



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 2, 2025

Writer's direct phone # (512) 475-0208
Email: andrea.arshadmansab@tdhca.texas.gov

Deborah A. Griffin
Villas of Leon Valley L.P.
Dallas, Texas
quest@questami.com

RE: Villas of Leon Valley

CMTS ID: 3357

Dear Deborah A. Griffin:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on September 29, 2025, for Villas of Leon Valley to calculate the utility allowance using the HUD Utility Schedule Model method described in 10 TAC §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 electric 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 29, 2025, 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 27, 2025**.

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 monitoring review and, failure to implement timely, will result in noncompliance.



Please note, the approved allowance expires December 31, 2026. The utility allowance must be reviewed at least once a calendar year. 10 TAC §10.614(g) outlines requirements for annual review. **The annual review and all back-up documentation required by the method must be submitted to the Department no later than October 1, 2026.** However, Owners are encouraged to submit prior to the deadline to ensure the Department has time to review. The review must take into account any changes to the building, including energy conservation measures that affect energy consumption and changes in utility rates. 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 Andrea Arshadmansab at (512) 475-0208 or via email: andrea.arshadmansab@tdhca.texas.gov.

Sincerely,

Andrea Arshadmansab
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)			10/2/2025
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	\$17.69	\$19.12	\$20.72	\$21.97	\$23.68	\$25.51
	Electric Heat Pump						
	Fuel Oil						
Cooking	Natural Gas						
	Bottled Gas						
	Electric	\$4.66	\$5.48	\$7.94	\$10.39	\$12.84	\$15.29
	Other						
Other Electric		\$17.60	\$20.70	\$28.80	\$36.91	\$45.01	\$53.11
Air Conditioning		\$14.21	\$17.09	\$25.01	\$32.75	\$40.03	\$47.19
Water Heating	Natural Gas						
	Bottled Gas						
	Electric	\$10.48	\$12.33	\$15.74	\$19.14	\$22.55	\$25.96
	Fuel Oil						
Water							
Sewer							
Trash Collection							
Range/Microwave							
Refrigerator							
Other - specify							
Total		\$64.65	\$74.73	\$98.21	\$121.16	\$144.10	\$167.05
Total Allowance (Rounded Up)		\$65.00	\$75.00	\$99.00	\$122.00	\$145.00	\$168.00