

Allowances for Tenant-Furnished Utilities and Other Services

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

OMB Approval No. 2577-0169
(exp. 09/30/2010)

Seagoville - Primary

See Public Report Statement and Instructions on back

Locality		Unit Type		Date (mm/dd/yyyy)			
Dallas County		Apartments/Town Homes/Condos		OCTOBER 1, 2022			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	26.00	32.00	41.00	47.00	55.00	
	b. Bottle Gas						
	c. Oil/Electric	17.00	20.00	26.00	29.00	35.00	
	d. Coal/Other						
Cooking	a. Natural Gas	2.00	6.00	9.00	9.00	12.00	
	b. Bottle Gas						
	c. Oil/Electric	3.00	3.00	6.00	6.00	7.00	
	d. Coal/Other						
Other Electric		23.00	26.00	32.00	37.00	43.00	
Air Conditioning		16.00	19.00	24.00	27.00	35.00	
Water Heater	a. Natural Gas	15.00	21.00	26.00	32.00	41.00	
	b. Bottle Gas						
	c. Oil/Electric	12.00	17.00	20.00	26.00	32.00	
	d. Coal/Other						
Water		17.00	25.00	33.00	39.00	50.00	
Sewer		6.00	6.00	6.00	6.00	6.00	
Trash Collection		24.00	24.00	24.00	24.00	24.00	
Range/Microwave		15.00	15.00	15.00	15.00	15.00	
Refrigerator		13.00	13.00	13.00	13.00	13.00	
Other -- specify							
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented,					Utility or Service		per. month cost
					Heating		
Name of Family <div style="text-align: right; font-size: 1.2em;">1 BR - \$ 85.00</div>					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heater		
Address of Unit <div style="text-align: right; font-size: 1.2em;">2 BR - \$ 108.00</div> --, TEXAS					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
					Refrigerator		
					Other -- specify		
Number of Bedrooms --					Total		

Melinda Voelker

From: Elisa Julien - Quest <elisa@questami.com>
Sent: Wednesday, November 30, 2022 9:58 AM
To: Melinda Voelker; Cindy Crozier
Cc: Dixie Burgess; Justin Anderson; Deborah Griffin
Subject: Fwd: UAs

Here's our answer (see below). We must now use the Effective Date as the start of the 90 day grace period for adopting updated UA schedules.

So for Dallas County, for example, we have to make the change at the end of December.

Elisa Julien
Senior Manager of Compliance
Quest Asset Management, Inc.
elisa@questami.com

Begin forwarded message:

From: Carolyn Metzger <carolyn.metzger@tdhca.state.tx.us>
Subject: FW: UAs
Date: November 30, 2022 at 10:25:29 AM EST
To: "elisa@questami.com" <elisa@questami.com>

Hi Elisa,

That used to be the case; however, we revised our Compliance Rules, effective November 3, 2022, and now we start the 90 day period on the PHA-published effective date instead of the date the schedule was made available. We made this change because it was very difficult to track when each PHA made their UAs available, especially for those that don't post on their websites. Here's the language from the revised rule:

(2) Buildings using the PHA Allowance. 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 published effective date.

So in your scenario, you'd need to implement the new UA no later than December 30, 2022 (for January rents). Feel free to reach out if you have any other questions.

Best,
Carolyn Metzger
Team Leader of Compliance Monitoring

↓
actually 12/29/22

Texas Department of Housing and Community Affairs
221 E. 11th Street | Austin, TX 78701
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About TDHCA

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us.

From: Wendy Quackenbush <wendy.quackenbush@tdhca.state.tx.us>
Sent: Wednesday, November 30, 2022 9:15 AM
To: Carolyn Metzger <carolyn.metzger@tdhca.state.tx.us>
Subject: FW: UAs

Carolyn,

Could you please respond.

Thanks,

Wendy Quackenbush

Director of Multifamily Compliance
Texas Department of Housing and Community Affairs
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About TDHCA

The Texas Department of Housing and Community Affairs is committed to expanding fair housing choice and opportunities for Texans through the administration and funding of affordable housing and homeownership opportunities, weatherization, and community-based services with the help of for-profits, nonprofits, and local governments. For more information about fair housing, funding opportunities, or services in your area, please visit www.tdhca.state.tx.us or the [Learn about Fair Housing in Texas](#) page.

From: Elisa Julien - Quest <elisa@questami.com>
Sent: Wednesday, November 30, 2022 9:12 AM
To: Wendy Quackenbush <wendy.quackenbush@tdhca.state.tx.us>
Subject: UAs

Hi Wendy,

I want to make sure we are thinking correctly. A few years ago when at a TDHCA training, Cody said that we have 90 days from the date that a Housing Authority PUBLISHES a UA schedule to start using it. He was very clear about the publish date being the start of the 90 days. This would mean that a UA schedule we use on a few properties with an Effective Date of 10/01/2022, but not published until after 11/21/2022 (we have screen shots of their website for each week starting in October as our proof) wouldn't need to be used until February. If we assume 11/22/2022 as the publish date (we didn't check

until 11/29/2022 ... so 11/22/2022 is the earliest possible date), 90 days would be 02/19/2023 (rather than having to go with 90 days from 10/01/2022.)

Do you agree?

Elisa Julien
Senior Manager of Compliance
Quest Asset Management, Inc.
elisa@questami.com