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PUBLIC UTILITY COMMISSION
FILING CLERK

Public Utility Commission of Texas

November 6, 2014

Ashley Oaks I&II Apartments So100
16400 Henderson Pass
San Antonio, TX, 78232, 3302
VICTORIA.TRAUTMAN@STEADFASTLIVING.COM

RECOMMENDATION

Docket No. **43476**

*Registration Request of Ashley Oaks I&II Apartments So100
for Allocated Utility Service Pursuant to PUC Subchapter H. §24.122*

On **October 6, 2014**, **Ashley Oaks I&II Apartments** filed a registration request for Substantive Rules Applicable to Water Utility Submetering and Allocation under *PUC Subchapter H. §24.122* prescribed by the Commission.

After a review of the **Ashley Oaks I&II Apartments** registration request, I have concluded that the applicant has satisfactorily completed the registration requirements under Subst. *PUC Subchapter H. §24.122* by providing all requested information. Therefore, I recommend that **Ashley Oaks I&II Apartment's** registration request be granted.

For future correspondence concerning Registration # **So100**, please reference the same Docket #**43476**.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tammy Benter".

Tammy Holguin Benter, Director
Water Utilities Division
Public Utilities Commission of Texas

TB/DRT

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Registration of Submetered OR Allocated Utility Service

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: _____
By: _____
Docket No. **RECEIVED**
(this number to be assigned by the
PUC after your form is filed)
2014 OCT -6 PM 4:26

PROPERTY OWNER: Do not enter the name of the owner's contract manager, management company, or billing company.
SAP 0100 10-21-14

Name | Steadfast Management, LLC (owner and manager)

Mailing Address: | 18100 Von Karmen Avenue, Suite 100 | City | Irvine | State | CA | Zip | 92612

Telephone # | (949) 852-0700 | Fax # (if applicable) | () | E-mail | Not known

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name | Ashley Oaks I and Ashley Oaks II

Mailing Address: | 16400 Henderson Pass | City | San Antonio | State | TX | Zip | 78232-3302

Telephone # | (210) 545-9515 | Fax # (if applicable) | (210) 545-9515 | E-mail | Victoria.Trautman@SteadfastLiving.com

☒ Apartment Complex ☐ Condominium ☐ Manufactured Home Rental Community ☐ Multiple-Use Facility

If applicable, describe the "multiple-use facility" here: _____

INFORMATION ON UTILITY SERVICE

Tenants are billed for ☒ Water ☒ Wastewater ☐ Submetered **OR** ☒ Allocated ★★ ★

Name of utility providing water/wastewater | San Antonio Water System

Date submetered or allocated billing begins (or began) | 10/01/2014 | Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

☐ Not applicable, because ☐ Bills are based on the tenant's actual submetered consumption

☐ There are neither common areas nor an installed irrigation system

☐ All common areas and the irrigation system(s) are metered or submetered:

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

☐ This property has an installed irrigation system that is not separately metered or submetered:

We deduct percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☒ This property has an installed irrigation system(s) that is/are separately metered or submetered:

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

☐ This property does not have an installed irrigation system:

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail to:

Filing Clerk, Public Utility Commission of Texas

1701 North Congress Avenue

P.O. Box 13326

Austin, Texas 78711-3326

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

☒ **Occupancy method:** The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.

| | | |
|---|----------------------------|---|
| <input checked="" type="checkbox"/> Ratio occupancy method: The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period. | Number of Occupants | Number of Occupants for Billing Purposes |
| | 1 | 1.0 |
| | 2 | 1.6 |
| | 3 | 2.2 |
| | >3 | 2.2 + 0.4 for each additional occupant |

| | | |
|---|---------------------------|---|
| <input type="checkbox"/> Estimated occupancy method: The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units. | Number of Bedrooms | Number of Occupants for Billing Purposes |
| | 0 (Efficiency) | 1 |
| | 1 | 1.6 |
| | 2 | 2.8 |
| | 3 | 4.0 |
| | >3 | 4.0 + 1.2 for each additional bedroom |

☐ **Occupancy and size of rental unit** ☐ percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either:

- the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR
- the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

☐ **Submetered hot water:**
 The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

☐ **Submetered cold water is used to allocate charges for hot water provided through a central system:**
 The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

☐ **As outlined in the condominium contract. Describe:**

☐ **Size of manufactured home rental space:**
 The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

☐ **Size of the rented space in a multi-use facility:**
 The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.