



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 18, 2018

Writer's direct phone # (512) 475-3821  
Email: [cara.pollei@tdhca.state.tx.us](mailto:cara.pollei@tdhca.state.tx.us)

D. Griffin  
Villas of Leon Valley Limited Partnership  
Dallas, TX  
[quest@questami.com](mailto:quest@questami.com)

RE: Villas of Leon Valley

CMTS ID: 3357

Dear Mr. Griffin:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on September 13, 2018, for Villas of Leon Valley to calculate the utility allowance using the HUD Utility Schedule Model method described in 10TAC §10.614(c)(3)(C). 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; and,
4. That the only building type is Apartments (5+ units).

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 13, 2018, 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 12, 2018**.

Please see attached utility allowance schedule dated October 18, 2018. 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(g) 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 Cara Pollei at (512) 475-3821 or via email: [cara.pollei@tdhca.state.tx.us](mailto:cara.pollei@tdhca.state.tx.us).

Sincerely,

Cara Pollei  
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) |
|-------------------------------------|---------------------|---------------------------|---|----------------|-----------------|-----------------|-------------------|
| <b>Villas of Leon Valley</b>        |                     | <b>None</b>               | <b>Larger Apartment Bldgs. (5+ units)</b> |                |                 |                 | <b>10/18/2018</b> |
| 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 | \$15.86                   | \$17.10                                   | \$18.47        | \$19.52         | \$20.99         | \$22.57           |
|                                     | Electric Heat Pump  |                           |   |                |                 |                 |                   |
|                                     | Fuel Oil            |                           |   |                |                 |                 |                   |
| Cooking                             | Natural Gas         |                           |   |                |                 |                 |                   |
|                                     | Bottled Gas         |                           |   |                |                 |                 |                   |
|                                     | Electric            | \$4.05                    | \$4.76                                    | \$6.89         | \$9.01          | \$11.14         | \$13.27           |
|                                     | Other               |                           |   |                |                 |                 |                   |
| Other Electric                      |                     | \$15.27                   | \$17.97                                   | \$25.00        | \$32.03         | \$39.06         | \$46.09           |
| Air Conditioning                    |                     | \$12.34                   | \$14.85                                   | \$21.78        | \$28.55         | \$34.90         | \$41.14           |
| Water Heating                       | Natural Gas         |                           |   |                |                 |                 |                   |
|                                     | Bottled Gas         |                           |   |                |                 |                 |                   |
|                                     | Electric            | \$9.09                    | \$10.70                                   | \$13.66        | \$16.61         | \$19.57         | \$22.52           |
|                                     | Fuel Oil            |                           |   |                |                 |                 |                   |
| Water                               |                     |                           |   |                |                 |                 |                   |
| Sewer                               |                     |                           |   |                |                 |                 |                   |
| Trash Collection                    |                     |                           |   |                |                 |                 |                   |
| Range/Microwave                     |                     |                           |   |                |                 |                 |                   |
| Refrigerator                        |                     |                           |   |                |                 |                 |                   |
| Other - specify                     |                     |                           |   |                |                 |                 |                   |
| Total                               |                     | \$56.61                   | \$65.37                                   | \$85.79        | \$105.72        | \$125.65        | \$145.59          |
| <b>Total Allowance (Rounded Up)</b> |                     | <b>\$57.00</b>            | <b>\$66.00</b>                            | <b>\$86.00</b> | <b>\$106.00</b> | <b>\$126.00</b> | <b>\$146.00</b>   |