



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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March 28, 2025

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

Jonathan Roper
HDC Meadowview Partners, Ltd.
Solana Beach, CA
uclaroper@gmail.com

RE: Meadowview Townhomes

CMTS ID: 1571

Dear Jonathan Roper:

The Texas Department of Housing and Community Affairs (Department) has received the request submitted on March 19, 2025, by Quest Asset Management for Meadowview Townhomes to calculate the utility allowance using the Energy Consumption Model method described in 10 TAC §10.614(c)(3)(D).

Your request is hereby granted. This approval is based on the representation that the current residents are financially responsible for electric, water and sewer, that the utilities are 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 Notice to the Residents was posted on March 14, 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. ***The following utility allowances are effective for rent due after June 11, 2025:***

	Energy Consumption Model
1 Bedroom	\$157.00
2 Bedroom	\$177.00
3 Bedroom	\$203.00



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