

Parkview-Primary

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		Unit Type: Multi-Family (Apartment/Semi-Detached/Duplex)					Date (mm/dd/yyyy)	
City of Tyler Housing Authority, TX							03/01/2024	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$14.00	\$17.00	\$18.00	\$21.00	\$23.00	\$24.00	
	Bottle Gas	\$41.00	\$50.00	\$56.00	\$62.00	\$68.00	\$71.00	
	Electric	\$16.00	\$18.00	\$23.00	\$28.00	\$32.00	\$37.00	
	Electric Heat Pump	\$13.00	\$16.00	\$19.00	\$21.00	\$23.00	\$26.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00	
	Bottle Gas	\$9.00	\$9.00	\$15.00	\$21.00	\$27.00	\$30.00	
	Electric	\$7.00	\$9.00	\$13.00	\$16.00	\$20.00	\$24.00	
Other Electric	(Includes Monthly Charges)	\$28.00	\$33.00	\$46.00	\$58.00	\$71.00	\$84.00	
Air Conditioning		\$17.00	\$20.00	\$28.00	\$35.00	\$43.00	\$51.00	
Water Heating	Natural Gas	\$7.00	\$8.00	\$11.00	\$14.00	\$18.00	\$22.00	
	Bottle Gas	\$21.00	\$24.00	\$32.00	\$41.00	\$56.00	\$65.00	
	Electric	\$17.00	\$20.00	\$25.00	\$31.00	\$36.00	\$42.00	
	Fuel Oil							
Water		\$58.00	\$59.00	\$65.00	\$72.00	\$78.00	\$84.00	
Sewer		\$43.00	\$43.00	\$50.00	\$57.00	\$64.00	\$71.00	
Trash Collection		\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	
Other specify: Natural Gas Charge \$30.16		\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	
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		
Unit Address						Cooking		
						Other Electric		
						Air Conditioning		
Number of Bedrooms						Water Heating		
						Water		
						Sewer		
						Trash Collection		
						Other		
						Range/Microwave		
						Refrigerator		
						Total		



adapted from form HUD 52667
(04/2023)

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		Unit Type: Multi-Family			Date (mm/dd/yyyy)
City of Tyler Housing Authority, TX		(Apartment/Semi-Detached/Duplex)			09/01/2024
Utility of Service	Fuel Type	6 BR	7 BR	8 BR	
Heating	Natural Gas	\$26.00	\$28.00	\$30.00	
	Bottle Gas	\$77.00	\$83.00	\$91.00	
	Electric	\$40.00	\$42.00	\$45.00	
	Electric Heat Pump	\$28.00	\$30.00	\$31.00	
	Fuel Oil				
Cooking	Natural Gas	\$11.00	\$12.00	\$13.00	
	Bottle Gas	\$32.00	\$35.00	\$38.00	
	Electric	\$26.00	\$28.00	\$29.00	
Other Electric	<i>(Includes Monthly Charges)</i>	\$91.00	\$97.00	\$103.00	
Air Conditioning		\$55.00	\$59.00	\$62.00	
Evaporative Cooling		\$19.00	\$20.00	\$21.00	
Water Heating	Natural Gas	\$24.00	\$26.00	\$27.00	
	Bottle Gas	\$71.00	\$77.00	\$80.00	
	Electric	\$45.00	\$49.00	\$51.00	
	Fuel Oil				
Water		\$88.00	\$93.00	\$97.00	
Sewer		\$76.00	\$80.00	\$85.00	
Trash Collection		\$27.00	\$27.00	\$27.00	
Other specify: Natural Gas Charge \$30.16		\$30.00	\$30.00	\$30.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	
Refrigerator		\$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
Head of Household Name					Heating
Unit Address					Cooking
					Other Electric
					Air Conditioning
					Water Heating
Number of Bedrooms					Water
					Sewer
					Trash Collection
					Other
Number of Bedrooms					Range /Microwave
					Refrigerator
					Total



adapted from form HUD-52667
(04/2023)

Melinda Voelker

From: Justin Anderson <justin@questami.com>
Sent: Wednesday, January 28, 2026 12:18 PM
To: villasofpineridge@questami.com; 'Cindy Crozier'
Cc: dixie@questami.com; melinda@questami.com
Subject: RE: 2026 Utility Allowances (corrected for Tyler)
Attachments: Tyler Utility Allowances_Multi Family_effective 03012026.pdf

For Pine Ridge, it appears the [multifamily] UA decreased slightly for both one and two bedroom units.

Cindy – when updating the manager’s certification, the approved rents should match the new max net rents for all designations and the Market rents updated to \$1,069 (1 BR) and \$1,269 (2 BR) to mirror the 2026 budget.

I’ve carbon copied Dixie and Melinda as Parkview might be affected by this UA update.

Below is the e-mail exchange between the property and the housing authority to keep as back-up!

Thank you,
Justin Anderson, CAPS
*Regional Portfolio Supervisor
& Operations Manager*
Quest Asset Management, Inc.
5757 West Lovers Lane, Suite 360
Dallas, Texas 75209
P: 214-351-5600 ext. 111
F: 214-350-7960
M: 214-697-8317
E-mail: justin@questami.com
www.questami.com

From: villasofpineridge@questami.com <villasofpineridge@questami.com>
Sent: Wednesday, January 28, 2026 10:47 AM
To: justin@questami.com; Cindy Crozier <cindy@questami.com>
Subject: FW: 2026 Utility Allowances (corrected for Tyler)

Thank you,
Margan Terry
Property Manager
Villas of Pine Ridge
3110 Towne Park Drive
Tyler, TX 75701
903-561-1461 Phone
903-561-1974 Fax
Email: villasofpineridge@questami.com
Villasofpineridge.com



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From: Prentice Butler <pbutler@tylertexas.com>
Sent: Wednesday, January 28, 2026 8:45 AM
To: villasofpineridge@questami.com
Subject: RE: 2026 Utility Allowances

GM Morgan,

Please find attached the corrected UA's. The effective date remained the same.

Thanks,

prentice

From: villasofpineridge@questami.com <villasofpineridge@questami.com>
Sent: Tuesday, January 20, 2026 12:57 PM
To: Prentice Butler <pbutler@tylertexas.com>
Subject: RE: 2026 Utility Allowances

Not a problem. I appreciate your help!

Thank you,

Morgan Terry

Property Manager
Villas of Pine Ridge
3110 Towne Park Drive
Tyler, TX 75701
903-561-1461 Phone
903-561-1974 Fax
Email: villasofpineridge@questami.com
Villasofpineridge.com



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From: Prentice Butler <pbutler@tylertexas.com>
Sent: Tuesday, January 20, 2026 12:30 PM
To: villasofpineridge@questami.com
Subject: RE: 2026 Utility Allowances
Importance: High

Hi Ms. Morgan,

I have to send you an updated utility allowance sheet and update the website. The company we hired to perform the study made an error. They are aware and are making the necessary corrections. I should have the update by the end of the week, and I will resend it to you. We're going to try to keep the effective date the same on March 1, 2026.

Sorry for the misinformation, but thank goodness the team here recognized it when they did.

Thanks,

prentice

From: Prentice Butler
Sent: Friday, January 9, 2026 1:24 PM
To: 'villasofpineridge@questami.com' <villasofpineridge@questami.com>
Subject: RE: 2026 Utility Allowances

You are very welcome, my friend! Thank you so much! 😊

From: villasofpineridge@questami.com <villasofpineridge@questami.com>
Sent: Friday, January 9, 2026 12:47 PM
To: Prentice Butler <pbutler@tylertexas.com>
Subject: RE: 2026 Utility Allowances

Prentice,
I appreciate your help! Have a nice weekend!

Thank you,

Morgan Terry

Property Manager
Villas of Pine Ridge
3110 Towne Park Drive
Tyler, TX 75701
903-561-1461 Phone
903-561-1974 Fax
Email: villasofpineridge@questami.com
Villasofpineridge.com



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From: Prentice Butler <pbutler@tylertexas.com>
Sent: Friday, January 9, 2026 11:41 AM
To: villasofpineridge@questami.com
Subject: RE: 2026 Utility Allowances

Hi Ms. Morgan,

I have attached the latest UA's, effective March 1, 2026. I have also uploaded them to the city's website.

Have a great weekend! 😊

prentice

From: villasofpineridge@questami.com <villasofpineridge@questami.com>
Sent: Wednesday, January 7, 2026 12:12 PM
To: Prentice Butler <pbutler@tylertexas.com>
Subject: RE: 2026 Utility Allowances

I appreciate your help!

Thank you,

Morgan Terry

Property Manager
Villas of Pine Ridge
3110 Towne Park Drive
Tyler, TX 75701
903-561-1461 Phone
903-561-1974 Fax
Email: villasofpineridge@questami.com
Villasofpineridge.com



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From: Prentice Butler <pbutler@tylertexas.com>
Sent: Wednesday, January 7, 2026 9:27 AM
To: villasofpineridge@questami.com
Subject: RE: 2026 Utility Allowances

Good morning Ms. Morgan,

I will have these available by the end of this week. I will send you a copy by the end of this week and will also try to have it keyed in our system and posted online by 5 p.m. this Friday.

Thanks,

prentice

From: villasofpineridge@questami.com <villasofpineridge@questami.com>
Sent: Monday, January 5, 2026 1:06 PM
To: NBS Housing <NBSHousing@tylertexas.com>
Subject: 2026 Utility Allowances

Hi guys,

Where can I get a copy of the 2026 Utility Allowances, from you or can I find it online? I appreciate your help!

Thank you,

Morgan Terry

Property Manager
Villas of Pine Ridge
3110 Towne Park Drive
Tyler, TX 75701
903-561-1461 Phone
903-561-1974 Fax
Email: villasofpineridge@questami.com
Villasofpineridge.com



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