



Monahans Housing Authority

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Ginger Carrell – Executive Director

May 7, 2019

Proposed Revision To Utility Allowances, to be effective July 9, 2019

The Monahans Housing Authority is proposing the following changes to our Utility Allowance schedule:

	Current	Proposed
1 Bedroom	\$70	\$48
2 Bedroom	\$84	\$57
3 Bedroom	\$99	\$66
4 Bedroom	\$113	\$80

On the back side of this page, you will find the consultant's report of the utility rate data and methodology used to calculate the proposed allowances.

All residents have an opportunity to submit written comments regarding the proposed changes before June 7, 2019. The written comments can be mailed or delivered in person to our office, located at 209 S. Dwight in Monahans.

Once adopted, the new allowances will be in effect for all new leases and lease renewals.

UTILITY ALLOWANCE SCHEDULE HOUSING AUTHORITY OF MONAHANS, TEXAS HUD PROJECT TX408

METHODOLOGY

The utility allowance calculations indicated herein are based on the following criteria:

- Baseline monthly consumption for electricity and natural gas calculated using HUD Form 52667
- Consumption for heating adjusted based on NOAA typical weather data for the City of Monahans
- Allowances for electricity include refrigeration, lighting and miscellaneous appliances
- Allowances for natural gas include heating, water heating and cooking
- All consumption adjusted to be representative of conservative system/household operation
- Rate for electricity calculated using the aggregate average of all rates offered to the City of Monahans by TXU Retail Energy
- Texas Gas Service Residential Rate 10

UTILITY RATE DATA

Electric - \$.139/kWh

Bundled rate includes customer charge, energy charge, fuel factor charge and all transmission/distribution charges

Natural Gas - \$.419/Ccf

Monthly Customer Charge - \$17.63

UTILITY ALLOWANCE SCHEDULE

1 Bedroom

Electricity: \$24.00 (175 kWh)
Natural Gas: \$24.00 (16 Ccf)
Monthly Total: \$48.00

2 Bedroom

Electricity: \$31.00 (225 kWh)
Natural Gas: \$26.00 (20 Ccf)
Monthly Total: \$57.00

3 Bedroom

Electricity: \$38.00 (275 kWh)
Natural Gas: \$28.00 (24 Ccf)
Monthly Total: \$66.00

4 Bedroom

Electricity: \$49.00 (350 kWh)
Natural Gas: \$31.00 (31 Ccf)
Monthly Total: \$80.00

Notes:

1. Water, sewer and trash services provided by Management in all Project locations.
2. All allowances have been rounded.

Date: April 18, 2019