

3/08 - Charging for WATER

We charge the elderly \$10.00 and the families \$18.00 to help on water and gas for mowing the yards.

We pay for water/wastewater.

No on the water.

Water: The only time we charge a resident for water is when they abuse the use of it. For example, one resident brought a very large above ground swimming pool. We took the size of the pool and charged them the city water/sewage charge. We had them remove the pool and they paid the bill.

We do not charge the tenant any charges for water, sewer or sanitation.

The Housing Authority pays for water for most of the housing developments within the Public Housing Department. However, there are some developments where the tenant pays the water, in these cases, these tenants are given a utility allowance.

We do not charge for water, sewer or trash pickup.

We only charge excess water for residents with a washing machine. It is \$2.00 for singles, \$3.00 for 1-3 in house, \$4.00 for more than 4 in house per month

Do not charge for water.

Our water is individual metered.

We do not charge for water.

(PHA) does not charge tenant for water, but would like to.

We pay 100% of the water bill for all our residents.

Yes, the residents are charge a water fee monthly. The fee was adopted by the Board by bedroom size: 1 BR \$20.00, 2 BR \$21.00 and 3 & 4 BR \$25.00.

No, we do not charge residents for water. We still have one master meter for water consumption, therefore we do not allow car washing or large recreational water activities. Small kiddie type pools are allowed.

We don't charge because they are not metered.

(PHA) does not currently charge for water as we still have master meters and no individual meters. However, we have included individual metering in our Capital Fund program because we are now going to tankless water heaters (unlimited amounts of hot water) and we believe that our water bills will go up. In addition, we have residents who do not report leaking faucets, running toilets, etc. because they do not pay for the water. We also have residents who wish to water their yards, but we don't allow it because of the water prices. If they are willing to pay for the additional water, they can use it as they choose. We will still have a base allowance, but will charge for excess usage.

No, we do not charge for water.

We do not charge for water currently. However, the usage has been so high that we are thinking of charging an overage charge for excess water. The only problem with that is that each unit would have to have a separate meter to be able to monitor who is using the excess.

We do not charge for water. So, we don't allow for the tenant to wash cars. But, we do encourage watering the lawns, however.

no- the units are not sub-metered.

We pay for water

(PHA) pays the water at the elderly high rise. We do not charge tenants for it.

We do not charge residents for any utility, however, the terms of our lease require that residents obtain & maintain utility services for water, electric & gas in the name of an adult who appears on the lease.

Tenants pay all utilities except garbage and receive a utility allowance.

FYI, HERE ARE THE REGULATIONS REGARDING UTILITY ALLOWANCES
(apply to gas, water and electricity)

Title 24: Housing and Urban Development
PART 965-PHA-OWNED OR LEASED PROJECTS-GENERAL PROVISIONS
Subpart E-Resident Allowances for Utilities

§ 965.502 Establishment of utility allowances by PHAs.

(a) PHAs shall establish allowances for PHA-furnished utilities for all checkmetered utilities and allowances for resident-purchased utilities for all utilities purchased directly by residents from the utilities suppliers.

(b) The PHA shall maintain a record that documents the basis on which allowances and scheduled surcharges, and revisions thereof, are established and revised. Such record shall be available for inspection by residents.

(c) The PHA shall give notice to all residents of proposed allowances, scheduled surcharges, and revisions thereof. Such notice shall be given, in the manner provided in the lease or homebuyer agreement, not less than 60 days before the proposed effective date of the allowances or scheduled surcharges or revisions; shall describe with reasonable particularity the basis for determination of the allowances, scheduled surcharges, or revisions, including a statement of the specific items of equipment and function whose utility consumption requirements were included in determining the amounts of the allowances or scheduled surcharges; shall notify residents of the place where the PHA's record maintained in accordance with paragraph (b) of this section is available for inspection; and shall provide all residents an opportunity to submit written comments during a period expiring not less than 30 days before the proposed effective date of the allowances or scheduled surcharges or revisions. Such written comments shall be retained by the PHA and shall be available for inspection by residents.

(d) Schedules of allowances and scheduled surcharges shall not be subject to approval by HUD before becoming effective, but will be reviewed in the course of audits or reviews of PHA operations.

(e) The PHA's determinations of allowances, scheduled surcharges, and revisions thereof shall be final and valid unless found to be arbitrary, capricious, an abuse of discretion, or otherwise not in accordance with the law.

§ 965.503 Categories for establishment of allowances.

Separate allowances shall be established for each utility and for each category of dwelling units determined by the PHA to be reasonably comparable as to factors affecting utility usage.

§ 965.506 Surcharges for excess consumption of PHA-furnished utilities.

(a) For dwelling units subject to allowances for PHA-furnished utilities where checkmeters have been installed, the PHA shall establish surcharges for utility consumption in excess of the allowances. Surcharges may be computed on a straight per unit of purchase basis (e.g., cents per kilowatt hour of electricity) or for stated blocks of excess consumption, and shall be based on the PHA's average utility rate. The basis for calculating such surcharges shall be described in the PHA's schedule of allowances. Changes in the dollar amounts of surcharges based directly on changes in the PHA's average utility rate shall not be subject to the advance notice requirements of this section.

(b) For dwelling units served by PHA-furnished utilities where checkmeters have not been installed, the PHA shall establish schedules of surcharges indicating additional dollar amounts residents will be required to pay by reason of estimated utility consumption attributable to resident-owned major appliances or to optional functions of PHA-furnished equipment. Such surcharge schedules shall state the resident-owned equipment (or functions of PHA-furnished equipment) for which surcharges shall be made and the amounts of such charges, which shall be based on the cost to the PHA of the utility consumption estimated to be attributable to reasonable usage of such equipment.

State law regarding submetering can be found in the Texas Water Code at 13.502-5031