



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 6, 2018

*Writer's direct phone # (512) 475-3802
Email: Carolyn.Metzger@tdhca.state.tx.us*

D Griffin
Cottages Of Rock Prairie, Limited Partnership
Dallas, TX
quest@questami.com

RE: Villas of Rock Prairie

CMTS ID: 1252

Dear D Griffin:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on June 22, 2018, by Quest Asset Management, Inc. for Villas of Rock Prairie to calculate the utility allowance using the Public Housing Authority ("PHA") method described in 10TAC §10.614(c)(3)(A).

Your request is hereby granted. This approval is based on the representation that the residents are financially responsible for electric, that the utility is not paid to or through the owner of the building based on an allocation formula or RUBS; and, that the Development does not have HUD-Regulated buildings, RHS assisted buildings or RHS assisted tenants. 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 Department has not reviewed the utility allowance schedule for compliance with any other requirement related to a properly calculated PHA utility allowance. Please see §10.614 for details to ensure ongoing compliance.

Owners are responsible for periodically determining if the applicable PHA released an updated schedule to ensure timely implementation. When the allowance changes or a new allowance is made available by the PHA, it can be implemented immediately, but must be implemented for rent due 90 days after the PHA releases an updated schedule.

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.

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

