



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdbca.state.tx.us

Greg Abbott
GOVERNOR

BOARD MEMBERS

J. Paul Ozer, *Chair*
Juan S. Muñoz, PhD, *Vice Chair*
Leslie Bingham-Escareño
T. Tolbert Chisum
Tom H. Gann
J.B. Goodwin

December 14, 2016

Writer's direct phone # (512) 475-3802
Email: carolyn.metzger@tdbca.state.tx.us

Deborah Griffin
Villas of Leon Valley Limited Partnership
Dallas, TX
deborah@questami.com

RE: Villas of Leon Valley

CMTS ID: 3357

Dear Ms. Griffin:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on September 15, 2016, by Quest Asset Management, Inc. for Villas of Leon Valley to calculate the utility allowance using the HUD Utility Schedule Model method described in 10TAC§10.614(f)(3). Your request is approved based on the following representations:

1. That the buildings are not HUD-Regulated;
2. That the building(s) are not RHS assisted or have RHS assisted tenants;
3. That the residents are financially responsible for electricity and that the utility is not paid to or through the owner of the building based on an allocation formula or RUBS;
4. That the only building type is Apartments (5+ units); and,
5. The unit types are one bedroom and two bedroom.

Please note that, in accordance with Treasury Regulation §1.42-10, the utility allowance for those units occupied by Section 8 voucher holders remains the applicable Public Housing Authority utility allowance established from where the resident receives the assistance.

The Notice to the Residents was posted on September 15, 2016, which begins the 90-day notification period. Please note that a resident of the development could contact the Department with additional information during the notification period. If the information is relevant, the Department may contact the owner and request additional documentation. Otherwise, the attached utility allowances are effective for rent due after **December 14, 2016**.

Please see attached utility allowance schedule. This is the only allowance approved for use. It is the sole responsibility of the owner to implement the allowance to ensure that rents are restricted and, if applicable, all additional rent and occupancy restrictions are met. The Department will review rents during the next onsite monitoring review and, failure to implement timely, will result in noncompliance.



The utility allowance must be reviewed at least once a calendar year. 10TAC§10.614(i)(4) outlines requirements for annual review. If the owner wishes to switch the methodology used to calculate the utility allowance, prior approval from the Department is required.

If you have questions about this review, please contact Carolyn Metzger at (512) 475-3802 or via email: carolyn.metzger@tdhca.state.tx.us.

Sincerely,

Carolyn Metzger
Compliance Monitor

**Allowances for
Tenant-Furnished Utilities
and Other Services**

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

Locality		Green Discount	Unit Type				Date (mm/dd/yyyy)
Villas of Leon Valley		None	Larger Apartment Bldgs. (5+ units)				9/15/2016
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas						
	Bottled Gas						
	Electric Resistance		\$16.78	\$18.08			
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottled Gas						
	Electric		\$4.58	\$6.63			
	Other						
Other Electric		\$17.29	\$24.05				
Air Conditioning		\$14.30	\$21.04				
Water Heating	Natural Gas						
	Bottled Gas						
	Electric		\$10.30	\$13.14			
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Range/Microwave							
Total:			\$63.25	\$82.94			
Total Allowance (rounded up):			\$64.00	\$83.00			

Spreadsheet (ver13) based on form HUD-52667 (12/97).

Previous editions are obsolete

ref. Handbook 7420.8