

RESOLUTION #TX500-22-01R

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
FORT STOCKTON HOUSING AUTHORITY

REVIEW:

Section 8 HCV Utility Allowance Schedule 2022.
(See attached schedules)

- Board approves Utility Allowance Update 2022
- Board opts to keep current Utility Allowance Schedule

	Ayes	Nays	Abstain	Absent
Governing Body				
Patricia Morales	✓			
Letricia Slater	✓			
Harry Gandhe	✓			
Christian Valadez	✓			
RJ Bernal				✓

Letricia Slater
1st Motion

Patty Morales
2nd Motion

- The Chairman thereupon declared the motion carried and the Resolution was adopted.
- The Chairman thereupon declared the motion denied.
- The Chairman thereupon declared the motion tabled.

Patty Morales
Chairman of Board

Paula Suarez
Secretary-Executive Director

Date: 2/17/2022

Paula Ureste

From: Amy Garnica <amy@nelrod.com>
Sent: Thursday, December 23, 2021 4:13 PM
To: Paula Ureste
Cc: ResidentLife
Subject: Fort Stockton, TX: Section 8 HCV Utility Allowances Rate Comparison - DRAFT
Attachments: 1100b-Fort Stockton TX-S8 Utility Rate Comparison-Feb2021-Dec 2021-FINAL.xlsx

Hi Paula,

Please see the attached DRAFT Utility Rate Comparison Charts for your Section 8 HCV utility allowance study.

HUD Regulations require an annual review of utility rates and charges and, **IF there is a 10% change, the Agency is required to adjust utility allowances.** We use the absolute value of the changes which gives us the percentage of change. This is the best way to determine a 10% change in utility rates and charges.

The comparison indicated there is a total change greater than 10%. **Therefore, we are proceeding with your utility allowance update. We are working as quickly as possible and expect to have this completed soon.**

Comparison Results: (Results in rate changes, do not mean that utility allowances will change by the actual percentage values listed.)

ELECTRIC – TXU Energy's electric rates increased 15%, and the monthly charges and taxes remained the same.

Direct Energy's electric rates increased 36%, the monthly charges increased 39%, and taxes remained the same.

Reliant Energy's electric rates increased 16%, and the monthly charges and taxes remained the same.

NATURAL GAS – The City of Fort Stockton's natural gas rates and charges remained the same.

BOTTLE GAS/PROPANE – WTG Fuels' propane fuel rate increased 6%.

WATER, SEWER & TRASH COLLECTION – The City of Fort Stockton's water, sewer, and trash collection rates and charges remained the same.

Don't miss The Nelrod Consortium Conference in Las Vegas April 6th-8th 2022.

Amy Garnica

Data Technician, ResidentLife Utility Allowances

Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

OMB Approval
No. 25577-0169
exp 7/31/2022

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Date (mm/dd/yyyy):

Locality: Fort Stockton Housing Authority, TX		Unit Type: Apartment/Low-Rise/High-Rise				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$1.00	\$2.00	\$2.00	\$2.00	\$3.00	\$3.00
b. Bottle Gas/Propane	\$36.00	\$43.00	\$48.00	\$54.00	\$59.00	\$64.00
c. Electric (avg)	\$14.00	\$16.00	\$20.00	\$24.00	\$28.00	\$32.00
d. Electric Heat Pump (avg)	\$12.00	\$14.00	\$16.00	\$18.00	\$20.00	\$22.00
e. Oil						
Cooking						
a. Natural Gas	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$2.00
b. Bottle Gas/Propane	\$8.00	\$8.00	\$13.00	\$18.00	\$23.00	\$26.00
c. Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)(avg)	\$24.00	\$28.00	\$39.00	\$50.00	\$61.00	\$72.00
Air Conditioning (avg)	\$15.00	\$18.00	\$24.00	\$31.00	\$38.00	\$45.00
Water Heating						
a. Natural Gas	\$1.00	\$1.00	\$2.00	\$2.00	\$3.00	\$3.00
b. Bottle Gas/Propane	\$18.00	\$20.00	\$28.00	\$36.00	\$48.00	\$56.00
c. Electric (avg)	\$14.00	\$17.00	\$22.00	\$26.00	\$31.00	\$36.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$19.00	\$20.00	\$24.00	\$28.00	\$32.00	\$37.00
Sewer	\$20.00	\$20.00	\$21.00	\$21.00	\$22.00	\$23.00
Trash Collection	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$18.38 (avg)	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Natural Gas Charge \$19.81	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
Address of Unit		Water		\$		
		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



Utility Allowance Schedule

See Public Reporting and Instructions on back.

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

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: Fort Stockton Housing Authority, TX		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$2.00	\$3.00	\$3.00	\$4.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$51.00	\$59.00	\$66.00	\$71.00	\$79.00	\$84.00
c. Electric (avg)	\$20.00	\$23.00	\$28.00	\$33.00	\$38.00	\$43.00
d. Electric Heat Pump (avg)	\$14.00	\$17.00	\$20.00	\$22.00	\$25.00	\$27.00
e. Oil						
Cooking						
a. Natural Gas	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$2.00
b. Bottle Gas/Propane	\$8.00	\$8.00	\$13.00	\$18.00	\$23.00	\$26.00
c. Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)(avg)	\$30.00	\$35.00	\$49.00	\$63.00	\$77.00	\$91.00
Air Conditioning (avg)	\$15.00	\$17.00	\$30.00	\$42.00	\$54.00	\$67.00
Water Heating						
a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$23.00	\$26.00	\$36.00	\$48.00	\$59.00	\$69.00
c. Electric (avg)	\$18.00	\$21.00	\$27.00	\$33.00	\$39.00	\$45.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$19.00	\$20.00	\$24.00	\$28.00	\$32.00	\$37.00
Sewer	\$20.00	\$20.00	\$21.00	\$21.00	\$22.00	\$23.00
Trash Collection	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$18.38 (avg)	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Natural Gas Charge \$19.81	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		



Utility Allowance Schedule

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The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Date (mm/dd/yyyy):

Locality: Fort Stockton Housing Authority, TX		Unit Type: Detached House/Single Mobile Home				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$2.00	\$3.00	\$3.00	\$4.00	\$4.00	\$5.00
b. Bottle Gas/Propane	\$54.00	\$61.00	\$69.00	\$74.00	\$84.00	\$92.00
c. Electric (avg)	\$28.00	\$33.00	\$37.00	\$42.00	\$46.00	\$51.00
d. Electric Heat Pump (avg)	\$17.00	\$20.00	\$23.00	\$26.00	\$29.00	\$32.00
e. Oil						
Cooking						
a. Natural Gas	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$2.00
b. Bottle Gas/Propane	\$8.00	\$8.00	\$13.00	\$18.00	\$23.00	\$26.00
c. Electric (avg)	\$6.00	\$7.00	\$11.00	\$14.00	\$17.00	\$21.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)(avg)	\$35.00	\$41.00	\$57.00	\$73.00	\$89.00	\$105.00
Air Conditioning (avg)	\$12.00	\$14.00	\$31.00	\$48.00	\$64.00	\$81.00
Water Heating						
a. Natural Gas	\$1.00	\$1.00	\$2.00	\$3.00	\$4.00	\$4.00
b. Bottle Gas/Propane	\$23.00	\$26.00	\$36.00	\$48.00	\$59.00	\$69.00
c. Electric (avg)	\$18.00	\$21.00	\$27.00	\$33.00	\$39.00	\$45.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$19.00	\$20.00	\$24.00	\$28.00	\$32.00	\$37.00
Sewer	\$20.00	\$20.00	\$21.00	\$21.00	\$22.00	\$23.00
Trash Collection	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$18.38 (avg)	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Natural Gas Charge \$19.81	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
Number of Bedrooms		Other		\$		
		Other		\$		
		Total		\$		

