

Utility Allowances

January 2025

HOUSING AUTHORITY OF THE CITY OF ROCKWALL

Rockwall, Texas



UPDATE REPORT

SECTION 8 HCV

UTILITY ALLOWANCE SURVEY AND STUDY

The **Nelrod** Company®

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February 4, 2025

Aurora Bueno, Executive Director
Housing Authority of the City of Rockwall
100 Lake Meadows Drive
Rockwall, TX 75087

Re: Section 8 HCV Program Utility Allowances Update Report - 2025

Dear Ms. Bueno:

ResidentLife Utility Allowances® is pleased to enclose a copy of the Section 8 Housing Choice Voucher Program Utility Allowances Update Report – 2025. Please see the Survey and Study Results section of the study analysis for details of changes.

ResidentLife Utility Allowances is putting our seal of compliance on the work we perform for your agency certifying that we have developed your Utility Allowances in compliance with HUD Regulations and guidelines. ***We recommend that you post your adopted utility allowance schedule(s) on your webpage. We have made this process easy for you by providing, by email, an electronic version of your currently updated Utility Allowances in a pdf format that is ready to upload directly to your website.*** This format displays our Seal of Certified Compliance assuring residents, Agency staff, HUD representatives, or other interested parties, that an approved method was used to efficiently and accurately develop your utility allowances and that the utility allowances are current.

Please carefully review this report for any identifiable problems, changes, corrections, and/or special needs and let me know if you have any changes or questions as soon as possible. If there are no changes requested to this report, then this report serves as the final report as well. **See attached Closure Acceptance Statement. Please sign and return as soon as possible.** You can contact me at (817) 922-9000 ext 140 or amy@nelrod.com. It is a pleasure working with your agency.

Sincerely,

Amy Machala

Amy Machala
ResidentLife Utility Allowances® Specialist
Enclosure

Disclaimer: ResidentLife Utility Allowances® will make any necessary corrections to work previously performed prior to submission of final report. It is important to note that many local communities have different rate structures, weather patterns, types of charges, etc. ResidentLife Utility Allowances® has made every effort to be as accurate as possible, but will not be held responsible for changes involving different methodologies, rate structures, regulatory changes, omission and/or misinformation of cost calculation data from utility providers, selection of most advantageous cost calculation methodology in areas with multiple costing methods, and inaccurate allowances resulting from lack of information or data not provided by the agency.

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Closure Acceptance Statement

Re: Section 8 HCV Program Utility Allowances Update Report - 2025

Upon signing this Closure Statement, I, _____, on behalf of the **Housing Authority of the City of Rockwall, TX** acknowledge receipt of the survey study report.

I, or a member of our agency staff, have reviewed this report and have requested edits, changes or additions if needed. Our agency now accepts this survey study report as final. This does not mean that we will adopt these results as our Agency's actual allowances.

Signed

Signature

Title

Print Name

Date

**Please sign and return within 30 days
fax to: (817) 922-9100 or email to residentlife@nelrod.com**

Job# 2191-RU-005

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OBJECTIVES AND METHODOLOGY

OBJECTIVES AND METHODOLOGY

Section 8 Housing Choice Voucher Program

UPDATE 2025

Utility Rate Comparison

As required by HUD regulations 24 CFR 982.517, prior to beginning this update study for the **Housing Authority of the City of Rockwall, TX**, a comparison (review) was made of the utility rates and charges (**November 2022**) utilized in the previous study and the current utility rates and charges (**January 2025**). This comparison indicated that TXU Energy's electric rates decreased 8%, the monthly charges increased 7%, and taxes remained the same. Atmos Energy's natural gas rates increased 20%, the monthly charges increased 7%, and taxes remained the same. The City of Rockwall's water tier-1 rates increased 8%, tier-2 rates increased 7%, and the monthly increased 4%, sewer rates and charges increased 8% each, and trash collection monthly charge increased 7%. (See comparison in Support Documentation section of this report.) Since the utility providers' **rates and charges** have changed more than 10%, the current utility allowance schedule will be adjusted. This does not mean that **utility allowances** will change by the actual percentage values listed above.

Objective

The objective of this study is to update current Section 8 Housing Choice Voucher Program utility allowances for electricity, natural gas, water, sewer, and trash collection with current rates and charges for each utility provider. HUD's Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) will be used in this update study. This version automatically includes allowances under Electric Heating for Heat Pump in addition to Electric Resistance Heating. **Only one type of Heating should be chosen for determining the total utility allowances.**

This Section 8 Housing Choice Voucher Program update study will be conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule.

Methodology

The following steps were taken by a utility allowances specialist to accomplish the above objective:

1. Utility Rates and Charges

The following information was obtained by a rate specialist and input in the Utility Providers Residential Rates and Charges document:

- a. Documentation on current residential **electric** rates and charges from **TXU Energy** through their internet website and telephone inquiries.
- b. Documentation on current residential **natural gas** rates and charges from **Atmos Energy** through their internet website and telephone inquiries.
- c. Documentation on current residential **water and sewer** rates and charges from the **City of Rockwall** through their internet website and telephone inquiries.
- d. Documentation on current residential **trash collection** charges from the **City of Rockwall** through their internet website and telephone inquiries.

2. Comparison of Utility Rates and Charges

A rate specialist created charts comparing the previously applied electric, natural gas, water, sewer, and trash collection rates and charges for each provider to their current utility rates and charges. These charts calculate a percentage difference.

A rate specialist then analyzed the comparison charts and emailed the draft charts to the Agency with the recommendation to adjust current utility allowances due to a greater than 10% change in utility rates (HUD Regulations 24 CFR 982.517(c)(1)).

3. Data Gathering

a. Currently Adopted Utility Allowances

A copy of the proposed monthly Section 8 HCV Utility Allowance Schedules were gathered from the previously study. These utility allowances were adopted by the Agency.

b. *Monthly Utility Consumption Averages and Climatic Adjustment*

HUD's Utility Schedule Model (**Ver13i_813_Summit-Update**) was utilized for the base community-wide consumptions which take into consideration current usage patterns and more energy efficient equipment. This tool provides for a "**Green Discount**" choice of "**None**" (**Standard**), "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**". Choosing "**None**" provides "**Standard**" equipment and measures, and choosing "**Energy Star**", "**LEED**", or "**Significant Green Retrofit**" provides "**Energy Efficient**" equipment and measures. Each selection modifies the consumption averages.

In this engineering-methodology study the "**None**" (**standard**), choice was utilized. The Agency did not indicate a need for Energy Efficient Utility Allowances at this time.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

There was no change in the consumption averages from the last study.

4. *Utility Allowance Adjustments (Cost of Consumption)*

The following steps were taken by a utility allowance specialist:

- a. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **electric** usage for each building type and each bedroom size.
- b. Updated the Cost of Consumption charts from the previous study with current utility rates and charges for **natural gas** usage for each building type and each bedroom size.
- c. Gathered the Cost of Consumption charts from the previous study with current utility rates and charges for **water and sewer** usage for each building type and each bedroom size.

- d. Applied the current **trash collection** charge.

These new utility allowances were entered into **3** forms HUD-52667 for applicable building types.

5. [Section 8 Utility Allowance Schedules - Form HUD-52667](#)

ResidentLife Utility Allowances[®] has provided **3** updated forms HUD-52667, one each for **Multi-Family (Apartment/Condo/Row House/Townhouse)** (0-5 bedrooms) and **Single-Family (Semi-Detached/ Duplex/Detached House)** (0-7 bedrooms).

NOTE 1: The **Natural Gas** and **Electric** utility providers each have a **monthly customer charge** that is not based on consumption. These charges are shown in the "Other-Specify:" row of the form HUD-52667. These charges should be added for tenants utilizing these utilities but add them each only one time. (See Explanation...Monthly Fixed Charges following these HUD forms).

NOTE 2: If the owner/landlord does not provide a range or refrigerator with the leased unit, the agency must provide an allowance for the **tenant-provided range or refrigerator**, to supplement maintenance costs, and should be based on the lesser of the cost of leasing or installment purchasing of suitable equipment. Microwave applies only to studio/efficiency units that do not have a range/stove cooking source. Who provided the range and refrigerator must be indicated on the Request for Tenancy Approval (RFTA) and dwelling unit lease.

NOTE 3: For your convenience, we have provided utility allowances for Reasonable Accommodations medical equipment.

NOTE 4: On December 20, 2018, HUD revised the Section 8 HCV utility allowance regulations (24 CFR §982.517) item (d) Use of Utility Allowances Schedule, to now specify "The PHA must use the appropriate utility allowance for the lesser of the size of dwelling unit actually leased by the family or the family unit size as determined under the PHA subsidy standards." See HUD regulations for the exceptions.

NOTE 5: According to HUD's instructions provided with form HUD-52667, this form shall be reproduced by the Agency and given to families with their Voucher or subsequently in connection with any revisions. This form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. This form shall also be used by the Agency to record the actual

allowance for each family and this form must be maintained in the tenant's file.

6. Support Documentation

Per HUD regulations (24 CFR 982.517(c)(1)), the Agency must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This report contains a copy of all such supporting documentation.

7. Annual Update

HUD regulations (24 CFR 982.517(c)(1)) state that housing authorities **must review its schedule of utility allowances each year**, and **must revise** its allowance for a utility category **if there has been a change of 10%** or more in the utility rate since the last time the utility allowance schedule was revised.

8. Submission of Adopted Utility Allowance Schedule

According to Section 8 Housing Choice Voucher Program HUD Regulations (24 CFR 982.517(a)(2)), a copy of the adopted utility allowance schedules (form HUD-52667) must be sent to your local HUD Field Office. At HUD's request, the Agency also must provide any information or procedures used in the preparation of the schedule.

9. Reasonable Accommodations

We have provided utility allowances for Reasonable Accommodations medical equipment.

If a family has a person with disabilities, and they need a higher utility allowance as a reasonable accommodation (in accordance with 24 CFR part 8, they may make a request to the housing agency. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)).

SURVEY AND STUDY RESULTS

SURVEY AND STUDY RESULTS

SECTION 8 HOUSING CHOICE VOUCHER

UPDATE 2025

The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers' rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2022 study was conducted (refer to page 2, first paragraph, and/or the Comparison of Previous and Current Utility Rates, in the Support Documentation section of this report). Therefore, the **Housing Authority of the City of Rockwall, TX**, is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, water, sewer, and trash collection for a **Section 8 HCV Multi-Family (Apartment/Condo/Row House/Townhouse)** (0-5 bedrooms) and **Single-Family (Semi-Detached/Duplex/Detached House)** (0-7 bedrooms).

This update study was conducted in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule (Section 8 Housing Choice Voucher Program). HUSM-Ver13i_813_Summit-Update was used.

The proposed Section 8 HCV Utility Allowances are shown in the following section on **3** forms HUD-52667.

SECTION 8 UTILITY ALLOWANCE SCHEDULES
(form HUD-52667)

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Rockwall, TX		Unit Type: Multi-Family (Apartment/Condo/Row House/Townhouse)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$24.00	\$28.00	\$31.00	\$35.00	\$38.00	\$41.00
	Bottle Gas						
	Electric	\$16.00	\$19.00	\$23.00	\$28.00	\$33.00	\$38.00
	Electric Heat Pump	\$14.00	\$16.00	\$19.00	\$22.00	\$24.00	\$26.00
	Fuel Oil						
	Coal/Kerosene /Wood						
Cooking	Natural Gas	\$5.00	\$5.00	\$9.00	\$10.00	\$14.00	\$16.00
	Bottle Gas						
	Electric	\$7.00	\$8.00	\$12.00	\$16.00	\$20.00	\$23.00
Other Electric		\$27.00	\$32.00	\$44.00	\$57.00	\$69.00	\$82.00
Air Conditioning		\$18.00	\$21.00	\$29.00	\$37.00	\$45.00	\$53.00
Evaporative Cooling							
Water Heating	Natural Gas	\$10.00	\$12.00	\$17.00	\$22.00	\$29.00	\$35.00
	Bottle Gas						
	Electric	\$18.00	\$21.00	\$27.00	\$33.00	\$39.00	\$44.00
	Fuel Oil						
Water		\$32.00	\$33.00	\$39.00	\$45.00	\$52.00	\$59.00
Sewer		\$40.00	\$40.00	\$47.00	\$53.00	\$60.00	\$66.00
Trash Collection		\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Other specify: Electric Charge \$14.74		\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Other specify: Natural Gas Charge \$24.86		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Other		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

The Nelrod Company 1/2025 Update

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. 2577-0169

(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Rockwall, TX		Unit Type Single-Family (Semi-Detached/Duplex/Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$35.00	\$40.00	\$45.00	\$48.00	\$54.00	\$59.00
	Bottle Gas						
	Electric	\$33.00	\$39.00	\$44.00	\$50.00	\$55.00	\$61.00
	Electric Heat Pump	\$20.00	\$23.00	\$27.00	\$31.00	\$34.00	\$37.00
	Fuel Oil						
Cooking	Natural Gas	\$5.00	\$5.00	\$9.00	\$10.00	\$14.00	\$16.00
	Bottle Gas						
	Electric	\$7.00	\$8.00	\$12.00	\$16.00	\$20.00	\$23.00
Other Electric		\$40.00	\$47.00	\$65.00	\$83.00	\$101.00	\$120.00
Air Conditioning		\$14.00	\$16.00	\$36.00	\$57.00	\$77.00	\$97.00
Water Heating	Natural Gas	\$14.00	\$16.00	\$22.00	\$29.00	\$36.00	\$43.00
	Bottle Gas						
	Electric	\$22.00	\$26.00	\$34.00	\$41.00	\$48.00	\$56.00
	Fuel Oil						
Water		\$32.00	\$33.00	\$39.00	\$45.00	\$52.00	\$59.00
Sewer		\$40.00	\$40.00	\$47.00	\$53.00	\$60.00	\$66.00
Trash Collection		\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Other specify: Electric Charge \$14.74		\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
Other specify: Natural Gas Charge \$24.86		\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00
Range/Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667

(04/2023)

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. 2577-0169
(exp. 04/30/2026)

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

Locality/PHA Housing Authority of the City of Rockwall, TX		Unit Type Single-Family (Semi-Detached/Duplex/Detached House)				Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	6 BR	7 BR				
Heating	Natural Gas	\$64.00	\$69.00				
	Bottle Gas						
	Electric	\$65.00	\$70.00				
	Electric Heat Pump	\$40.00	\$43.00				
	Fuel Oil						
Cooking	Natural Gas	\$17.00	\$19.00				
	Bottle Gas						
	Electric	\$25.00	\$27.00				
Other Electric		\$129.00	\$139.00				
Air Conditioning		\$105.00	\$112.00				
Water Heating	Natural Gas	\$47.00	\$50.00				
	Bottle Gas						
	Electric	\$60.00	\$64.00				
	Fuel Oil						
Water		\$64.00	\$70.00				
Sewer		\$70.00	\$74.00				
Trash Collection		\$22.00	\$22.00				
Other specify: Electric Charge \$14.74		\$15.00	\$15.00				
Other specify: Natural Gas Charge \$24.86		\$25.00	\$25.00				
Range/Microwave		\$11.00	\$11.00				
Refrigerator		\$12.00	\$12.00				
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range / Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Reasonable Accommodation Medical Equipment Allowances

Electric Provider: TXU Energy

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.167974	\$37.00
Nebulizer	2	75	5	0.167974	\$1.00
Electric Hospital Bed	0.2	200	1	0.167974	\$1.00
Alternating Pressure Pad	24	70	52	0.167974	\$9.00
Low Air-Loss Mattress	24	120	89	0.167974	\$15.00
Power Wheelchair/Scooter	3	360	33	0.167974	\$6.00
Feeding Tube Pump	24	120	89	0.167974	\$15.00
CPAP Machine	10	30	9	0.167974	\$2.00
Leg Compression Pump	24	30	22	0.167974	\$4.00
Dialysis Machine/Equipment	2	710	44	0.167974	\$7.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

INSTRUCTIONS FOR HUD FORMS-52667 UTILITY ALLOWANCE SCHEDULE

PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally airconditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the [HUD Utility Schedule Model](#) tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.

Previous versions are obsolete.

Form HUD-52667 (04/2023)

UTILITY ALLOWANCES MONTHLY FIXED CHARGES

Form HUD-52667

Explanation of Utility Provider Monthly Fixed Charges **(Monthly Customer Charge - See "Other-specify")**

- Fact 1: Utility providers do not separate consumption usage like that required for the form HUD-52667 (by end-uses: Space Heating is Natural Gas; Cooking is Natural Gas; Water Heating is Natural Gas; or Space Heating is Electric; etc.).
- Fact 2: Most utility providers bill their customers a service charge that is not based on usage. It is usually called a Monthly Customer Charge (e.g. Base Charge, Service Availability Charge, etc.). Some utility providers have an ongoing monthly (or Semi-Annual) credit. It is added to (or subtracted from) the customer's bill each month. Even if the client does not use any utilities during the month, they are still billed a monthly service charge.
- Fact 3: Per HUD regulations, Section 8 HCV Utility Allowances are based on the community as-a-whole. Your agency doesn't necessarily know in advance what utilities the tenant will have to pay, or whether the unit has natural gas appliances, bottle gas service, etc.

Service Fixed Charge (Monthly Customer Charge)

Therefore, since the service charge is not based on consumption usage, it cannot be divided equally between the end-uses on the form HUD-52667. That is why HUD supplied a row on the utility allowance schedule labeled **"Other-specify"**. This row is to be used for **any monthly charges** that cannot be divided or combined with any other end-use. Some examples of customer charges: extermination charge for mosquito spraying (which is billed to tenant by the City even though the tenant themselves do not pay for water usage; fire protection charge; street lights; etc.).

Calculating Total Utility Allowances on form HUD-52667

Natural Gas Service Monthly Fixed Charge

When the total utility allowance is calculated for a particular unit which has natural gas appliances, if the tenant pays natural gas utilities, and the utility provider has a monthly service charge, **add the service charge amount once in the "per month cost" column on the form HUD-52667**. It does not matter how many appliances the tenant has that are fueled by natural gas.

Electric Service Monthly Fixed Charge

All dwelling units are supplied with electricity. If the tenant pays for electric utilities and the electric utility provider has a monthly service charge, all allowances will include the service fixed charge amount, **but add it only once in the "per month cost" column on the form HUD-52667**.

Description of Unit (Structure/Building) Types (Grouped by use of Energy)

1. **Apartment/Walk-Up/Condominium/Garden Apartment/Low-Rise/Flat/Mid-Rise (Multi-Family) – 3 or More Units**

Building with a group of individual units with 2 or more common walls; attached to other units; separate entrances, and may have common staircases.

- Each building may have an end unit, inside unit, top unit, bottom unit, etc.
- Usually, but not always, have units on both sides of building.
- Apartments usually have one owner while condominiums are usually individually owned.

2. **High-Rise Apartment (Multi-Family) – 5 or More Units**

A multi-unit building; 5 or more stories; sharing one or more common entrances (may have elevator).

3. **Row House/Townhouse/Triplex/Fourplex/Multiplex (Multi-Family) - 3 or More Units**

An individual unit attached to other individual units; 1 or more common walls; separate ground level entrances; 1 or 2 story units.

- Each building will have end units and inside units.
- Fourplex units usually share 2 common walls; can be square-shaped or L-shaped.
- Triplex building can be V-shaped.

4. **Semi-Detached/Duplex (Multi-Family)**

Building with 2 individual housing units; with separate entrances; one common wall; 1 or 2 story units.

5. **Detached House (Single-Family)**

A detached building intended to house one family; sits on its own piece of land; not attached to another dwelling.

6. **Manufactured/Mobile Home (Single-Family)**

A detached movable or portable housing structure; at least 32 feet in length and over 8 feet in width; constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation.

- May be 2 or more units fitted together to make one residence.

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

SECTION 8 CONSUMPTION SOURCES AND ADJUSTMENTS

We have utilized HUD's engineering-methodology tool for developing the base consumptions and utility allowances for the Section 8 Program. The Microsoft Excel spreadsheet HUD Utility Schedule Model (**HUSM-Ver13i_813_Summit-Update**) is available on HUD User's website.

Note: HUSM-Ver13i_813_Summit-Update includes allowances for a Heat Pump for Electric space Heating. Only one type of Heating should be chosen for determining the total utility allowances for a unit.

HUSM is a tool provided by HUD for use in Section 8 HCV utility allowances. HUD realizes there may be errors or discrepancies in the database regarding consumptions and adjustments, and expects the user to correct them as needed.

The Nelrod Company and its ResidentLife Utility Allowance division assume no liability for discrepancies in the HUD HUSM Tool or from uses of the outcome data produced and utilized for utility allowances.

This tool provides for a choice of "None" (Standard), "Energy Star", "LEED", or "Significant Green Retrofit", utility allowances.

The HUSM tool provides a choice of locations for the climatic adjustment of the base consumptions, by housing agency code or zip code. For agencies that cover more than one climatic zone, we utilize climatic data from the PHA_Average_HDD-CDD spreadsheet to determine the appropriate base consumptions.

Water average consumption is based on a national average, acquired via internet research, per building type and bedroom size.

Since HUSM only provides export of the results of the calculations on the form HUD-52667, we have provided in this report Cost of Consumption charts showing how the allowances are calculated for each applicable building type, fuel type and bedroom size.

Tenant Purchased Refrigerator and/or Range:

Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment (reference Instructions to Form HUD-52667). This allowance is not intended to cover the cost of purchase or lease of the appliance. The maintenance of a landlord-provided appliance is the responsibly and cost

of the landlord. This allowance is provided to supplement the tenant-supplied appliance's maintenance cost.

This amount is added to the monthly utility allowance only if the dwelling unit was not furnished with a refrigerator, a range (stove), or for a SRO (Single Room Occupancy-studio unit) a microwave, and the tenant has had to purchase or lease the appliance(s). Note: An allowance cannot be given for both a range and a microwave.

Range or Microwave (for SRO or Studio Units) Purchase/Lease

\$450.00 (includes tax) @ 14.95% add-on interest for 60 months = \$11.00

Refrigerator Purchase/Lease

\$500.00 (includes tax) @ 14.95% add-on interest for 60 months = \$12.00

CONSUMPTION TOTALS

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

February 4, 2025

Apartment - Total Monthly Consumptions							
Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR
Heating with Natural Gas	therms	14	16	18	20	22	24
Heating with Electric Resistance	kWh	90	106	134	162	190	217
Heating with Electric Heat Pump	kWh	78	92	109	123	136	149
Cooking with Natural Gas	therms	3	3	5	6	8	9
Cooking with Electricity	kWh	41	48	70	91	113	134
Other Electric	kWh	154	182	253	324	395	466
Air Conditioning	kWh	102	119	166	212	258	304
Water Heating with Natural Gas	therms	6	7	10	13	17	20
Water Heating with Electricity	kWh	95	111	142	173	204	234

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750
Sewer	gal	3600	3750	5250	6750	8250	9750

Based on research of national averages

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX

Standard Schedule

HUSM 13i for Section 8 Housing Choice Voucher Program

February 4, 2025

Developed by
ResidentLife Utility
Allowances®

Single-Family Detached House - Total Monthly Consumptions

Utility or Service	Units	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR
Heating with Natural Gas	therms	20	23	26	28	31	34	37	40
Heating with Electric Resistance	kWh	188	221	252	283	314	346	374	400
Heating with Electric Heat Pump	kWh	112	131	156	175	194	214	231	247
Cooking with Natural Gas	therms	3	3	5	6	8	9	10	11
Cooking with Electricity	kWh	41	48	70	91	113	134	145	155
Other Electric	kWh	227	267	371	476	580	685	740	792
Air Conditioning	kWh	79	92	208	323	439	554	598	640
Water Heating with Natural Gas	therms	8	9	13	17	21	25	27	29
Water Heating with Electricity	kWh	118	139	178	216	254	293	316	338

Developed by ResidentLife Utility Allowances®

Water	gal	3600	3750	5250	6750	8250	9750	10750	11750
Sewer	gal	3600	3750	5250	6750	8250	9750	10750	11750

Based on research of national averages

**UTILITY ALLOWANCE
COST OF CONSUMPTION
CALCULATIONS**

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - TXU Energy

UPDATE 2025

Building Type: Apartment

Total Monthly Charges of \$14.18 plus taxes of \$0.56 are not included in these calculations.
(See form HUD-52667 - Other--Specify: \$14.74)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	90	106	134	162	190	217
Total Energy Charges per kwh 0.167974	\$15.12	\$17.81	\$22.51	\$27.21	\$31.92	\$36.45
Total Taxes % of total 4.1637%	\$0.63	\$0.74	\$0.94	\$1.13	\$1.33	\$1.52
Total Monthly Average Cost	\$15.75	\$18.55	\$23.45	\$28.34	\$33.25	\$37.97

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	78	92	109	123	136	149
Total Energy Charges per kwh 0.167974	\$13.10	\$15.45	\$18.31	\$20.66	\$22.84	\$25.03
Total Taxes % of total 4.1637%	\$0.55	\$0.64	\$0.76	\$0.86	\$0.95	\$1.04
Total Monthly Average Cost	\$13.65	\$16.09	\$19.07	\$21.52	\$23.79	\$26.07

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	102	119	166	212	258	304
Total Energy Charges per kwh 0.167974	\$17.13	\$19.99	\$27.88	\$35.61	\$43.34	\$51.06
Total Taxes % of total 4.1637%	\$0.71	\$0.83	\$1.16	\$1.48	\$1.80	\$2.13
Total Monthly Average Cost	\$17.84	\$20.82	\$29.04	\$37.09	\$45.14	\$53.19

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges per kwh 0.167974	\$6.89	\$8.06	\$11.76	\$15.29	\$18.98	\$22.51
Total Taxes % of total 4.1637%	\$0.29	\$0.34	\$0.49	\$0.64	\$0.79	\$0.94
Total Monthly Average Cost	\$7.18	\$8.40	\$12.25	\$15.93	\$19.77	\$23.45

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	154	182	253	324	395	466
Total Energy Charges per kwh 0.167974	\$25.87	\$30.57	\$42.50	\$54.42	\$66.35	\$78.28
Total Taxes % of total 4.1637%	\$1.08	\$1.27	\$1.77	\$2.27	\$2.76	\$3.26
Total Monthly Average Cost	\$26.95	\$31.84	\$44.27	\$56.69	\$69.11	\$81.54

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	95	111	142	173	204	234
Total Energy Charges per kwh 0.182076	\$17.30	\$20.21	\$25.85	\$31.50	\$37.14	\$42.61
Total Taxes % of total 4.1637%	\$0.72	\$0.84	\$1.08	\$1.31	\$1.55	\$1.77
Total Monthly Average Cost	\$18.02	\$21.05	\$26.93	\$32.81	\$38.69	\$44.38

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - TXU Energy

UPDATE 2025

Building Type: Detached House

Total Monthly Charges of \$14.18 plus taxes of \$0.56 are not included in these calculations.
(See form HUD-52667 - Other--Specify: \$14.74)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	188	221	252	283	314	346
Total Energy Charges per kwh 0.167974	\$31.58	\$37.12	\$42.33	\$47.54	\$52.74	\$58.12
Total Taxes % of total 4.1637%	\$1.31	\$1.55	\$1.76	\$1.98	\$2.20	\$2.42
Total Monthly Average Cost	\$32.89	\$38.67	\$44.09	\$49.52	\$54.94	\$60.54

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	112	131	156	175	194	214
Total Energy Charges per kwh 0.167974	\$18.81	\$22.00	\$26.20	\$29.40	\$32.59	\$35.95
Total Taxes % of total 4.1637%	\$0.78	\$0.92	\$1.09	\$1.22	\$1.36	\$1.50
Total Monthly Average Cost	\$19.59	\$22.92	\$27.29	\$30.62	\$33.95	\$37.45

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	0BR	1BR	2BR	3BR	4BR	5BR
	79	92	208	323	439	554
Total Energy Charges per kwh 0.167974	\$13.27	\$15.45	\$34.94	\$54.26	\$73.74	\$93.06
Total Taxes % of total 4.1637%	\$0.55	\$0.64	\$1.45	\$2.26	\$3.07	\$3.87
Total Monthly Average Cost	\$13.82	\$16.09	\$36.39	\$56.52	\$76.81	\$96.93

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	41	48	70	91	113	134
Total Energy Charges per kwh 0.167974	\$6.89	\$8.06	\$11.76	\$15.29	\$18.98	\$22.51
Total Taxes % of total 4.1637%	\$0.29	\$0.34	\$0.49	\$0.64	\$0.79	\$0.94
Total Monthly Average Cost	\$7.18	\$8.40	\$12.25	\$15.93	\$19.77	\$23.45

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	227	267	371	476	580	685
Total Energy Charges per kwh 0.167974	\$38.13	\$44.85	\$62.32	\$79.96	\$97.42	\$115.06
Total Taxes % of total 4.1637%	\$1.59	\$1.87	\$2.59	\$3.33	\$4.06	\$4.79
Total Monthly Average Cost	\$39.72	\$46.72	\$64.91	\$83.29	\$101.48	\$119.85

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	118	139	178	216	254	293
Total Energy Charges per kwh 0.182076	\$21.48	\$25.31	\$32.41	\$39.33	\$46.25	\$53.35
Total Taxes % of total 4.1637%	\$0.89	\$1.05	\$1.35	\$1.64	\$1.93	\$2.22
Total Monthly Average Cost	\$22.37	\$26.36	\$33.76	\$40.97	\$48.18	\$55.57

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

ELECTRICITY - TXU Energy

UPDATE 2025

Building Type: Detached House

Total Monthly Charges of \$14.18 plus taxes of \$0.56 are not included in these calculations.
(See form HUD-52667 - Other--Specify: \$14.74)

HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Winter	6BR	7BR				
	374	400				
Total Energy Charges per kwh 0.167974	\$62.82	\$67.19				
Total Taxes % of total 4.1637%	\$2.62	\$2.80				
Total Monthly Average Cost	\$65.44	\$69.99				

HEAT PUMP

Monthly Average Unit Consumption KWH for all bedroom types - Winter	6BR	7BR				
	231	247				
Total Energy Charges per kwh 0.167974	\$38.80	\$41.49				
Total Taxes % of total 4.1637%	\$1.62	\$1.73				
Total Monthly Average Cost	\$40.42	\$43.22				

AIR CONDITIONING

Monthly Average Unit Consumption KWH for all bedroom types - Summer	6BR	7BR				
	598	640				
Total Energy Charges per kwh 0.167974	\$100.45	\$107.50				
Total Taxes % of total 4.1637%	\$4.18	\$4.48				
Total Monthly Average Cost	\$104.63	\$111.98				

COOKING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	6BR	7BR				
	145	155				
Total Energy Charges per kwh 0.167974	\$24.36	\$26.04				
Total Taxes % of total 4.1637%	\$1.01	\$1.08				
Total Monthly Average Cost	\$25.37	\$27.12				

OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	6BR	7BR				
	740	792				
Total Energy Charges per kwh 0.167974	\$124.30	\$133.04				
Total Taxes % of total 4.1637%	\$5.18	\$5.54				
Total Monthly Average Cost	\$129.48	\$138.58				

WATER HEATING

Monthly Average Unit Consumption KWH for all bedroom types - Year Round	6BR	7BR				
	316	338				
Total Energy Charges per kwh 0.182076	\$57.54	\$61.54				
Total Taxes % of total 4.1637%	\$2.40	\$2.56				
Total Monthly Average Cost	\$59.94	\$64.10				

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Atmos Energy

UPDATE 2025

Building Type: Apartment

Total Monthly Charges of \$23.00 plus taxes of \$1.86 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$24.86)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	14	16	18	20	22	24
Total Energy Charges per ccf 1.58218	\$22.15	\$25.31	\$28.48	\$31.64	\$34.81	\$37.97
Total Taxes % of Total 9.1637%	\$2.03	\$2.32	\$2.61	\$2.90	\$3.19	\$3.48
Total Monthly Average Cost	\$24.18	\$27.63	\$31.09	\$34.54	\$38.00	\$41.45

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.58218	\$4.75	\$4.75	\$7.91	\$9.49	\$12.66	\$14.24
Total Taxes % of Total 9.1637%	\$0.44	\$0.44	\$0.72	\$0.87	\$1.16	\$1.30
Total Monthly Average Cost	\$5.19	\$5.19	\$8.63	\$10.36	\$13.82	\$15.54

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	6	7	10	13	17	20
Total Energy Charges per ccf 1.58218	\$9.49	\$11.08	\$15.82	\$20.57	\$26.90	\$31.64
Total Taxes % of Total 9.1637%	\$0.87	\$1.02	\$1.45	\$1.88	\$2.47	\$2.90
Total Monthly Average Cost	\$10.36	\$12.10	\$17.27	\$22.45	\$29.37	\$34.54

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Atmos Energy

UPDATE 2025

Building Type: Detached House

Total Monthly Charges of \$23.00 plus taxes of \$1.86 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$24.86)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	0BR	1BR	2BR	3BR	4BR	5BR
	20	23	26	28	31	34
Total Energy Charges per ccf 1.58218	\$31.64	\$36.39	\$41.14	\$44.30	\$49.05	\$53.79
Total Taxes % of Total 9.1637%	\$2.90	\$3.33	\$3.77	\$4.06	\$4.49	\$4.93
Total Monthly Average Cost	\$34.54	\$39.72	\$44.91	\$48.36	\$53.54	\$58.72

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	3	3	5	6	8	9
Total Energy Charges per ccf 1.58218	\$4.75	\$4.75	\$7.91	\$9.49	\$12.66	\$14.24
Total Taxes % of Total 9.1637%	\$0.44	\$0.44	\$0.72	\$0.87	\$1.16	\$1.30
Total Monthly Average Cost	\$5.19	\$5.19	\$8.63	\$10.36	\$13.82	\$15.54

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	0BR	1BR	2BR	3BR	4BR	5BR
	8	9	13	17	21	25
Total Energy Charges per ccf 1.58218	\$12.66	\$14.24	\$20.57	\$26.90	\$33.23	\$39.55
Total Taxes % of Total 9.1637%	\$1.16	\$1.30	\$1.88	\$2.47	\$3.05	\$3.62
Total Monthly Average Cost	\$13.82	\$15.54	\$22.45	\$29.37	\$36.28	\$43.17

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

NATURAL GAS - Atmos Energy

UPDATE 2025

Building Type: Detached House

Total Monthly Charges of \$23.00 plus taxes of \$1.86 are not included in these calculations.
(See form HUD-52667 - Other:Specify: \$24.86)

HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Winter	6BR	7BR				
	37	40				
Total Energy Charges per ccf 1.58218	\$58.54	\$63.29				
Total Taxes % of Total 9.1637%	\$5.36	\$5.80				
Total Monthly Average Cost	\$63.90	\$69.09				

COOKING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	6BR	7BR				
	10	11				
Total Energy Charges per ccf 1.58218	\$15.82	\$17.40				
Total Taxes % of Total 9.1637%	\$1.45	\$1.59				
Total Monthly Average Cost	\$17.27	\$18.99				

WATER HEATING

Monthly Average Unit Consumption ccf for all bedroom types - Year Round	6BR	7BR				
	27	29				
Total Energy Charges per ccf 1.58218	\$42.72	\$45.88				
Total Taxes % of Total 9.1637%	\$3.91	\$4.20				
Total Monthly Average Cost	\$46.63	\$50.08				

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Rockwall

UPDATE 2025

Building Type: All Building Types

WATER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Water Minimum Charge (0-2000) per month \$25.75	\$25.75	\$25.75	\$25.75	\$25.75	\$25.75	\$25.75
Water Rate (2001-8000) per 1000 gallons \$4.11	\$6.58	\$7.19	\$13.36	\$19.52	\$24.66	\$24.66
Water Rate (8001-16000) per 1000 gallons \$5.09					\$1.27	\$8.91
Total Monthly Average Cost	\$32.33	\$32.94	\$39.11	\$45.27	\$51.68	\$59.32

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	3600	3750	5250	6750	8250	9750
Sewer Base Charge per month \$24.50	\$24.50	\$24.50	\$24.50	\$24.50	\$24.50	\$24.50
Sewer Volume Charge per 1000 gallons \$4.25	\$15.30	\$15.94	\$22.31	\$28.69	\$35.06	\$41.44
Total Monthly Average Cost	\$39.80	\$40.44	\$46.81	\$53.19	\$59.56	\$65.94

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	0BR	1BR	2BR	3BR	4BR	5BR
	1	1	1	1	1	1
Refuse Collection Charge per month \$22.48	\$22.48	\$22.48	\$22.48	\$22.48	\$22.48	\$22.48
Total Monthly Charges	\$22.48	\$22.48	\$22.48	\$22.48	\$22.48	\$22.48

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX
Section 8 HCV Program (Community-Wide)

UTILITY ALLOWANCE COST OF CONSUMPTION CALCULATIONS
Standard Schedule

WATER, SEWER, & TRASH COLLECTION - City of Rockwall

UPDATE 2025

Building Type: All Building Types

WATER

Monthly Average Unit Consumption gallons for all bedroom types	6BR	7BR				
	10750	11750				
Water Minimum Charge (0-2000) per month \$25.75	\$25.75	\$25.75				
Water Rate (2001-8000) per 1000 gallons \$4.11	\$24.66	\$24.66				
Water Rate (8001-16000) per 1000 gallons \$5.09	\$14.00	\$19.09				
Total Monthly Average Cost	\$64.41	\$69.50				

SEWER

Monthly Average Unit Consumption gallons for all bedroom types	6BR	7BR				
	10750	11750				
Sewer Base Charge per month \$24.50	\$24.50	\$24.50				
Sewer Volume Charge per 1000 gallons \$4.25	\$45.69	\$49.94				
Total Monthly Average Cost	\$70.19	\$74.44				

TRASH COLLECTION

Monthly Average Unit Consumption gallons for all bedroom types	6BR	7BR				
	1	1				
Refuse Collection Charge per month \$22.48	\$22.48	\$22.48				
Total Monthly Charges	\$22.48	\$22.48				

SUPPORT DOCUMENTATION

UTILITY PROVIDER RATES AND CHARGES

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX

SECTION 8 HCV PROGRAM

Utility Providers Residential Rates and Charges As of January 2025

ELECTRICITY

UPDATE 2025

Source: TXU Energy

888-399-5501

www.txu.com*

Year Round		(Simple Rate 12)
Base Charge	Per Month	\$9.95
TDU Delivery Charges	Per Month	\$4.23
Total Monthly Charges	Per Month	\$14.18
Tiers		All
Energy Charge	Per KWH	0.115
TDU Delivery Charges	Per KWH	0.052974
Total Energy Charges	Per KWH	0.167974
Gross Receipt Tax	% of Total	0.1667%
Misc Gross Receipt Tax (pop > 10000)	% of Total	1.997%
City Tax	% of Total	2%
Total Taxes	% of Total	4.1637%

NATURAL GAS

Source: Atmos Energy

866-286-6700

www.atmosenergy.com*

Year Round		(Mid-Texas - R)
Customer Charge	Per Month	\$22.95
Rider CEE Surcharge	Per Month	\$0.05
Total Monthly Charges	Per Month	\$23.00
Tiers		All
Commodity Charge	Per CCF	0.58974
Gas Cost Recovery (GCR)	Per CCF	0.99244
Total Energy Charges	Per CCF	1.58218
Gross Receipt Tax	% of Total	0.1667%
Misc Gross Receipt Tax (pop > 1000)	% of Total	1.997%
City Tax	% of Total	2%
Franchise Fee	% of Total	5%
Total Taxes	% of Total	9.1637%

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX

SECTION 8 HCV PROGRAM

WATER, SEWER & TRASH COLLECTION

Source: City of Rockwall

972-771-7736

www.rockwall.com*

Water				
	Tiers*	0-2000	2001-8000	8001-16000
Water Minimum Charge*	Per Month	\$25.75		
Water Rate*	Per 1000 Gallons		\$4.11	\$5.09
Sewer				
Sewer Base Charge	Per Month	\$24.50		
Sewer Volume Charge	Per 1000 Gallons	\$4.25		
Trash Collection				
Refuse Collection Charge (includes Tax)	Per Month	\$22.48		

UTILITY PROVIDER DOCUMENTATION

Texas Taxes
Public Utility Gross Receipts Assessment

Public Utility Gross Receipts Assessment

A fee is imposed on each public utility within the jurisdiction of the Public Utility Commission.

Rate Details and Other Information

Rates

Public Utility Gross Receipts Tax:

1/6 of 1% (.001667) of gross receipts from rates charged to the ultimate customers in Texas.

Percentage of gross receipts from business done in incorporated cities and towns, according to population:

Miscellaneous Gross Receipts Tax

- 1,000 to 2,499 = .581% (.00581)
- 2,500 to 9,999 = 1.07% (.0107)
- 10,000 or more = 1.997% (.01997)

Listing of Cities with sales tax for electricity and natural gas -

http://www.window.state.tx.us/taxinfo/utility/gas_elec.html

For individual city rates – www.window.state.tx.us/taxinfo/local/city.html

<http://www.window.state.tx.us/taxinfo/audit/utility/ch3.htm#nontaxableutil>

Nontaxable Utilities

The following types of utilities are exempt from taxation under the Miscellaneous Gross Receipts Tax:

- A plant or utility used for distribution but who does not make retail sales to the ultimate consumer within an incorporated city or town in this state. (*Tax Code, Sec. 182.021*)
- **Municipal utilities:**
Any utility owned and operated by any city or town, county, water improvement district or conservation district. (*Tax Code, Sec. 182.026*)
- **Co-ops:**
A utility organized under the "Electric Cooperative Corporation Act" is exempt. (*Miscellaneous Tax Rule. 3.52*)

AI Overview

Learn more

The population of Rockwall, Texas in 2024 is estimated to be **52,918** as of July 1, 2023.

Here are some other facts about Rockwall, Texas:

- In 2022, Rockwall's population was 47,900, with a median age of 38.6 and a median household income of \$114,799.
- Rockwall County is the wealthiest county in Texas and the 17th wealthiest in the United States by median household income.
- Between 2010 and 2022, Rockwall County's population increased by an average of 3.8% per year.

Show more

World Population Review
https://worldpopulationreview.com

Rockwall, Texas Population 2024

Rockwall is a city located in Rockwall County Texas. **Rockwall has a 2024 population of 54,642.** It is also the county seat of Rockwall County. Rockwall is ...

People also ask

What is the growth rate of Rockwall Texas?



Is Rockwall County the richest in Texas?



What will the population of Texas be in 2050?



What is the population of Rockwall Texas by race?



Feedback

World Population Review
https://worldpopulationreview.com

Rockwall County, Texas Population 2024

Rockwall County, Texas's estimated 2024 population is **139,272** with a growth rate of 6.07% in the past year according to the most recent United States census ...

Census.gov
https://www.census.gov

U.S. Census Bureau QuickFacts: Rockwall city, Texas

Population estimates, July 1, 2024, (V2024)... NA ; Population estimates, July 1, 2023, (V2023).. 52,918 ; Population estimates base, April 1, 2020, (V2024).

USAFacts
https://usafacts.org

Rockwall County, TX population by year, race, & more

The population of Rockwall County, Texas in 2022 was **123,208**, 56% up from the 78,971 who lived there in 2010. For comparison, the US population grew 7.7% ...

TEXAS SALES AND USE TAX RATES – October 2024

Name	Local Code	Local Rate	Total Rate	Name	Local Code	Local Rate	Total Rate
Riviera			.067500	Rocky Hill			.067500
Kleberg Co	4137006	.005000		Falls Co	4073002	.005000	
Riviera Beach			.067500	Rocky Mound	2032020	.010000	.077500
Kleberg Co	4137006	.005000		Camp Co	4032002	.005000	
Road Runner			.067500	Rogers	2014059	.012500	.082500
Cooke Co	4049003	.005000		Bell Co	4014004	.005000	
Roane			.067500	Rogers Mun Dev Dist	5014512	.002500	
Navarro Co	4175009	.005000		Rogers Hill			.067500
Roanoke	2061131	.015000	.082500	McLennan Co	4161005	.005000	
Roanoke Crm Con Dist	5061738	.005000		Rolling Meadows			.067500
Roanoke	2061131	.015000	.082500	Gregg Co	4092009	.005000	
Roanoke Crm Con Dist	5061738	.005000		Rollingwood (Travis Co)	2227052	.015000	.082500
Roans Prairie			.067500	Westbank Lib Dist	5227506	.005000	
Grimes Co	4093008	.005000		Roma (Starr Co)	2214011	.020000	.082500
Roaring Springs (Motley Co)	2173029	.020000	.082500	Roman Forest (Montgomery Co)			.082500
Robbins			.067500	E Montgomery Co Imp Dist A	5170692	.015000	
Leon Co	4145006	.005000		Montgomery Co ESD 7	5170576	.005000	
Robert Lee (Coke Co)	2041010	.020000	.082500	Romayor			.067500
Robertson			.067500	Liberty Co	4146005	.005000	
Crosby Co	4054005	.005000		Roosevelt (Kimble Co)			.067500
Robinson	2161149	.015000	.082500	Kimble Co ESD	5134508	.005000	
McLennan Co	4161005	.005000		Ropesville (Hockley Co)	2110034	.020000	.082500
Robstown (Nueces Co)	2178033	.015000	.082500	Rosanky			.067500
Corpus Christi MTA	3178998	.005000		Bastrop Co	4011007	.005000	
Roby (Fisher Co)	2076027	.010000	.072500	Roscoe (Nolan Co)	2177025	.020000	.082500
Rochelle			.070000	Rose City	2181056	.015000	.082500
McCulloch Co	4160006	.005000		Orange Co	4181001	.005000	
McCulloch Co Hosp Dist	5160505	.002500		Rose Hill (Harris Co)			.082500
Rochester (Haskell Co)	2104032	.010000	.072500	Houston MTA	3101990	.010000	
Rock Creek			.067500	Harris Co ESD 21	5101614	.010000	
McLennan Co	4161005	.005000		Rosebud	2073039	.015000	.082500
Rock Hill			.067500	Falls Co	4073002	.005000	
Wood Co	4250007	.005000		Rosenberg (Fort Bend Co)	2079015	.020000	.082500
Rock Island			.067500	Rosevine			.067500
Colorado Co	4045007	.005000		Sabine Co	4202006	.005000	
Rockdale	2166037	.010000	.082500	Rosewood			.067500
Milam Co	4166000	.005000		Upshur Co	4230002	.005000	
Rockdale Mun Dev Dist	5166527	.005000		Rosharon			.067500
Rockland			.067500	Brazoria Co	4020006	.005000	
Tyler Co	4229005	.005000		Ross	2161194	.010000	.077500
Rockne			.067500	McLennan Co	4161005	.005000	
Bastrop Co	4011007	.005000		Rosser (Kaufman Co)	2129088	.010000	.072500
Rockport	2004015	.010000	.082500	Rosston			.067500
Aransas Co	4004006	.005000		Cooke Co	4049003	.005000	
Aransas Co Health Serv	5004505	.005000		Rossville			.067500
Rocksprings (Edwards Co)	2069017	.017500	.080000	Atascosa Co	4007003	.005000	
Rockwall (Rockwall Co)	2199029	.020000	.082500	Roswell			.067500
Rockwall/Rockwall Co Asst Dist (Rockwall Co)	6199519	.020000	.082500	Bosque Co	4018000	.005000	
Rocky Branch			.067500	Rotan (Fisher Co)	2076018	.020000	.082500
Morris Co	4172002	.005000					

Electricity Facts Label (EFL)
TXU Energy Retail Company LLC
TXU Energy Simple Rate 12SM
Service Area - Oncor Electric Delivery
January 02, 2025

Electricity Price	<table><tr><td>Average Monthly Use</td><td>500 kWh</td><td>1000 kWh</td><td>2000 kWh</td></tr><tr><td>Average Price per kWh</td><td>19.6¢</td><td>18.2¢</td><td>17.5¢</td></tr></table>			Average Monthly Use	500 kWh	1000 kWh	2000 kWh	Average Price per kWh	19.6¢	18.2¢	17.5¢							
	Average Monthly Use	500 kWh	1000 kWh	2000 kWh														
	Average Price per kWh	19.6¢	18.2¢	17.5¢														
	Your average price per kWh for electric service will depend on your usage and the following pricing components:																	
	<table><tr><td>Base Charge:</td><td>Per Month (\$)</td><td>\$9.95</td></tr><tr><td>Energy Charge:</td><td>Per kWh (¢)</td><td></td></tr><tr><td>All kWh</td><td></td><td>11.5000¢</td></tr><tr><td>TDU Delivery Charges:</td><td>Per Month (\$)</td><td>**</td></tr><tr><td></td><td>Per kWh (¢)</td><td>**</td></tr></table>			Base Charge:	Per Month (\$)	\$9.95	Energy Charge:	Per kWh (¢)		All kWh		11.5000¢	TDU Delivery Charges:	Per Month (\$)	**		Per kWh (¢)	**
	Base Charge:	Per Month (\$)	\$9.95															
	Energy Charge:	Per kWh (¢)																
	All kWh		11.5000¢															
	TDU Delivery Charges:	Per Month (\$)	**															
		Per kWh (¢)	**															
**For updated TDU delivery charges go to txu.com/tducharges .																		
TDU Delivery Charges Per Month and TDU Delivery Charges Per kWh will be passed through to customer as billed from the Transmission and Distribution Utility (TDU).																		
Average prices per kWh listed above do not include facility relocation fees or other charges ordered by a municipality. For information, please go to txu.com/municipalfees .																		
Other Key Terms and Questions																		
Each month you will also be billed all taxes, including sales tax, and reimbursement for the state miscellaneous gross receipts tax as applicable.																		
See Terms of Service Agreement for a full listing of fees, deposit policy, and other terms.																		
Disclosure Chart	Type of Product		Fixed Rate															
	Contract Term		12 Months															
	Do I have a termination fee or any fees associated with terminating service?		Yes Early Cancellation Fee: \$150.00															
	Can my price change during the contract period?		Yes															
	If my price can change, how will it change, and by how much?		Your price will not change during the term of this plan except to reflect actual changes in TDU charges; changes to the Electric Reliability Council of Texas or Texas Regional Entity administrative fees; or changes resulting from federal, state or local laws that impose new or modified fees or costs that are beyond our control.															
	What other fees may I be charged?		See Pricing and Fees Section of your Terms of Service Agreement for non-recurring fees.															
	Is this a pre-pay or pay in advance product?		No															
	Does the REP purchase excess distributed renewable generation?		Yes, subject to enrollment on an eligible TXU Energy plan and execution of an Interconnection Agreement with your TDU.															
	Renewable Content		This product is 9% renewable.															
	The statewide average for renewable content is		33%															
Additional Detail	TXU Energy Retail Company LLC REP No. 10004 P.O. Box 650764 Dallas, TX 75265-0764 1-800-242-9113 (24 X 7) email: txuenergy@txu.com website: txu.com		Version: ONXSIMRTND12CQ January 02, 2025 112624_UNB															

TDU Delivery Charges: Updated December 31, 2024	TDU Delivery Charges (Total Per Month & Total Per kWh by TDU)					
	ONCOR	CENTERPOINT ENERGY	AEP TEXAS CENTRAL ¹	AEP TEXAS NORTH	TEXAS - NEW MEXICO POWER	LUBBOCK POWER AND LIGHT
TDU Delivery Charges Per Month:						
Customer Charge	\$1.43	\$2.30	\$1.27	\$1.27	\$1.13	\$0.00
Metering Charge	\$2.80	\$2.09	\$1.97	\$1.97	\$6.72	\$0.00
Income Tax Refund (ITR)	\$0.00	\$0.00	-\$0.02636	-\$0.02636	\$0.00	\$0.00
Total TDU Charges Per Month:	\$4.23	\$4.39	\$3.21	\$3.21	\$7.85	\$0.00
TDU Delivery Charges Per kWh						
Distribution System Charge	2.53440¢	2.03140¢	3.29660¢	3.29660¢	2.56700¢	5.62800¢
Franchise Fee	0.00¢	0.00¢	0.00¢	0.00¢	0.00¢	0.51700¢
Nuclear Decommissioning Fee	0.01990¢	0.00120¢	0.00¢	0.00¢	0.00¢	0.00¢
Transmission Cost Recovery Factor (TCRF)	2.18000¢	2.62320¢	2.26130¢	2.26130¢	2.43580¢	0.00¢
Distribution Cost Recovery Factory (DCRF)	0.45530¢	0.39630¢	0.00¢	0.00¢	1.29370¢	0.00¢
Income Tax Refund (ITR)	0.00¢	0.00¢	-0.02682¢	-0.02682¢	0.00¢	0.00¢
Regulatory Asset Recovery/Vegetation Mgmt	0.00¢	0.00¢	0.02330¢	0.02330¢	0.00¢	0.00¢
Temporary Emergency Electric Energy Facilities (TEEEF)	0.00¢	0.23920¢	0.10400¢	0.10400¢	0.00¢	0.00¢
Transition Charge	0.00¢	0.00¢	0.00¢	0.00¢	0.00¢	0.16700¢
Rate Case Expense (RCE)	0.00540¢	0.00¢	0.00¢	0.00¢	0.00¢	0.00¢
Rate Case Expense Surcharge 2 (RCE2)	0.00¢	0.00¢	0.00852¢	0.00852¢	0.00¢	0.00¢
System Restoration Charge (SRC)	0.00¢	-0.02300¢	0.11700¢	0.00¢	0.00¢	0.00¢
Adjusted Federal Income Tax Credit (ADFIT)	0.00¢	0.00¢	-0.00590¢	0.00¢	0.00¢	0.00¢
Energy Efficiency Cost Recovery Factor (EECRF)	0.10240¢	0.08260¢	0.09900¢	0.09900¢	0.11700¢	0.00¢
Total TDU Charges Per kWh:	5.29740¢	5.35090¢	5.87700¢	5.76590¢	6.41350¢	6.31200¢
Note(s) ¹ McAllen and Mission service area customers formerly served by Oncor will not be subject to the following AEP Central TDU Surcharges: Transition Charges 2 & 3, Nuclear Decommiss.						

Prior TDU Delivery Charges:

TDU Delivery Charges: Updated December 8, 2024	TDU Delivery Charges (Total Per Month & Total Per kWh by TDU)					
	ONCOR ²	CENTERPOINT ENERGY	AEP TEXAS CENTRAL ¹	AEP TEXAS NORTH	TEXAS - NEW MEXICO POWER	LUBBOCK POWER AND LIGHT
TDU Delivery Charges Per Month:						
Customer Charge	\$1.43	\$2.30	\$1.27	\$1.27	\$1.13	\$0.00
Metering Charge	\$2.80	\$2.09	\$1.97	\$1.97	\$6.72	\$0.00
Income Tax Refund (ITR)	\$0.00	\$0.00	-\$0.02636	-\$0.02636	\$0.00	\$0.00
Total TDU Charges Per Month:	\$4.23	\$4.39	\$3.21	\$3.21	\$7.85	\$0.00
TDU Delivery Charges Per kWh						
Distribution System Charge	2.53440¢	2.03140¢	3.29660¢	3.29660¢	2.56700¢	5.62800¢
Franchise Fee	0.00¢	0.00¢	0.00¢	0.00¢	0.00¢	0.51700¢
Nuclear Decommissioning Fee	0.01990¢	0.00120¢	0.00¢	0.00¢	0.00¢	0.00¢
Transmission Cost Recovery Factor (TCRF)	2.18000¢	2.62320¢	2.26130¢	2.26130¢	2.43580¢	0.00¢
Distribution Cost Recovery Factory (DCRF)	0.45530¢	0.39630¢	0.00000¢	0.00000¢	1.29370¢	0.00¢
Income Tax Refund (ITR)	0.00¢	0.00¢	-0.02682¢	-0.02682¢	0.00¢	0.00¢
Regulatory Asset Recovery/Vegetation Mgmt	0.00¢	0.00¢	0.02330¢	0.02330¢	0.00¢	0.00¢
Temporary Emergency Electric Energy Facilities (TEEEF)	0.00¢	0.23920¢	0.10400¢	0.10400¢	0.00¢	0.00¢
Transition Charge	0.00¢	0.00¢	0.00¢	0.00¢	0.00¢	0.16700¢
Transition Charge (TC3)	0.00¢	0.00¢	0.22870¢	0.00¢	0.00¢	0.00¢
Rate Case Expense (RCE)	0.00540¢	0.00¢	0.00¢	0.00¢	0.00¢	0.00¢
Rate Case Expense Surcharge 2 (RCE2)	0.00¢	0.00¢	0.00852¢	0.00852¢	0.00¢	0.00¢
System Restoration Charge (SRC)	0.00¢	-0.02300¢	0.11700¢	0.00¢	0.00¢	0.00¢
Adjusted Federal Income Tax Credit (ADFIT)	0.00¢	0.00¢	-0.00590¢	0.00¢	0.00¢	0.00¢
Energy Efficiency Cost Recovery Factor (EECRF)	0.10240¢	0.08260¢	0.09900¢	0.09900¢	0.11700¢	0.00¢
Total TDU Charges Per kWh:	5.29740¢	5.35090¢	6.10570¢	5.76590¢	6.41350¢	6.31200¢
Note(s): ¹ McAllen and Mission service area customers formerly served by Oncor will not be subject to the following AEP Central TDU Surcharges: Transition Charges 2 & 3, Nuclear Decommissioning Fee, System Restoration Charge and associate Accumulated Deferred Federal Income Taxes (ADFIT). ² For 1 month, beginning 12/01/2024, invoices include an MG charge (0.0881¢) per kWh not reflected in values above.						

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	PAGE: 12

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 22.95 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 23.00 per month
Commodity Charge – All <u>Ccf</u>	\$ 0.58974 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.



**Mid-Tex Division
Gas Cost Recovery (GCR)
Thirteen Month History**

Month	Residential (Ccf)	Commercial (Ccf)	Industrial Sales (MMBtu)	Transportation (MMBtu)	CRR (Ccf)	CRR (MMBtu)
Jan-25	0.99244	0.80064	4.2862	0.7339	0.1180	1.1776
Dec-24	0.95014	0.77564	4.0695	0.7268	0.1180	1.1741
Nov-24	0.92274	0.75684	3.9663	0.7231	0.1180	1.1741
Oct-24	0.86420	0.70260	3.5220	0.7061	0.1180	1.1741
Sep-24	0.85410	0.66550	3.4105	0.6742	0.1100	1.0945
Aug-24	0.85490	0.66640	3.4088	0.6725	0.1100	1.0945
Jul-24	0.85030	0.66250	3.4023	0.6660	0.1100	1.0945
Jun-24	0.85250	0.66850	3.3965	0.6602	0.1100	1.0945
May-24	0.85480	0.66920	3.3855	0.6492	0.1100	1.0945
Apr-24	0.85270	0.67410	3.4767	0.6409	0.1100	1.0945
Mar-24	0.90011	0.75601	4.4875	0.6029	0.1100	1.0945
Feb-24	0.92521	0.78961	4.7897	0.6065	0.1100	1.0945
Jan-24	0.91461	0.76491	4.5916	0.6074	0.1100	1.0945

GCR Rates for Residential, Commercial, and Industrial customers include CRR charge which is non-taxable.
CRR (MMBtu) updated effective 1/1/2025 due to BTU Factor change.

GAS SERVICES DIVISION

GSD - 1 TARIFF REPORT

RRC COID: 6776 COMPANY NAME: ATMOS ENERGY CORP., MID-TEX DIV.

TARIFF CODE: DS RRC TARIFF NO: 29899

RATE SCHEDULE

SCHEDULE IDDESCRIPTION

RENO (LAMAR CO)	0.05
RENO (PARKER CO)	0.04
RETREAT *	0.05
RHOME	0.05
RICE	0.05
RICHARDSON	0.05
RICHLAND	0.05
RICHLAND HILLS	0.05
RIESEL	0.05
RIO VISTA	0.05
RIVER OAKS	0.05
ROANOKE *	0.05
ROBERT LEE	0.05
ROBINSON	0.05
ROBY	0.05
ROCHESTER	0.05
ROCKDALE	0.04
ROCKWALL	0.05
ROGERS	0.05
ROSCOE	0.05
ROSEBUD	0.04
ROSS	0.05
ROTAN	0.05
ROUND ROCK	0.05
ROWLETT	0.05
ROXTON	0.05
ROYSE CITY	0.05
RULE	0.05
RUNAWAY BAY	0.04
SACHSE	0.05
SADLER	0.05
SAGINAW	0.05
SAN ANGELO	0.05
SAN SABA	0.05
SANCTUARY	0.05
SANGER	0.05
SANSOM PARK	0.04
SANTA ANNA	0.05
SAVOY	0.04
SCURRY	0.04
SEAGOVILLE	0.05
SEYMOUR	0.05
SHADY SHORES	0.05
SHERMAN	0.05
SNYDER	0.05
SOMERVILLE	0.05
SOUTH MOUNTAIN	0.03

City of Rockwall – Utilities



MONTHLY RESIDENTIAL WATER RATES

0 – 2,000 gallons \$25.75 (minimum charge)

Rate per 2,001- 8,000 gallons.....\$4.11 per thousand

Rate per 8,001- 16,000.....\$5.09 per thousand

Rate after 16,001..... \$6.98 per thousand

Irrigation base rates based on meter size (please call for rates)



MONTHLY SEWER RATES

Base **RESIDENTIAL** sewer charge \$24.50

Volume charge per 1,000 gallons \$4.25

(Based on average water consumption in December,
January & February winter average)

City average sewer rate is 5,350 gallons per household \$47.24



MONTHLY REFUSE COLLECTION

RESIDENTIAL

\$20.76 per monthly plus \$1.72 sales tax \$22.48

Optional Garbage or Recycle Poly Cart Rental

\$4.59 per month plus \$.38 sales tax..... \$4.97

- Residents can purchase their own GARBAGE cart from any local provider.

COMMERCIAL

Based on container size and number of pickups Contact Republic Services @ 903-246-8154



HOUSEHOLD HAZARDOUS WASTE COLLECTION

Residential Flat Rate..... \$1.12

Call 972-440-2040 to schedule pick-up

COMPARISON OF PREVIOUS AND CURRENT UTILITY RATES

Comparison of Previous and Current Utility Rates

SECTION 8 HCV PROGRAM

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX

Note: Rates in bold text indicate changes and gray print indicates removal.

(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.)

ELECTRIC

UPDATE 2025

TXU Energy (Simple Rate 12)		Rates		Difference	
Description	Measure	11/2022	1/2025	Amount	Percent
Total Monthly Charges	per month	\$13.37	\$14.18	\$0.81	7%
Total Energy Charges	per kwh	0.182076	0.167974	-0.014102	-8%
Total Taxes	% of total	4.1637%	4.1637%	0.00	0%

NATURAL GAS

Atmos Energy (Mid-Tex R)		Rates		Difference	
Description	Measure	11/2022	1/2025	Amount	Percent
Total Monthly Charges	per month	\$21.60	\$23.00	\$1.40	7%
Total Energy Charges	per ccf	1.32157	1.58218	0.26061	20%
Total Taxes	% of total	9.1637%	9.1637%	0.00	0%

WATER, SEWER & TRASH COLLECTION

City of Rockwall		Rates		Difference	
Description - Water	Measure	11/2022	1/2025	Amount	Percent
Water Minimum Charge (0-2000)	per month	\$24.99	\$25.75	\$0.76	4%
Tier-1 Water Rate (2001-8000)	per 1000 gals	\$3.81	\$4.11	\$0.30	8%
Tier-2 Water Rate (8001-16000)	per 1000 gals	\$4.79	\$5.09	\$0.30	7%
Description - Sewer	Measure	11/2022	1/2025	Amount	Percent
Sewer Base Charge	per month	\$22.75	\$24.50	\$1.75	8%
Sewer Volume Charge	per 1000 gals	\$3.97	\$4.25	\$0.28	8%
Description - Trash Collection	Measure	11/2022	1/2025	Amount	Percent
Refuse Collection Chg (includes tax)	per month	\$21.18	\$22.48	\$1.30	7%

CURRENTLY ADOPTED SECTION 8 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: **Housing Authority of the City of Rockwall, TX**

Unit Type: **Multi-Family (Apartment/Condo/Row House/Townhouse)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$20.00	\$23.00	\$26.00	\$29.00	\$32.00	\$35.00
b. Bottle Gas/Propane						
c. Electric	\$17.00	\$20.00	\$25.00	\$31.00	\$36.00	\$41.00
d. Electric Heat Pump	\$15.00	\$17.00	\$21.00	\$23.00	\$26.00	\$28.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane						
c. Electric	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)	\$29.00	\$35.00	\$48.00	\$61.00	\$75.00	\$88.00
Air Conditioning	\$19.00	\$23.00	\$31.00	\$40.00	\$49.00	\$58.00
Water Heating						
a. Natural Gas	\$9.00	\$10.00	\$14.00	\$19.00	\$25.00	\$29.00
b. Bottle Gas/Propane						
c. Electric	\$18.00	\$21.00	\$27.00	\$33.00	\$39.00	\$44.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$31.00	\$32.00	\$37.00	\$43.00	\$49.00	\$56.00
Sewer	\$37.00	\$38.00	\$44.00	\$50.00	\$56.00	\$61.00
Trash Collection	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
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 \$13.93	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Natural Gas Charge \$23.46	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
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		\$	
			Sewer		\$	
Address of Unit			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			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: **Housing Authority of the City of Rockwall, TX**

Unit Type: **Single-Family (Semi-Detached/Duplex/Detached House)**

Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$29.00	\$33.00	\$38.00	\$40.00	\$45.00	\$49.00
b. Bottle Gas/Propane						
c. Electric	\$36.00	\$42.00	\$48.00	\$54.00	\$60.00	\$66.00
d. Electric Heat Pump	\$21.00	\$25.00	\$30.00	\$33.00	\$37.00	\$41.00
e. Oil						
Cooking						
a. Natural Gas	\$4.00	\$4.00	\$7.00	\$9.00	\$12.00	\$13.00
b. Bottle Gas/Propane						
c. Electric	\$8.00	\$9.00	\$13.00	\$17.00	\$21.00	\$25.00
Other Electric & Cooling						
Other Electric (Lights & Appliances)	\$43.00	\$51.00	\$70.00	\$90.00	\$110.00	\$130.00
Air Conditioning	\$15.00	\$17.00	\$39.00	\$61.00	\$83.00	\$105.00
Water Heating						
a. Natural Gas	\$12.00	\$13.00	\$19.00	\$25.00	\$30.00	\$36.00
b. Bottle Gas/Propane						
c. Electric	\$22.00	\$26.00	\$34.00	\$41.00	\$48.00	\$56.00
d. Oil						
Water, Sewer, Trash Collection						
Water	\$31.00	\$32.00	\$37.00	\$43.00	\$49.00	\$56.00
Sewer	\$37.00	\$38.00	\$44.00	\$50.00	\$56.00	\$61.00
Trash Collection	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
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 \$13.93	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Natural Gas Charge \$23.46	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00

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	\$
		Other Electric	\$
		Air Conditioning	\$
		Water Heating	\$
Name of Family		Water	\$
		Sewer	\$
		Trash Collection	\$
		Range / Microwave	\$
		Refrigerator	\$
		Other	\$
Address of Unit		Other	\$
		Total	\$
Number of Bedrooms			



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: **Housing Authority of the City of Rockwall, TX**

Unit Type: **Single-Family (Semi-Detached/Duplex/Detached House)**

Utility or Service:	6 BR	7 BR				
Monthly Dollar Allowances						
Heating						
a. Natural Gas	\$53.00	\$58.00				
b. Bottle Gas/Propane						
c. Electric	\$71.00	\$76.00				
d. Electric Heat Pump	\$44.00	\$47.00				
e. Oil						
Cooking						
a. Natural Gas	\$14.00	\$16.00				
b. Bottle Gas/Propane						
c. Electric	\$28.00	\$29.00				
Other Electric & Cooling						
Other Electric (Lights & Appliances)	\$140.00	\$150.00				
Air Conditioning	\$113.00	\$121.00				
Water Heating						
a. Natural Gas	\$39.00	\$42.00				
b. Bottle Gas/Propane						
c. Electric	\$60.00	\$64.00				
d. Oil						
Water, Sewer, Trash Collection						
Water	\$61.00	\$66.00				
Sewer	\$65.00	\$69.00				
Trash Collection	\$21.00	\$21.00				
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00				
Refrigerator Tenant-supplied	\$12.00	\$12.00				
Other--specify: Monthly Charges						
Electric Charge \$13.93	\$14.00	\$14.00				
Natural Gas Charge \$23.46	\$23.00	\$23.00				
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		\$	
			Sewer		\$	
Address of Unit			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Other		\$	
Number of Bedrooms			Total		\$	



LOCAL CLIMATOLOGICAL DATA

General Information

HUSM-Ver13i_813_Summit-Update

HOUSING AUTHORITY OF THE CITY OF ROCKWALL, TX

Study Date: February 4, 2025

PHA/Zip Code* Lookup: TX095

*If zip code is unavailable, choose adjacent zip code.

Name/City of HA: Rockwall

State: TX

Building Types		#BR	Grouping
Apartment	Yes	0-5	Multi-Family
Row House/Townhouse		0-5	
Semi-Detached/Duplex			
Detached House	Yes	0-7	Single-Family
Mobile/Manufactured Home			

Average	
Electric	No
Natural Gas	No
Water	No
Sewer	No
Trash	No

MF (Apt/Condo/RH-TH) & SF (S-D/D/DH)

Standard Schedule

Climate Data (Degree Days)

HEATING

January	606
February	440
March	281
April	89
May	7
Jun	0
July	0
August	0
September	5
October	66
November	281
December	565
Annual	2339

COOLING

January	1
February	3
March	20
April	87
May	257
Jun	459
July	592
August	604
September	374
October	127
November	24
December	3
Annual	2551

Typical Low Temp 46