER

A. APPLICABILITY

The Pipeline Integrity Testing Surcharge (PIT) rate as set forth in Section (B) below is for the recovery of costs associated with pipeline integrity testing as defined in Rate Schedule PIT. This rate shall apply to the following gas sales and standard transportation rate schedules of Texas Gas Service Company, a Division of ONE Gas, Inc. currently in force in the Company's Central-Gulf Service Area ("CGSA") within the incorporated and unincorporated areas of 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 and in the environs area of Bastrop, Texas: 10, 20, 30, 40, 48, C-1, CNG-1, T-1, 1Z, 2Z, 3Z, 4Z, 4H, C-1-ENV, CNG-1-ENV and T-1-ENV.

B. PIT RATE

-\$0.00010 per Ccf (a credit)

This rate will be in effect until all approved and expended pipeline integrity testing expenses are recovered under the applicable rate schedules.

C. OTHER ADJUSTMENTS

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

D. CONDITIONS

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

**WEATHER NORMALIZATION ADJUSTMENT CLAUSE
(Continued)**

WNAD = (HDD Diff * CB * WF) * COS rate, where

HDD Diff = (Normal HDD – Actual HDD), the difference between normal and actual heating degree days for the billing period.

CB = Number of customers billed for the billing period.

WF = Weather factor determined for each rate schedule in the most recent rate case.

Austin, Bastrop (environs only), Bee Cave, Buda, Cedar Park, Dripping Springs, Kyle, Lakeway, Marble Falls, Pflugerville, Rollingwood, Sunset Valley, and West Lake Hills:
Residential 0.15498; Commercial 0.38392; Public Authority 1.94154; Public Schools 3.95052
Weather Station: KATT

Cuero, Gonzales, Lockhart, Luling, Nixon, Shiner, and Yoakum:
Residential 0.14213; Commercial 0.21988; Public Authority 0.95317
Weather Station: KSAT

Bayou Vista, Galveston, and Jamaica Beach:
Residential 0.18569; Commercial 0.44273; Public Authority 3.44053
Weather Station: KGLS

Beaumont, Groves, Nederland, Port Arthur, and Port Neches:
Residential 0.17379; Commercial 0.28946; Public Authority 2.28489
Weather Station: KBPT

CV = Current Volumes for the billing period.

FILING WITH THE CITIES AND THE RAILROAD COMMISSION OF TEXAS (RRC)

The Company will file monthly reports showing the rate adjustments for each applicable rate schedule. Supporting documentation will be made available for review upon request. By each October 1, the Company will file with the Cities and the RRC an annual report verifying the past year's WNA collections or refunds.

Supersedes Rate Schedule Dated
October 26, 2016 (Cities of Austin, Bee Cave, Cedar Park, Dripping Springs, Kyle, Lakeway, Rollingwood, Sunset Valley, and West Lake Hills, TX)
January 6, 2017 (Cities of Cuero, Gonzales, Lockhart, Luling, Nixon, Shiner, and Yoakum, TX)
November 23, 2016 (Unincorporated Areas of the Central Texas Service Area)
May 9, 2016 (Gulf Coast Service Area)
May 22, 2019 (City of Beaumont)

Meters Read On and After
August 4, 2020 (CGSA except Bastrop Env., Buda Inc., Hutto Env., Marble Falls, Mustang Ridge and Pflugerville)
September 15, 2022 (Bastrop Env., Buda Inc., Marble Falls and Pflugerville)
January 15, 2024 (Hutto Env. and Mustang Ridge)

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*	\$7.75	\$12.55	\$20.30
3/4	\$11.63	\$18.83	\$30.46
1	\$19.38	\$31.38	\$50.76
1½	\$50.38	\$81.58	\$131.96
2	\$84.48	\$136.80	\$221.28
3	\$142.60	\$230.92	\$373.52
4	\$253.43	\$410.39	\$663.82
6	\$585.13	\$947.53	\$1,532.66
8	\$1,557.75	\$2,522.55	\$4,080.30
10	\$2,712.50	\$4,392.50	\$7,105.00
12	\$3,410.00	\$5,522.00	\$8,932.00

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>)	\$4.67
Peak (<i>July – October Bills</i>)	\$5.37

Reserve Fund Surcharge – \$0.05 fee is charged per 1,000 gallons of water billed for the billing period to Non-CAP and CAP customers. The fee revenue goes into a restricted reserve fund to offset water service revenue shortfalls that may impact operations and services.

Community Benefit Charge – \$0.30 fee charged per 1,000 gallons of water billed for the billing period to Non-CAP customers to fund the Customer Assistance Program (CAP).

GoPurple Community Benefit Charge – \$0.15 fee is charged per 1,000 gallons of water billed for the billing period to support foundational aspects of Water Forward initiative.

Purple Choice (Voluntary) – retail customers, including CAP customers, can voluntarily opt in for the **Purple Choice** program to support the Reuse strategies outlined in the Water Forward plan. This **\$6.00** charge is billed per account/per customer per month.

Multi-Family Wastewater Customers – A monthly wastewater charge of **\$10.70** includes the costs of billing, collections, customer service and other account management services.

Volume Charge – A rate of **\$10.41** 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 – \$0.30 fee is charged per 1,000 gallons of wastewater billed for the billing period to Non-CAP customers to fund the Customer Assistance Program (CAP).

GoPurple Community Benefit Charge – \$0.15 fee is charged per 1,000 gallons of wastewater billed for the billing period to support foundational aspects of Water Forward initiative.

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*	\$7.75
3/4	\$11.63
1	\$19.38
1½	\$50.38
2	\$84.48
3	\$142.60
4	\$253.43
6	\$585.13
8	\$1,557.75
10	\$2,712.50
12	\$3,410.00

*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	\$1.30
2,001 - 6,000 Gallons	\$3.74
6,001 - 11,000 Gallons	\$9.98
11,001 - 20,000 Gallons	\$22.52
20,001 - over Gallons	\$34.00

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	\$3.13	\$1.31
2,001 - 6,000 Gallons	\$5.26	\$3.84
6,001 - 11,000 Gallons	\$9.52	\$7.14
11,001 - 20,000 Gallons	\$15.05	\$13.24
20,001 - over Gallons	\$18.06	\$17.52

Reserve Fund Surcharge – \$0.05 fee is charged per 1,000 gallons of water billed for the billing period to Non-CAP and CAP customers. The fee revenue goes into a restricted reserve fund to offset water service revenue shortfalls that may impact operations and services.

Community Benefit Charge – \$0.30 fee is charged per 1,000 gallons of water billed for the billing period to Non-CAP customers to fund the Customer Assistance Program (CAP).

GoPurple Community Benefit Charge – \$0.15 fee is charged per 1,000 gallons of water billed for the billing period to support foundational aspects of Water Forward initiative.

Purple Choice (Voluntary) – retail customers, including CAP customers, can voluntarily opt in for the **Purple Choice** program to support the Reuse strategies outlined in the Water Forward plan. This **\$6.00** charge is billed per account/per customer per month.

Residential Wastewater Customers – A monthly wastewater charge of **\$10.70** 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.



Water & Wastewater Rates

Gallons of Water	Volume Charge Non-CAP	Volume Charge CAP**
0 - 2,000 Gallons	\$5.35	\$3.32
2,001 – or more Gallons	\$11.25	\$8.48

Community Benefit Charge – \$0.30 fee is charged per 1,000 gallons of wastewater billed for the billing period to Non-CAP customers to fund the Customer Assistance Program (CAP).

GoPurple Community Benefit Charge – \$0.15 fee is charged per 1,000 gallons of wastewater billed for the billing period to support foundational aspects of Water Forward initiative.

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



Transportation User Fee

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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. \(http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-10TRUSFE\)](http://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT14USSTPUPR_CH14-10TRUSFE)**

This monthly fee, as defined in the municipal code, funds the maintenance and repair of roadways, signs, signals and markings, sidewalks and urban trails. This includes annual street resurfacing and other maintenance activities necessary for keeping Austin connected and our infrastructure in good

condition. By managing and maintaining public right of way infrastructure, the City of Austin is able to save taxpayer money by intervening before full reconstruction is needed. Full street reconstruction can be costly and time-consuming, therefore preventative maintenance provided by the fee helps reduce these costs.

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

Residential Transportation User Fee Rates

Effective Nov. 1, 2024

Building Type	Monthly Fee
House/garage apartment	\$19.74
Duplex	\$17.63
Triplex/fourplex	\$14.69
Townhouse/condo	\$14.69
Mobile home	\$12.60
Five or more units	\$14.89

For commercial customers, the rate is \$97.94 per developed acre and then multiplied by the usage category, which is based on the type of business.

For additional billing information, call 3-1-1 or contact Austin Energy Customer Care at (512) 494-9400.

Transportation User Fee Exemptions

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

- Age 65 or older or
- Does not own or regularly use a private motor vehicle or
- Property is vacant (determined automatically each month based on electric and water usage)

Enter the amount of impervious cover in square feet.

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

Enter the size of the property in square feet.

(You can estimate by measuring property boundaries or by getting information online from the **Travis Central Appraisal District** (<http://www.traviscad.org>), **Hays Central Appraisal District** (<http://www.hayscad.com/>) or the **Williamson Central Appraisal District** (<http://www.wcad.org>). The City uses the appraisal districts and GIS as data sources.)

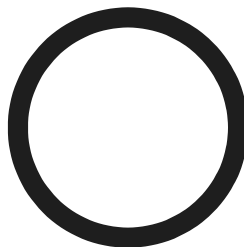
Percentage of impervious cover: 100%

Adjustment Factor: 1.735800

Estimated Monthly Drainage Charge: \$14.71

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)

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Site Map (/sitemap)

Enter the amount of impervious cover in square feet.

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

Enter the size of the property in square feet.

(You can estimate by measuring property boundaries or by getting information online from the **Travis Central Appraisal District** (<http://www.traviscad.org>), **Hays Central Appraisal District** (<http://www.hayscad.com/>) or the **Williamson Central Appraisal District** (<http://www.wcad.org>). The City uses the appraisal districts and GIS as data sources.)

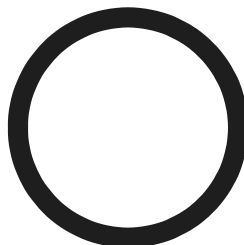
Percentage of impervious cover: 100%

Adjustment Factor: 1.735800

Estimated Monthly Drainage Charge: \$24.52

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.
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Site Map (/sitemap)



[\(/page/my-collection-schedule\)](/page/my-collection-schedule)

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

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
Small (24-gallon)	\$26.20*
Medium (32-gallon)	\$27.65*
Large (64-gallon)	\$33.40*
Extra Large (96-gallon)	\$58.40*

*Includes a base fee of \$21.90

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, brush and bulk collection. 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 an extra large 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 \$5.45 Clean Community Fee (this includes the Austin Resource Recovery portion only and is a price increase of \$0.45, effective October 1, 2024) 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.)

Description of Rate or Charge	Monthly Charge	Per Usage Rate	Usage Measure	% Charge (ex: tax)	Summer Months	Winter Months	Tiers/ Consumps

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates SECTION 8 HCV PROGRAM & ENERGY EFFICIENT

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 2024

Austin Energy		Rates		Difference	
Description	Measure	11/2023	11/2024	Amount	Percent
Customer Charge	per month	\$13.00	\$15.00	\$2.00	16%
Tier-1 Total Energy Chgs (0-300)	per kwh	0.10478	0.11247	0.00769	8%
Tier-2 Total Energy Chgs (301-900)	per kwh	0.11478	0.12279	0.00801	7%
Tier-3 Total Energy Chgs (901-2000)	per kwh	0.13685	0.14666	0.00981	8%
Total Taxes	% of total	3.1637%	3.1637%	0.00	0%

NATURAL GAS

Texas Gas Service <i>(Central Texas Services Area) (RS 10)</i>		Rates		Difference	
Description	Measure	11/2023	11/2024	Amount	Percent
Total Monthly Charges	per month	\$23.59	\$26.21	\$2.62	12%
Total Energy Charges	per ccf	1.08007	1.23744	0.15737	15%
Total Taxes	% of total	8.1637%	8.1637%	0.00	0%

WATER, SEWER & TRASH COLLECTION

Austin Water - Multi-Family		Rates		Difference	
Description - Water	Measure	11/2023	11/2024	Amount	Percent
Total Monthly Charges	per month	\$19.95	\$20.30	\$0.35	2%
Total Usage Charges	per 1000 gals	\$5.03	\$5.40	\$0.37	8%
Description - Sewer	Measure	11/2023	11/2024	Amount	Percent
Total Monthly Charges	per month	\$43.28	\$46.48	\$3.20	8%
Total Usage Charges	per 1000 gals	\$9.47	\$10.86	\$1.39	15%

Continue...

Comparison of Previous and Current Utility Rates

SECTION 8 HCV PROGRAM & ENERGY EFFICIENT

Austin Water Continued...

Austin Water - Single-Family	Measure	Rates		Difference	
		11/2023	11/2024	Amount	Percent
Description - Water					
Total Monthly Charges (if 0-2000)	per month	\$8.70	\$9.05	\$0.35	5%
Total Monthly Charges (if 2001-6000)	per month	\$11.00	\$11.19	\$0.19	2%
Total Monthly Charges (if 6001-11000)	per month	\$16.70	\$17.43	\$0.73	5%
Tier-1 Total Usage Chgs (0-2000)	per 1000 gals	\$3.20	\$3.63	\$0.43	14%
Tier-2 Total Usage Chgs (2001-6000)	per 1000 gals	\$5.19	\$5.76	\$0.57	11%
Tier-3 Total Usage Chgs (6001-11000)	per 1000 gals	\$8.85	\$10.02	\$1.17	14%
Description - Sewer					
Total Monthly Charges (House)	per month	\$43.36	\$46.49	\$3.13	8%
Tiers-1 Total Usage Chgs (0-2000)	per 1000 gals	\$5.25	\$5.80	\$0.55	11%
Tiers-2 Total Usage Chgs (over 2000)	per 1000 gals	\$10.60	\$11.70	\$1.10	11%
Description - Trash Collection (MF/SF)					
Total Monthly Chgs (24 gal) (0-2 br)	per month	\$29.55	\$31.65	\$2.10	8%
Total Monthly Chgs (32 gal) (3-4 br)	per month	\$30.90	\$33.10	\$2.20	8%
Total Monthly Chgs (64 gal) (5 br)	per month	\$36.35	\$38.85	\$2.50	7%
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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)					Date: 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$14.00	\$16.00	\$19.00	\$20.00	\$22.00	\$23.00	
	Bottle Gas							
	Electric	\$9.00	\$10.00	\$12.00	\$15.00	\$17.00	\$19.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	<i>(Includes Monthly Charge)</i>	\$30.00	\$33.00	\$41.00	\$49.00	\$57.00	\$65.00	
Air Conditioning		\$14.00	\$16.00	\$22.00	\$28.00	\$34.00	\$41.00	
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00	
	Bottle Gas							
	Electric	\$10.00	\$12.00	\$15.00	\$18.00	\$22.00	\$25.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)				Date 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$14.00	\$16.00	\$19.00	\$20.00	\$22.00	\$23.00
	Bottle Gas						
	Electric	\$9.00	\$10.00	\$12.00	\$15.00	\$17.00	\$19.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
	Bottle Gas						
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$30.00	\$33.00	\$41.00	\$49.00	\$57.00	\$65.00
Air Conditioning		\$14.00	\$16.00	\$22.00	\$28.00	\$34.00	\$41.00
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$15.00	\$19.00	\$22.00
	Bottle Gas						
	Electric	\$10.00	\$12.00	\$15.00	\$18.00	\$22.00	\$25.00
	Fuel Oil						
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse				Date 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$20.00	\$23.00	\$26.00	\$27.00	\$29.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$18.00	\$21.00	\$24.00	\$26.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
	Bottle Gas						
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$34.00	\$38.00	\$48.00	\$59.00	\$69.00	\$80.00
Air Conditioning		\$13.00	\$16.00	\$27.00	\$39.00	\$51.00	\$63.00
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
	Fuel Oil						
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/Duplex				Date 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$20.00	\$23.00	\$26.00	\$27.00	\$29.00	\$32.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$18.00	\$21.00	\$24.00	\$26.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
	Bottle Gas						
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$34.00	\$38.00	\$48.00	\$59.00	\$69.00	\$80.00
Air Conditioning		\$13.00	\$16.00	\$27.00	\$39.00	\$51.00	\$63.00
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
	Fuel Oil						
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
Head of Household Name					Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Single-Family (Detached House)					Date 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$21.00	\$25.00	\$27.00	\$29.00	\$32.00	\$34.00	
	Bottle Gas							
	Electric	\$17.00	\$20.00	\$23.00	\$26.00	\$28.00	\$31.00	
	Fuel Oil							
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00	
	Bottle Gas							
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00	
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$54.00	\$67.00	\$79.00	\$91.00	
Air Conditioning		\$10.00	\$12.00	\$28.00	\$44.00	\$61.00	\$78.00	
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00	
	Bottle Gas							
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00	
	Fuel Oil							
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00	
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range / Microwave			
					Refrigerator			
					Total			



Utility Allowance Schedule

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

OMB Approval No. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type Manufactured/Mobile Home				Date 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$18.00	\$21.00	\$22.00	\$25.00	\$27.00	\$29.00
	Bottle Gas						
	Electric	\$19.00	\$22.00	\$23.00	\$23.00	\$24.00	\$24.00
	Fuel Oil						
Cooking	Natural Gas	\$4.00	\$4.00	\$6.00	\$7.00	\$9.00	\$11.00
	Bottle Gas						
	Electric	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
Other Electric	<i>(Includes Monthly Charge)</i>	\$38.00	\$42.00	\$54.00	\$67.00	\$79.00	\$91.00
Air Conditioning		\$13.00	\$15.00	\$26.00	\$37.00	\$48.00	\$60.00
Water Heating	Natural Gas	\$8.00	\$11.00	\$15.00	\$20.00	\$23.00	\$28.00
	Bottle Gas						
	Electric	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
	Fuel Oil						
Water		\$38.00	\$39.00	\$46.00	\$54.00	\$61.00	\$69.00
Sewer		\$77.00	\$79.00	\$93.00	\$107.00	\$121.00	\$136.00
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00
Range Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



Utility Allowance Schedule

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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): **Effective: 6-1-2023**

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Elevator)					
Utility or Service:	SR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$12	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane							
c. Electric	\$5	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
d. Oil							
Cooking							
a. Natural Gas	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane							
c. Electric	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$18	\$24.00	\$27.00	\$34.00	\$40.00	\$47.00	\$53.00
Air Conditioning	\$9	\$12.00	\$14.00	\$19.00	\$24.00	\$29.00	\$35.00
Water Heating							
a. Natural Gas	\$6	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
b. Bottle Gas/Propane							
c. Electric	\$7	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00
d. Oil							
Water, Sewer, Trash Collection							
Water	\$28	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$56	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$23	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$37.00
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$8	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$9	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges							
Natural Gas Charge \$22.61	\$17	\$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. Name of Family Address of Unit Number of Bedrooms		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): **Effective: 6-1-2023**

Locality: Housing Authority of the City of Austin, TX		Unit Type: Multi-Family (Apartment)					
Utility or Service:	SR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$12	\$16.00	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00
b. Bottle Gas/Propane							
c. Electric	\$5	\$7.00	\$9.00	\$11.00	\$13.00	\$15.00	\$17.00
d. Oil							
Cooking							
a. Natural Gas	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane							
c. Electric	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$18	\$24.00	\$27.00	\$34.00	\$40.00	\$47.00	\$53.00
Air Conditioning	\$9	\$12.00	\$14.00	\$19.00	\$24.00	\$29.00	\$35.00
Water Heating							
a. Natural Gas	\$6	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
b. Bottle Gas/Propane							
c. Electric	\$7	\$9.00	\$10.00	\$13.00	\$16.00	\$19.00	\$21.00
d. Oil							
Water, Sewer, Trash Collection							
Water	\$28	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$56	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$23	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$37.00
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$8	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$9	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges							
Natural Gas Charge \$22.61	\$17	\$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		\$			
Address of Unit		Water Heating		\$			
		Water		\$			
Number of Bedrooms		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
		Other		\$			
		Total		\$			



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

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

Date (mm/dd/yyyy): **Effective: 6-1-2023**

Locality: Housing Authority of the City of Austin, TX		Unit Type: Row House/Townhouse					
Utility or Service:	SR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$17	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
b. Bottle Gas/Propane							
c. Electric	\$8	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00	\$23.00
d. Oil							
Cooking							
a. Natural Gas	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane							
c. Electric	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$21	\$28.00	\$31.00	\$40.00	\$48.00	\$56.00	\$68.00
Air Conditioning	\$8	\$11.00	\$13.00	\$23.00	\$33.00	\$42.00	\$54.00
Water Heating							
a. Natural Gas	\$7	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane							
c. Electric	\$8	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil							
Water, Sewer, Trash Collection							
Water	\$28	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$56	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$23	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$37.00
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$8	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$9	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges							
Natural Gas Charge \$22.61	\$17	\$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		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



Utility Allowance Schedule

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

OMB Approval
No. 25577-0169
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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy): **Effective: 6-1-2023**

Locality: Housing Authority of the City of Austin, TX		Unit Type: Semi-Detached/Duplex					
Utility or Service:	SR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$17	\$23.00	\$27.00	\$29.00	\$31.00	\$33.00	\$36.00
b. Bottle Gas/Propane							
c. Electric	\$8	\$11.00	\$13.00	\$15.00	\$18.00	\$20.00	\$23.00
d. Oil							
Cooking							
a. Natural Gas	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane							
c. Electric	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$21	\$28.00	\$31.00	\$40.00	\$48.00	\$56.00	\$68.00
Air Conditioning	\$8	\$11.00	\$13.00	\$23.00	\$33.00	\$42.00	\$54.00
Water Heating							
a. Natural Gas	\$7	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane							
c. Electric	\$8	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil							
Water, Sewer, Trash Collection							
Water	\$28	\$37.00	\$38.00	\$45.00	\$52.00	\$59.00	\$66.00
Sewer	\$56	\$75.00	\$76.00	\$90.00	\$103.00	\$116.00	\$130.00
Trash Collection	\$23	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$37.00
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$8	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$9	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges							
Natural Gas Charge \$22.61	\$17	\$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		\$			
Address of Unit		Water		\$			
		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



Utility Allowance Schedule

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

Date (mm/dd/yyyy): **Effective: 6-1-2023**

Locality: Housing Authority of the City of Austin, TX		Unit Type: Single-Family (Detached House)					
Utility or Service:	SR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$18	\$24.00	\$28.00	\$31.00	\$33.00	\$36.00	\$39.00
b. Bottle Gas/Propane							
c. Electric	\$11	\$15.00	\$17.00	\$20.00	\$22.00	\$24.00	\$26.00
d. Oil							
Cooking							
a. Natural Gas	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane							
c. Electric	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$23	\$31.00	\$35.00	\$45.00	\$54.00	\$66.00	\$79.00
Air Conditioning	\$7	\$9.00	\$11.00	\$24.00	\$37.00	\$51.00	\$69.00
Water Heating							
a. Natural Gas	\$7	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane							
c. Electric	\$8	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil							
Water, Sewer, Trash Collection							
Water	\$18	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$52	\$69.00	\$70.00	\$86.00	\$101.00	\$116.00	\$131.00
Trash Collection	\$23	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$37.00
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$8	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$9	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges							
Natural Gas Charge \$22.61	\$17	\$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		\$			
Address of Unit		Sewer		\$			
		Trash Collection		\$			
		Range / Microwave		\$			
		Refrigerator		\$			
		Other		\$			
Number of Bedrooms		Other		\$			
		Total		\$			



Utility Allowance Schedule

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

Date (mm/dd/yyyy): **Effective: 6-1-2023**

Locality: Housing Authority of the City of Austin, TX		Unit Type: Manufactured/Mobile Home					
Utility or Service:	SR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances							
Heating							
a. Natural Gas	\$15	\$20.00	\$24.00	\$25.00	\$28.00	\$31.00	\$33.00
b. Bottle Gas/Propane							
c. Electric	\$12	\$16.00	\$19.00	\$19.00	\$20.00	\$20.00	\$21.00
d. Oil							
Cooking							
a. Natural Gas	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$11.00	\$12.00
b. Bottle Gas/Propane							
c. Electric	\$3	\$4.00	\$4.00	\$7.00	\$8.00	\$10.00	\$12.00
Other Electric & Cooling							
Other Electric (Lights & Appliances) <i>(Includes Monthly Charge)</i>	\$23	\$31.00	\$35.00	\$45.00	\$54.00	\$66.00	\$79.00
Air Conditioning	\$8	\$11.00	\$13.00	\$22.00	\$31.00	\$40.00	\$50.00
Water Heating							
a. Natural Gas	\$7	\$9.00	\$12.00	\$17.00	\$23.00	\$27.00	\$32.00
b. Bottle Gas/Propane							
c. Electric	\$8	\$11.00	\$13.00	\$16.00	\$20.00	\$23.00	\$27.00
d. Oil							
Water, Sewer, Trash Collection							
Water	\$18	\$24.00	\$25.00	\$32.00	\$48.00	\$61.00	\$73.00
Sewer	\$52	\$69.00	\$70.00	\$86.00	\$101.00	\$116.00	\$131.00
Trash Collection	\$23	\$30.00	\$30.00	\$30.00	\$32.00	\$32.00	\$37.00
Tenant-supplied Appliances							
Range / Microwave Tenant-supplied	\$8	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$9	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges							
Natural Gas Charge \$22.61	\$17	\$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		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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Austin, TX		Unit Type: Multi-Family Energy Efficient					Date 06/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$12.00	\$14.00	\$15.00	\$16.00	\$18.00	\$20.00	
	Bottle Gas							
	Electric	\$7.00	\$8.00	\$10.00	\$12.00	\$14.00	\$16.00	
	Electric Heat Pump							
	Fuel Oil							
Cooking	Natural Gas	\$2.00	\$4.00	\$5.00	\$6.00	\$7.00	\$9.00	
	Bottle Gas							
	Electric	\$4.00	\$4.00	\$6.00	\$8.00	\$10.00	\$12.00	
Other Electric	<i>(Includes climate credit)</i>	\$27.00	\$30.00	\$36.00	\$42.00	\$49.00	\$56.00	
Air Conditioning		\$11.00	\$13.00	\$18.00	\$23.00	\$28.00	\$33.00	
Water Heating	Natural Gas	\$6.00	\$7.00	\$9.00	\$13.00	\$15.00	\$19.00	
	Bottle Gas							
	Electric	\$8.00	\$10.00	\$12.00	\$15.00	\$18.00	\$20.00	
	Fuel Oil							
Water		\$35.00	\$39.00	\$46.00	\$53.00	\$60.00	\$68.00	
Sewer		\$72.00	\$79.00	\$92.00	\$106.00	\$119.00	\$133.00	
Trash Collection		\$32.00	\$32.00	\$32.00	\$33.00	\$33.00	\$39.00	
Other specify: Natural Gas Charge \$25.52		\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
					Heating			
Head of Household Name					Cooking			
					Other Electric			
					Air Conditioning			
Unit Address					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

The Nelrod Company 11/2023 Update

LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date:

PHA/Zip Code* Lookup:

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

Name/City of HA:

State:

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

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF AUSTIN, TX

Study Date:

PHA/Zip Code* Lookup:

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

Name/City of HA:

State:

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
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Typical Low Temp

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02879

HUMAN RESOURCES

ITEM NO. 3.

MEETING DATE: February 20, 2025

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

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No: 02879: Approval of Revisions to the Personnel Policies and Procedures Manual of the Housing Authority of the City of Austin

BUDGETED ITEM: N/A

TOTAL COST: 0

ACTION

The Board is being asked to approve revisions to HACA's hybrid work policy, grievance policy, and extend the introductory period for new hires to 180 days.

SUMMARY

Background:

The Housing Authority of the City of Austin's Personnel Policy Manual outlines expectations, rights, responsibilities, and procedures related to various aspects of employment, such as recruitment, performance management, compensation, benefits, and workplace behavior. The purpose of a personnel policy is to provide clear, consistent guidelines that ensure fairness, transparency, and compliance with laws and regulations.

Process:

Proposed revisions to the HACA Personnel Policy Manual involve three primary topics: 1) hybrid work policy update; 2) grievance policy; and 3) increased introductory period for new employees.

Hybrid work policy:

In October 2021, a Hybrid Work Policy was approved and adopted by HACA's Board of Commissioners, that allowed staff to work from home for up to three(3) days per week, with two (2) days in the office. That work model worked effectively in attracting and retaining staff during the COVID pandemic.

As the work landscape has continued to evolve, HACA has decided to revise its hybrid work policy to require three (3) days/week in the office in order to further strengthen team collaboration, improve communication, and ensure that employees remain closely connected to our organizational culture. With this

adjustment, we aim to create more opportunities for in-person interactions that drive innovation and foster stronger relationships among colleagues.

HACA leadership supports the continuation of a hybrid work policy in consideration of supporting employee work-life balance and in order to remain competitive within the current labor market.

Grievance Policy

Upon consultation with outside general counsel, HACA is updating its grievance policy for employees to remove reference to termination of employment. HACA's grievance policy applies solely to current/active employees. Recommendations to terminate employment are made in consultation with Human Resources and outside general counsel. The final decision to terminate employment rests with the President/CEO of HACA. Termination is therefore not an eligible action for a grievance.

Introductory Period for new employees

HACA proposes increasing the introductory (probationary) period for new hires from 90 days to 180 days to allow for a more thorough evaluation of their performance, skills, and fit within the organization. This extended period will provide both the employee and HACA more time to assess long-term compatibility, ensuring that new hires are fully integrated and aligned with our culture and expectations. It will also provide more time for development and training, allowing HACA to make more informed assessment about employee performance and potential for success.

Staff Recommendation:

Staff recommends Board approval of the proposed revisions to the HACA Personnel Policy. Revisions will go into effect immediately.

ATTACHMENTS:

- ▣ **Proposed Revised hybrid work Policy**
- ▣ **Section XI of Personnel Policy**
- ▣ **Introductory Period revisions**

RESOLUTION NO. 02879

WHEREAS, the Housing Authority of the City of Austin maintains a Personnel Policies and Procedures manual to establish clear and through guidelines and policies for the employees of HACA, SHCC, AAHC, and Austin Pathways; and

WHEREAS, as part of its ongoing efforts to address business needs, the Housing Authority of the City of Austin seeks to update the Personnel Policies and Procedures manual by revising the current hybrid work policy, grievance policy, and the introductory period for new employees.

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority of the city of Austin Board of Commissioners approves and adopts the revisions to the Personnel Policies and Procedures manual and authorizes the President/CEO to incorporate the proposed revisions into the Personnel Policies and Procedures for the Housing Authority of the City of Austin.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

HACA's Hybrid Work Policy

PURPOSE

The Housing Authority of the City of Austin (HACA) supports flexible and hybrid work practices that assist our staff with balancing their work and personal lives when feasible under applicable business circumstances. The purpose of this policy is to describe how employees may work in a “hybrid” manner (i.e. both from the office and from home) and the conditions that will apply when performing work under this arrangement.

Hybrid working is an important element of HACA's:

- a. Strategy for adapting to, and thriving in, the new working environment during and following the coronavirus pandemic; and
- b. Commitment to supporting a positive work-life balance for our employees.

Hybrid working is an initiative that allows greater flexibility and balance for HACA employees, while still allowing for employees to perform their job duties without interruption to HACA's mission. The ability to work hybrid is a privilege and not an entitlement or agency-wide benefit and is granted at the sole discretion of HACA. This policy is not intended to be utilized by employees as a substitute for childcare or adult care of family members. The determination of whether staff are eligible to participate and approved for a hybrid work arrangement will be made in accordance with this policy and business needs.

A. Who is Eligible?

Hybrid work is available for positions with essential functions that can be performed from home/remotely. Hybrid work is not suitable for all positions within the agency, as some employees cannot perform their essential job functions from home or remotely. To the extent possible, eligibility for hybrid work will be included in the description for each position.

HACA expects employees approved for hybrid work to spend at least ~~two~~ **three** days per week in the workplace/office. HACA will determine, at its sole discretion, the amount of days and which days an employee is required to physically report to the office. The employee's schedule will outline which days they are expected to be present in the office and the days on which they are expected to work from home. Employees should meet with their supervisor to determine which days they will be expected to be in the office.

An employee's eligibility for hybrid work, as well as the number of days per week each employee spends in the workplace or office compared with working remotely and which days each employee must be in the office, will vary, depending on:

- the nature of their role;
- what is happening within their role and team at any particular time;
- individual circumstances, including performance issues within the past 12 months
- the needs of our organization, including the space available at work locations;

- Their contact with residents; and
- HACA's business needs

Employees are expected to adhere to their normal hours of work as set out in their schedule or otherwise communicated by their supervisor. Employees should ensure that when they work from home or remotely they are available to be contacted at all times throughout the workday (as if they were in the office), except for authorized breaks and approved scheduled leave. If an employee is unavailable for any reason they should inform their manager in advance and note unavailability on shared work calendars.

Regardless of the approved schedule, employees are expected to be able to report to the workplace or office as needed. At its discretion, HACA may require an employee to report to HACA's premises (or any other work location) on particular days, including days on which an employee has been previously approved to work from home. When possible, HACA will **try to** provide at least one business day's advance notice when requiring an employee to report to HACA's premises; however, such notice is not guaranteed.

B. Arrangements while working remotely

a. Working hours

While working remotely, employees must be available and working during normal hours of work, as set out in the employee's schedule or otherwise, unless a different arrangement has been pre-approved by the employee's supervisor.

Employees must have their webcam turned on, be visible, and wear work-appropriate attire for all meetings that are attended virtually.

Employees are expected to take lunch breaks during each work day. Employees working at home are not permitted to skip lunch breaks to "bank" or accumulate weekly hours. Skipping lunch breaks must be approved in advance by a supervisor. For example, an employee scheduled to work 40 hours per week, from 8 to 5, Monday to Friday, with a lunch break should not skip lunch Monday to Thursday and "bank" those four hours to achieve 40 hours of work before Friday at 5.

Employees should make use of tools such as shared online calendars; this can help colleagues to be aware of an employee's availability, whether working remotely or in the office.

b. Performance Expectations

Employees are expected to meet performance standards at all times.

c. Workspaces

When working outside of the office, Employees are expected to have a suitable workspace that is free from distractions, in order to be able to perform the functions and tasks of the job. Providing care for a younger minor child or for an aging/disabled household member during work hours does not meet the definition of a suitable workspace that is free from distractions. If applicable, employees must certify that they have adequate childcare or adult care secured. If an employee is not able to perform any portion or task while working from home, that employee must inform their supervisor.

d. Sickness

When working remotely, employees should not work if they are sick. If an employee is sick and unable to work, they should follow HACA's attendance policy. The employee should notify their manager by telephone and/ or email as soon as reasonably practicable before they are due to start work and in any event no later than one hour after they are due to begin work.

e. Non-Primary Place of Work

HACA will determine the employee's primary place of work outside of the office. If an employee needs to work from a non-primary place of work, it is the employee's responsibility to inform their supervisor. An employee that needs to travel out of state or work from a non-primary place of work for an extended period of time (one week or more) while working under this policy, must obtain prior approval from Human Resources and their supervisor.

C. Technology and Equipment

i. HACA-Issued Equipment

To assist employees when working remotely, HACA may provide a laptop computer. Employees are responsible for ensuring they have a reliable high-speed internet connection with a minimum 20MB connection, in order to perform their job duties.

Employees must take care of any HACA-issued equipment and must notify their supervisor and the TMI department of any faults or issues with the equipment or software. If additional equipment is requested, employees should submit a TMI work order. All equipment requests are subject to TMI and/or supervisor approval.

In addition, the laptop and other equipment provided by HACA must be used for work-related purposes **only** and must not be used by any other member of an employee's household or third party at any time or for any purpose.

If HACA-owned equipment is damaged or stolen while in the employee's possession, the employee may be financially responsible for the replacement of the equipment. If damage or theft occurs, an incident report should be submitted to TMI and additional departments as stated in the Incident Report Procedures.

ii. Use of Personal Computer for Remote Work

Upon approval, an employee may use a personal computer when working remotely when the following items are confirmed by TMI:

3

- Employee must have an active paid version of antivirus software and must have firewall protection activated; and
- Employee must have appropriate licenses for the software applications on the computer; and
- Employees using personal computers will remote to a computer located at the office to perform their work. All work must be saved on department drives for backup purposes; and
- Employees must ensure the physical security of the computer (e.g. not leaving it unattended or in a position where it is liable to be stolen)

iii. Data protection

Employees working remotely are responsible for keeping information associated with our organization secure at all times. Specifically, remote workers are under a duty to:

- practice good computer security, including using a unique password for your work laptop and any other devices you use for work;
- keep all hard copies of work-related documentation secure, including keeping documents locked away at all times except when in use; and
- ensure that work-related information is safeguarded when working in public spaces, for example by:
 - positioning your laptop so that others cannot see the screen;
 - not leaving your laptop unattended; and
 - not having confidential/business-sensitive conversations in public spaces.

D. Insurance

Employees should be aware that the HACA does not insure any employee-owned equipment, furniture, or other property used when an employee works remotely or from home.

E. Health and Safety

Employees should work with their supervisor/manager to ensure that their remote working setup is appropriate and they are working in a safe manner. However, the employee must also take responsibility for their own health and safety and that of anyone else who is affected by their work (for example others in the household when an employee is working from home).

An employee must notify their supervisor/manager immediately if:

- they feel any discomfort due to working remotely (such as back pain); or

- they believe that there are any work-related health and safety hazards;
- any work-related accidents occur in the home.

The employee's supervisor/manager will discuss the matter with the HR department to look into what action can be taken. The employee should also report any other relevant incidents to their supervisor immediately (security issues, theft of Company property, etc).

F. Expectations When Working Remotely and in the Workplace Employees working remotely and onsite remain subject to relevant HACA policies and procedures. Employees working remotely from home or on-site are responsible for maintaining a safe work environment.

G. Supervisor Responsibility

Supervisors are responsible for adhering to and enforcing this policy, including preparing written descriptions of the approved hybrid schedule and obtaining a signed copy of this policy to provide to Human Resources.

H. Reasonable Accommodation

This policy does not apply to requests for reasonable accommodation for a disability or occasional work-from-home arrangements, such as in instances of inclement weather. Employees requesting a change in schedule or work arrangements as a reasonable accommodation should follow HACA's procedures on requests for reasonable accommodation.

I. Other Policies

Employees and staff are encouraged to read this policy in conjunction with other relevant Company policies, including HACA's:

- Code of Conduct
- Employee Dress Code
- Anti-Harassment Policy
- Attendance Policy

J. Breaches of This Policy

A breach of this policy may result in revocation of the hybrid work schedule and in disciplinary action up to and including termination of employment.

K. Termination of the Hybrid Work Arrangement

All hybrid work arrangements are subject to ongoing review by the supervisor

and Human Resources and may be terminated at any time. HACA may terminate the hybrid work arrangement at its discretion. Where possible, supervisors will give employees advance notice of two weeks if a decision is made to terminate the arrangement; however, advance notice is not required. Refusal to return to the office will be considered a voluntary resignation of employment.

By signing this document, you confirm that you have read, agree to, and will abide by this policy until further notice.

Employee Name: _____

Signature: _____

Date: _____

XI. GRIEVANCES

While HACA strives to promote open and honest communication as well as problem solving at the lowest administrative level possible, there are occasions when issues cannot be resolved. Section eleven presents the policies and procedures for employees to exercise their rights to register a grievance (also known as a complaint) regarding the conditions of their employment. This section outlines how to file a grievance, the steps and levels a grievance can take, and how a final resolution is achieved.

The purpose of the Grievance policy is to afford all employees of HACA the opportunity to seek prompt and fair internal resolution of all work-related grievances related to their employment. The Grievance policy is intended to supplement the “Open Door Policy” described in this Manual. The “Open Door Policy” says HACA’s philosophy is that all employees have free access to their immediate supervisors or to other appropriate HACA supervisors to informally express their work-related concerns. HACA will attempt to treat all grievances and their investigation as confidential, recognizing, however, that in the course of investigating and resolving internal grievances some dissemination of information to others may be appropriate and unavoidable. HACA intends, whenever possible, that grievances be resolved at the lowest possible administrative level. Agreement to comply with the Grievance policy and Hearing procedures is a condition of employment and continued employment.

Grievances shall be divided into two (2) separate categories. The first category is Conditions of Work – Grievances related to an employee’s conditions of work, which shall include but not be limited to compensation, benefits, exempt status, hours, discipline less than probation, or other general conditions of the job; allegations of unlawful discrimination in employment on the basis of race, creed, color, national origin, sex, age, religion, military status, physical or mental disability, sexual orientation, gender identification, genetic information, harassment or retaliation, in violation of any federal, state or local law; grievances against another HACA employee; or violations of any local, state, or federal statute applicable to the employee’s employment.

The second category is Disciplinary Grievances – Grievances related to evaluation, reassignment, discipline involving probation or more, demotion, denials of promotions, or suspension ; and “whistleblower” types of complaints or charges of retaliation.

This policy regarding grievances does not affect any other policy in the Manual, and may be changed at any time without the notification or consent of HACA employees.

HACA Personnel Policy and Procedures

(Below are tracked changes to the Policy that pertain to the Introductory Period for new employees)

II. ATTENDANCE AND LEAVE ACCOUNTING

B. TIME SHEETS

All employees are required to complete an individual time sheet showing the daily hours worked. Time sheets document the time worked for a two (2) work week period and should be completed by the close of each workday. The following points should be considered in completing time sheets.

1. Employees should record their total hours worked for each workday.
2. Non-exempt employees are not permitted to sign in or begin work before their normal starting time or to sign out or stop work after their normal quitting time without their supervisor's prior approval.
3. Employees are required to take scheduled lunch or meal breaks.
4. Employee time sheets should be reviewed and signed by the employee's supervisor. Time not worked for which an employee is entitled to be paid (paid absences, paid holidays, or paid vacation time) should be entered by the employee on the time sheet. Authorized overtime should also be identified by the supervisor.
5. All absences during a non-exempt employee's first one hundred eighty (180) days of service (introductory period) will not be paid. Supervisors should inform employees if they will not be paid for certain hours of absence.

D. ALTERNATIVE WORK SCHEDULE

Alternative Work Schedules are at the discretion of the Vice President or the employee's Department Director. In general, except where an alternative work schedule benefits HACA, employees must have been employed with HACA for a minimum of 180 days and received a satisfactory performance evaluation to request an alternative work schedule. Employees are expected to maintain the approved Alternative Work Schedule until authorization to change it is obtained from their supervisor.

F. ATTENDANCE MONITORING

Consequences of No Call/No Show (NC/NS) and Failure to Respond while On-Call

If an employee is NC/NS or fails to respond while on-call, their time shall be uncompensated. The employee will be issued a final written warning effective for twelve (12) months for one (1) NC/NS. The second NC/NS during this twelve (12) month period results in immediate termination of the employee.

If an employee fails to report to work and does not notify his/her supervisor or department for two (2) scheduled shifts without a return to work in between, the employee is considered to have voluntarily resigned without notice as of the last date of active employment.

An employee with a single NC/NS during the one hundred eighty (180) day introductory period will be terminated.

III. HOLIDAYS, LEAVE AND BENEFITS

ADDITIONAL DAYS OFF

Employees of HACA are also provided with a "Personal Day" and a "Birthday Day." The Personal Day (each employee receives one per year) is to be scheduled with their supervisor's approval and is available for use at the beginning of each calendar year. New employees who began work with HACA after January 1st do not accrue a Personal Day until the following January 1st. The Birthday Day is to be taken in the timeframe either thirty (30) days before or thirty (30) days after the employee's actual birthday and is also to be scheduled with their supervisor's approval. In the event that the employee's birthday falls during their first one hundred eighty (180) days of employment, upon completion of their introductory period the employee will have up to thirty days (30) to utilize their Birthday Day.

Employees with Less Than One hundred eighty (180) Days of Service

Employees are not permitted to take annual leave until their completion of one hundred eighty (180) calendar days of continuous, uninterrupted HACA service. They will, however, accrue leave during this period.

Employees separated during the first one hundred eighty (180) days of continuous HACA employment will not be paid for or entitled to any accrued annual leave. For exempt employees, annual leave will be debited to offset any type of absence such as sick leave or Leave Without

Pay during an employee's first one hundred eighty (180) calendar days of continuous service and they may accrue a negative balance.

Annual Leave Upon Resignation or Dismissal

A HACA employee who resigns, is dismissed, or is otherwise separated from HACA employment is entitled to a lump-sum payment for all unused, accrued annual leave provided that the employee has been continuously employed by HACA for at least one hundred eighty (180) days. The maximum accrual to be paid upon resignation or dismissal is 240 hours.

Use During First One hundred eighty (180) Days

During the initial one hundred eighty (180) day introductory period, employees will not be allowed to take paid sick leave. During an employee's one hundred eighty (180) day introductory period, one (1) sick leave occurrence will result in counseling by the immediate supervisor. This counseling should be documented with a copy provided to the employee and the Human Resources Department. The second sick leave occurrence during the introductory period will result in a written warning. The third sick leave occurrence during an employee's introductory period shall result in disciplinary action up to and including termination. Any disciplinary action taken as a result of three (3) sick leave occurrences shall be reviewed by the President/CEO.

VI. PERSONNEL ACTIONS

TRANSFERS (INTRA-AGENCY)

A transfer within the agency from one department to another is an intra-agency transfer. When the intra-agency transfer is to a position in the same salary range, there is no salary change. When the intra-agency transfer is to a position that is in a lower salary group, it is a demotion. The salary must be reduced at least the equivalent of one step. When the intra-agency transfer is to a position in a higher salary group, it is a promotion. The salary must be increased by the equivalent of at least one step. Regular full-time employees who transfer from one department to another do not have to complete a one hundred eighty (180) day introductory period. The supervisor may, if he/she wishes, write an employee evaluation when the employee has completed one hundred eighty (180) days in the new position. A transferred employee will immediately begin being paid at the rate for the new position. All intra-agency transfers must be reviewed and approved by the Human Resources Director and approved by the President/CEO.

D. TIMEFRAMES FOR TRANSITIONING CONTRACTORS

Contractors can be utilized for a period of up to one hundred eighty (180) days. After one hundred eighty (180) days, a decision should be made based on business needs to either retain or release the contractor. If retained, the contractor should be hired as a regular employee and begin a one hundred eighty (180) day probationary period.

IX. HIRING

I. INTRODUCTORY PERIOD

In order to become a regular full-time employee, each employee must complete an introductory period of one hundred eighty (180) days following initial employment or re-employment in a regular budgeted position. Supervisors should observe carefully the performance of each employee in a new job position. Where appropriate, weaknesses in performance, behavior, or development should be brought to the employee's attention for correction immediately.

The supervisor should prepare a written evaluation of the employee's job performance by the end of the first one hundred eighty (180) days on the new job. The evaluation should include a recommendation as to whether the employee should continue in the position.

Employees generally continue in their new positions if they receive both a satisfactory evaluation by the end of their initial one hundred eighty (180) day employment period and their supervisor's endorsement to continue in their position. Employees who do not receive a satisfactory evaluation and endorsement may be terminated from employment or be given additional time in thirty (30) day increments to demonstrate their ability to perform the job, if the supervisor feels additional time is warranted in order to demonstrate acceptable job performance. Supervisors shall consult with Human Resources first to determine the best course of action.

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02880

AUSTIN AFFORDABLE HOUSING CORPORATION

ITEM NO. 4.

MEETING DATE: February 20, 2025

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

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02880 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 Bridge at Iron Rock Ranch 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. 02880 to take the following actions with regard to the Bridge at Iron Rock Ranch 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 Domain Communities to purchase a 300-unit multi-family rental property called Iron Rock Ranch Apartments. The development is located at 1215 W Slaughter Lane, Austin, Texas 78748. This would be the first asset AAHC and Domain Communities have purchased together. This asset is located on a park-like 22.67-acre site in South Austin, benefiting from proximity to major thoroughfares including I-35 and MoPac Expressway. The property is also within walking distance of Casey Elementary School, less than half a mile from Paredes Middle School and less than two miles to shopping and retail at South Park Meadows.

AAHC’s proposed partner, Domain Communities, brings over 30 years of experience in affordable and conventional multifamily housing. Domain Communities served as the exclusive financial advisor and asset manager for nationally recognized non-profit organizations for properties in Phoenix, Mesa, Tempe, Oklahoma City, Tulsa, Dallas and Houston. During this time, Domain launched its Domain Communities Social Programs, which played an essential role in enriching the lives of residents. These programs provided on-site recreation centers, children’s workshops, food banks and adult education classes.

Iron Rock Ranch was constructed in 2002 and features 300 units with an average unit size of 1,055 square feet, offering a mix of 1-, 2-, and 3-bedroom apartments, including 84 townhome units. The property offers a variety of amenities, including two resort-style swimming pools, elegant clubhouse with gathering spaces and conference room, fitness center, coffee bar, and business center, two dog parks with dog wash station, grilling areas, gathering pavilion and an overall residential campus atmosphere.

The property was purchased by Domain in 2019, and has since undergone extensive renovations. Over the course of its ownership, Domain has renovated 121 units with the majority being a luxurious spec which highlights include new cabinets, appliances, flooring and finishes. In addition, the property has been relandscaped, the roadways have been resurfaced and re-stripped. The property feeds into the Austin Independent School District Casey Elementary School, Paredes Middle School, and Akins High School.

This is an important transaction to HACA and AAHC, as South Austin continues to experience significant economic and population growth, leading to increased displacement of the affordable housing community. The partnership will ensure the preservation of this asset and expand deeper affordability options for voucher holders and other residents in the area. With its proximity to major transportation corridors and its residential appeal, Iron Rock Ranch is strategically positioned to provide stable, affordable housing while maintaining high standards of living.

Below is a breakdown of the many variations of unit sizes. The property is currently 93% occupied and rents currently range from \$1,370 for a one-bedroom to \$2,250 for a three-bedroom.

72 1-bedroom/1-bath	810 square feet
24 1-bedroom/1-bath	811 square feet
72 2-bedroom/2-bath	1,036 square feet
60 2-bedroom/2.5 bath townhomes	1,131 square feet
72 3-bedroom/2-bath	1,339 square feet

Process:

The refinancing proceeds are estimated to be \$47,912,000. Domain Communities will bring \$22,500,000 in equity, with \$2,100,000 will be set aside for operating capital and final capital improvements. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 93% occupied. AAHC and Domain Communities are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to qualified voucher holders.

Apartment Management Professionals will manage the property. The new name for the property will be Bridge at Iron Rock Ranch Apartments.

Staff Recommendation:

Staff recommends approval of Resolution No. 02880.

RESOLUTION NO. 02880

Presentation, Discussion, and Possible Action on Resolution No. 02880 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 Bridge at Iron Rock Ranch 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 the full purpose jurisdiction of the City of Austin, Texas with an address of 1215 W. Slaughter Lane, Austin, Travis County, Texas 78748 (the “Land”), which constitutes the site for the Development, and to simultaneously lease the Land to Domain Iron Rock Apartments II, LLC, a Delaware limited liability company, whose managing member 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 20th day of February, 2025.

CHAIRMAN

ATTEST:

SECRETARY

HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

RESOLUTION NO. 02882

EXECUTIVE

ITEM NO. 5.

MEETING DATE: February 20, 2025

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

ITEM TITLE: Presentation, Discussion and Possible Action regarding Resolution No: 02882: Approval of renewal of Employee Medical, Vision, and Dental Insurance with United Healthcare

BUDGETED ITEM: Yes

TOTAL COST: \$5,124,013

ACTION

As part of its comprehensive compensation package, the Housing Authority of the City of Austin (HACA) currently offers its regular full-time employees medical, vision and dental insurance coverage through United Healthcare's Navigate plan.

Process:

Over the course of several months in mid to late 2024, HACA staff met with the Gallagher Group, HACA's insurance brokers, to discuss the upcoming insurance renewal for the 2025-2026 fiscal year. United Healthcare initially proposed a 24% increase to our current coverage based on utilization rate throughout the plan year. Upon consultation with Gallagher, HACA determined it was not in the organization's best interest to issue a Request for Proposals from the insurance market at this time.

Through a series of negotiations between United Healthcare and the Gallagher Group, United Healthcare ultimately revised its proposed rate to 18.4% rate increase for medical coverage, 10% rate increase for dental coverage, and a rate pass for vision coverage. This was based on HACA's demographics and claims experience. Last year, HACA received a 19% rate increase.

With this renewal, employees will benefit from a continuity of coverage with no changes to health plans. HACA will continue to offer employees the Navigate plan; it is considered a Health Maintenance Organization (HMO). Under this plan employees are required to select a Primary Care Physician (PCP) from United Healthcare and employees are also required to obtain a referral in order to see a United Healthcare Specialist.

Based on our current demographics and utilization rate as a whole, HACA believes the proposed rate increase to renew the Navigate Plan with United Healthcare is reasonable and fiscally responsible. In addition, for the fiscal year 2025-2026, 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 renewal contract to provide employee medical, vision and dental insurance coverage for the 2025-2026 fiscal year by utilizing United Healthcare's Navigate Plan.

ATTACHMENTS:

- ▣ **Final HACA 2025 Contributions**

RESOLUTION NO. 02882

**APPROVAL OF RENEWAL CONTRACTS FOR EMPLOYEE
MEDICAL, VISION AND DENTAL 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, vision and 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 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, Pathways Asset Management Inc, and Austin Pathways.

PASSED, APPROVED AND ADOPTED this 20th day of February 2025.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Medical | Contributions

Current Plan Design - Assumes Same Employer Contribution Percentage

Coverage Tier	Lives	CURRENT					RENEWAL					EE Difference \$ΔEE / %Δ ER		
		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	
BCXH / H9														
Employee Only:	123	\$895.71	\$0.00	\$0.00	\$895.71	100%	123	\$1,060.70	\$0.00	\$0.00	\$1,060.70	100%	\$0.00	0%
Employee + Spouse:	22	\$1,970.57	\$90.67	\$45.34	\$1,879.90	95%	22	\$2,333.55	\$107.37	\$53.69	\$2,226.18	95%	\$16.70	0%
Employee + Children:	54	\$1,701.85	\$85.09	\$42.55	\$1,616.76	95%	54	\$2,015.33	\$100.77	\$50.38	\$1,914.56	95%	\$15.67	0%
Employee + Family:	42	\$2,982.73	\$208.79	\$104.40	\$2,773.94	93%	42	\$3,532.15	\$247.25	\$123.63	\$3,284.90	93%	\$38.46	0%
TOTAL	241	\$370,699	\$15,359	\$7,680	\$355,340	96%	241	\$438,982	\$18,188	\$9,094	\$420,794	96%		
BCXH / H9 TOBACCO														
Employee Only:		\$895.71	\$50.00	\$25.00	\$845.71	94%	0	\$1,060.70	\$50.00	\$25.00	\$1,010.70	95%	\$0.00	1%
Employee + Spouse:		\$1,970.57	\$140.67	\$70.34	\$1,829.90	93%	0	\$2,333.55	\$157.37	\$78.69	\$2,176.18	93%	\$16.70	0%
Employee + Children:		\$1,701.85	\$135.09	\$67.55	\$1,566.76	92%	0	\$2,015.33	\$150.77	\$75.38	\$1,864.56	93%	\$15.68	0%
Employee + Family:		\$2,982.73	\$258.79	\$129.40	\$2,723.94	91%	0	\$3,532.15	\$297.25	\$148.63	\$3,234.90	92%	\$38.46	0%
TOTAL	0	\$0	\$0	\$0	\$0		0	\$0	\$0	\$0	\$0			
DQ1F / H9														
Employee Only:	123	\$1,060.70	\$0.00	\$0.00	\$1,060.70	100%	123	\$1,060.70	\$0.00	\$0.00	\$1,060.70	100%	\$0.00	0%
Employee + Spouse:	22	\$2,333.55	\$107.37	\$53.69	\$2,226.18	95%	22	\$2,333.55	\$107.37	\$53.69	\$2,226.18	95%	\$0.00	0%
Employee + Children:	54	\$2,015.33	\$100.77	\$50.38	\$1,914.56	95%	54	\$2,015.33	\$100.77	\$50.38	\$1,914.56	95%	\$0.00	0%
Employee + Family:	42	\$3,532.15	\$247.25	\$123.63	\$3,284.90	93%	42	\$3,532.15	\$247.25	\$123.63	\$3,284.90	93%	\$0.00	0%
TOTAL	241	\$438,982	\$18,188	\$9,094	\$420,794	96%	241	\$438,982	\$18,188	\$9,094	\$420,794	96%		
DQ1F / H9 TOBACCO														
Employee Only:	0	\$1,060.70	\$50.00	\$25.00	\$1,010.70	95%	0	\$1,060.70	\$50.00	\$25.00	\$1,010.70	95%	\$0.00	1%
Employee + Spouse:	0	\$2,333.55	\$157.37	\$78.69	\$2,176.18	93%	0	\$2,333.55	\$157.37	\$78.69	\$2,176.18	93%	\$16.70	0%
Employee + Children:	0	\$2,015.33	\$150.77	\$75.38	\$1,864.56	93%	0	\$2,015.33	\$150.77	\$75.38	\$1,864.56	93%	\$15.68	0%
Employee + Family:	0	\$3,532.15	\$297.25	\$148.63	\$3,234.90	92%	0	\$3,532.15	\$297.25	\$148.63	\$3,234.90	92%	\$38.46	0%
TOTAL	0	\$0	\$0	\$0	\$0		0	\$0	\$0	\$0	\$0			

	CURRENT	RENEWAL
Total Enrollment	241	241
Per Employee Per Month	\$1,538.17	\$1,821.50
Total Annual Premium	\$4,448,393	\$5,267,788
Total Employee Annual Contributions	\$184,308	\$218,258
Total Annual Premium Paid by Company	\$4,264,085	\$5,049,530
\$ Change in Total Annual Premium		\$819,395
% Change in Total Annual Premium		18%
\$ Change in Employee Annual Contribution		\$33,950
% Change in Employee Annual Contribution		18%
\$ Change in Total Annual Premium Paid by Company		\$785,445
% Change in Total Annual Premium Paid by Company		18%

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Dental | Contributions

Current Plan Design - Assumes Same Employer Contribution Percentage

Coverage Tier	Lives	CURRENT					RENEWAL					EE Difference \$ΔEE / %ΔER		
		Monthly Premium Amount	EE Monthly Contribution	EE Semi Monthly Contribution	ER Monthly Contribution	ER Monthly Percentage	Lives	Monthly Premium Amount	EE Monthly Contribution	EE Semi Monthly Contribution	ER Monthly Contribution			ER Monthly Percentage
PPO														
Employee Only:	51	\$51.16	\$38.54	\$19.27	\$12.62	25%	51	\$56.28	\$42.40	\$21.20	\$13.88	25%	\$3.86	0%
Employee + Spouse:	9	\$115.76	\$97.32	\$48.66	\$18.44	16%	9	\$127.35	\$107.07	\$53.53	\$20.28	16%	\$9.74	0%
Employee + Children:	28	\$111.72	\$87.91	\$43.95	\$23.81	21%	28	\$122.90	\$96.70	\$48.35	\$26.20	21%	\$8.80	0%
Employee + Family:	18	\$176.30	\$148.91	\$74.45	\$27.39	16%	18	\$193.94	\$163.80	\$81.90	\$30.14	16%	\$14.90	0%
TOTAL	106	\$9,953	\$7,983	\$3,992	\$1,969	20%	106	\$10,949	\$8,782	\$4,391	\$2,167	20%		
Dental DHMO														
Employee Only:	74	\$12.37	\$0.00	\$0.00	\$12.37	100%	74	\$13.61	\$0.00	\$0.00	\$13.61	100%	\$0.00	0%
Employee + Spouse:	12	\$19.97	\$1.90	\$0.95	\$18.07	90%	12	\$21.97	\$2.09	\$1.04	\$19.88	90%	\$0.19	0%
Employee + Children:	26	\$27.01	\$3.66	\$1.83	\$23.35	86%	26	\$29.72	\$4.03	\$2.01	\$25.69	86%	\$0.37	0%
Employee + Family:	19	\$31.67	\$4.82	\$2.41	\$26.85	85%	19	\$34.84	\$5.30	\$2.65	\$29.54	85%	\$0.48	0%
TOTAL	131	\$2,459	\$210	\$105	\$2,249	91%	131	\$2,705	\$231	\$115	\$2,475	91%		

	CURRENT	RENEWAL
Total Enrollment	237	237
Per Employee Per Month	\$52.37	\$57.61
Total Annual Premium	\$148,939	\$163,848
Total Employee Annual Contributions	\$98,312	\$108,150
Total Annual Premium Paid by Company	\$50,627	\$55,698
\$ Change in Total Annual Premium		\$14,909
% Change in Total Annual Premium		10.01%
\$ Change in Employee Annual Contribution		\$9,839
% Change in Employee Annual Contribution		10.01%
\$ Change in Total Annual Premium Paid by Company		\$5,071
% Change in Total Annual Premium Paid by Company		10.02%

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Vision | Contributions

Current Plan Design - Assumes Same Employer Contribution Percentage

Coverage Tier	Lives	CURRENT					RENEWAL					EE Difference \$ΔEE / %Δ ER		
		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
Vision - 1076														
Employee Only:	134	\$6.47	\$0.00	\$0.00	\$6.47	100%	134	\$6.47	\$0.00	\$0.00	\$6.47	100%	\$0.00	0%
Employee + Spouse:	26	\$12.27	\$5.80	\$2.90	\$6.47	53%	26	\$12.27	\$5.80	\$2.90	\$6.47	53%	\$0.00	0%
Employee + Children:	48	\$14.38	\$7.91	\$3.96	\$6.47	45%	48	\$14.38	\$7.91	\$3.96	\$6.47	45%	\$0.00	0%
Employee + Family:	34	\$20.23	\$13.76	\$6.88	\$6.47	32%	34	\$20.23	\$13.76	\$6.88	\$6.47	32%	\$0.00	0%
TOTAL	242	\$2,564	\$999	\$499	\$1,565	61%	242	\$2,564	\$999	\$499	\$1,565	61%		

	CURRENT	RENEWAL
Total Enrollment	242	242
Per Employee Per Month	\$10.60	\$10.60
Total Annual Premium	\$30,769	\$30,769
Total Employee Annual Contributions	\$11,983	\$11,983
Total Annual Premium Paid by Company	\$18,785	\$18,785
\$ Change in Total Annual Premium		\$0
% Change in Total Annual Premium		0.00%
\$ Change in Employee Annual Contribution		\$0
% Change in Employee Annual Contribution		0.00%
\$ Change in Total Annual Premium Paid by Company		\$0
% Change in Total Annual Premium Paid by Company		0.00%

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