

HUD FMRs AND NNRHA PROPOSED PAYMENT STANDARDS 2023

Bedroom Size	Current NNRHA Payment Standards based on 120% of FMR (HUD WAIVER)	HUD Published FMR 2023	Recommended Payment Standard Based on 110% of FMR	New HUD 120% WAIVER
	Effective 06/23/2022	Effective 10/01/2021	Effective 01/01/2023	TBD
0 Bedroom	\$1,192	\$1,116	\$1,228	\$1,339
1 Bedroom	\$1,218	\$1,137	\$1,251	\$1,364
2 Bedroom	\$1,432	\$1,329	\$1,462	\$1,594
3 Bedroom	\$2,011	\$1,857	\$2,043	\$2,228
4 Bedroom	\$2,450	\$2,264	\$2,490	\$2,716

**Newport News Redevelopment and Housing Authority
Flat Rent Schedule
PROPOSED January 2023**

	<u>Efficiency</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4 BR</u>
FMR FY 2023	\$1116	\$1137	\$1,329	\$1,857	\$2,264
New Flat Rent (80% of FMR)	\$ 892	\$ 909	\$1,063	\$1,488	\$1,811

		<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
<u>MARSHALL COURTS</u>	N/A	\$ 867	\$1,011	\$1,427	\$1,742
(Deduct Natural Gas Utility Allowance)					
1 BR	\$42				
2 BR	\$52				
3 BR	\$58				
4 BR	\$69				

<u>AQUEDUCT</u>	N/A	\$ 856	\$ 997	\$1,409	\$1,723
(Deduct Utility Allowance)					
1 BR	\$53				
2 BR	\$66				
3 BR	\$76				
4 BR	\$85				

	<u>Efficiency</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4 BR</u>
<u>PINECROFT</u>	N/A	\$ 909	N/A	N/A	N/A
<u>ASHE MANOR</u>	N/A	\$ 909	\$1,063	N/A	N/A
<u>ORCUTT TOWNHOMES I</u> (Utility Allowance)	N/A	N/A	N/A	\$1,316	N/A
3 BR \$169					

2023 Utility Allowance Estimates

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2024)

Locality		Unit Type					Date (mm/dd/yyyy)	
Newport News Redevelopment And Housing Authority, VA		Single Family					10/01/22	
Utility or Service	Monthly Dollar Allowances							
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Heating	a. Natural Gas	60	69	78	82	101	118	
	b. Bottle Gas	120	136	156	172	201	233	
	c. Electric	39	45	62	73	100	120	
	d. Fuel Oil	91	110	195	236	285	342	
	e. Heat Pump	29	34	47	56	75	90	
Cooking	a. Natural Gas	3	4	4	4	5	5	
	b. Bottle Gas	8	9	10	11	12	13	
	c. Electric	4	5	6	6	7	8	
	d. Microwave	3	3	4	4	5	5	
Other Electric		15	20	24	29	34	38	
Air Conditioning		6	8	10	12	14	15	
Water Heating	a. Natural Gas	16	21	25	34	42	50	
	b. Bottle Gas	40	50	61	82	103	124	
	c. Electric	21	27	33	44	55	66	
	d. Fuel Oil							
Water		19	20	26	33	39	44	
Sewer		29	31	47	67	81	96	
Trash Collection		29	29	29	29	29	29	
Range		5	5	5	5	5	5	
Refrigerator		7	7	7	7	7	7	
Other - specify Customer Charge	a. Electric	7	7	7	7	7	7	
	b. Natural Gas	11	11	11	11	11	11	
	c. Electric Tax	3	3	3	3	3	3	
	d. Nat Gas Tax	2	2	2	2	2	2	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost	
Name of Family					Heating		\$	
					Cooking			
Address of Unit					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Other			
					Total		\$	

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2024)

Locality		Unit Type				Date (mm/dd/yyyy)	
Newport News Redevelopment And Housing Authority, VA		Mobile Home				10/01/22	
Utility or Service	Monthly Dollar Allowances						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	55	64	72	78	94	110
	b. Bottle Gas	111	127	145	160	187	217
	c. Electric	36	42	58	68	93	111
	d. Fuel Oil	85	103	181	219	265	318
	e. Heat Pump	27	32	44	51	70	84
Cooking	a. Natural Gas	3	4	4	4	5	5
	b. Bottle Gas	8	9	10	11	12	13
	c. Electric	4	5	6	6	7	8
	d. Microwave	3	3	4	4	5	5
Other Electric	15	20	24	29	34	38	
Air Conditioning	6	8	9	11	13	14	
Water Heating	a. Natural Gas	16	21	25	34	42	50
	b. Bottle Gas	40	50	61	82	103	124
	c. Electric	21	27	33	44	55	66
	d. Fuel Oil						
Water	19	20	26	33	39	44	
Sewer	29	31	47	67	81	96	
Trash Collection	29	29	29	29	29	29	
Range	5	5	5	5	5	5	
Refrigerator	7	7	7	7	7	7	
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7
	b. Natural Gas	11	11	11	11	11	11
	c. Electric Tax	3	3	3	3	3	3
	d. Nat Gas Tax	2	2	2	2	2	2
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.				Utility or Service		per month cost	
Name of Family				Heating			
				Cooking			
Address of Unit				Other Electric			
				Air Conditioning			
Number of Bedrooms				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
				Other			
				Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0189
(exp. (04/30/2024))

Locality		Unit Type					Date (mm/dd/yyyy)	
Newport News Redevelopment And Housing Authority, VA		Duplex/Row/Townhouse					10/01/22	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	51	60	67	70	87	101	
	b. Bottle Gas	103	117	134	148	173	201	
	c. Electric	33	39	54	63	86	103	
	d. Fuel Oil	79	95	167	203	245	294	
	e. Heat Pump	25	29	40	47	64	77	
Cooking	a. Natural Gas	3	4	4	4	5	5	
	b. Bottle Gas	8	9	10	11	12	13	
	c. Electric	4	5	6	6	7	8	
	d. Microwave	3	3	4	4	5	5	
Other Electric		15	20	24	29	34	38	
Air Conditioning		8	7	8	10	12	13	
Water Heating	a. Natural Gas	16	21	25	34	42	50	
	b. Bottle Gas	40	50	61	82	103	124	
	c. Electric	21	27	33	44	55	66	
	d. Fuel Oil							
Water		19	20	26	33	39	44	
Sewer		29	31	47	67	81	96	
Trash Collection		29	29	29	29	29	29	
Range		5	5	5	5	5	5	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7	
	b. Natural Gas	11	11	11	11	11	11	
	c. Electric Tax	3	3	3	3	3	3	
	d. Nat Gas Tax	2	2	2	2	2	2	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost	
Name of Family					Heating			
					Cooking			
Address of Unit					Other Electric			
					Air Conditioning			
Number of Bedrooms					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
					Other			
					Total			

Allowances for Tenant-Furnished Utilities and Other Services

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0149
(exp. 04/30/2024)

Locality		Unit Type					Date (mm/dd/yyyy)	
Newport News Redevelopment And Housing Authority, VA		Garden/High Rise Apt					10/01/22	
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	48	55	62	65	81	94	
	b. Bottle Gas	96	109	124	137	161	187	
	c. Electric	31	36	50	58	80	96	
	d. Fuel Oil	73	88	156	188	228	274	
	e. Heat Pump	23	27	37	44	60	72	
Cooking	a. Natural Gas	3	4	4	4	5	5	
	b. Bottle Gas	8	9	10	11	12	13	
	c. Electric	4	5	6	6	7	8	
	d. Microwave	3	3	4	4	5	5	
Other Electric		15	20	24	29	34	38	
Air Conditioning		5	6	8	9	11	12	
Water Heating	a. Natural Gas	16	21	26	34	42	50	
	b. Bottle Gas	40	50	61	82	103	124	
	c. Electric	21	27	33	44	55	66	
	d. Fuel Oil							
Water		19	20	26	33	39	44	
Sewer		29	31	47	57	81	96	
Trash Collection		29	29	29	29	29	29	
Range		5	5	5	5	5	5	
Refrigerator		7	7	7	7	7	7	
Other -specify Customer Charge	a. Electric	7	7	7	7	7	7	
	b. Natural Gas	11	11	11	11	11	11	
	c. Electric Tax	3	3	3	3	3	3	
	d. Nat Gas Tax	2	2	2	2	2	2	
Actual Family Allowances - To be used by the family to compute allowance. Complete below for the actual unit rented.					Utility or Service		per month cost	
Name of Family					Heating			
					Cooking			
Address of Unit					Other Electric			
					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Range/Microwave			
					Refrigerator			
Number of Bedrooms					Other			
					Total			

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltls	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1	16	12	1.5	8	0.2	0.1	38	13761	1147
1 Bedroom	1	18	13	1.7	9	0.2	0.1	41	15137	1261
2 Bedroom	2	35	26	3.3	18	0.3	0.1	83	30273	2523
3 Bedroom	4	56	42	5.3	28	0.5	0.2	132	48162	4013
4 Bedroom	5	72	54	6.8	36	0.7	0.2	170	61922	5160
5 Bedroom	6	88	66	8.3	44	0.8	0.3	207	75683	6307
6 Bedroom	7	104	78	9.8	52	1.0	0.3	245	89443	7464

Gal Each % Hot Water

Toilet Flush:	3.2	0%	5	Flushes per person per day
Shower:	12	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per Person per Day
Handwashing:	0.05	50%	10	Handwashings per person per Day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.5	\$19.17
1	1.7	\$19.81
2	3.4	\$25.94
3	5.4	\$33.32
4	6.9	\$38.85
5	8.4	\$44.39

Water & Sewage Rate Schedule

Base Charge:		14.35
Energy Charge:		
First	2 CCF	\$3.21000
25 Next	23 CCF	\$3.69000
125 Next	100 CCF	\$7.38000
223 Next	100 CCF	\$7.38000
Cost Adjustment:		0
Tax:		0%

Gross Water Consumption:

Type	Occ	Toil	Shwr	Dish	Cltls	Cook	Hand	Gal/Day	Gal/Yr	Gal/Mo.
0 Bedroom	1	16	12	1.5	8	0.2	0.1	38	13761	1147
1 Bedroom	1	18	13	1.7	9	0.2	0.1	41	15137	1261
2 Bedroom	2	35	26	3.3	18	0.3	0.1	83	30273	2523
3 Bedroom	4	56	42	5.3	28	0.5	0.2	132	48162	4013
4 Bedroom	5	72	54	6.8	36	0.7	0.2	170	61922	5160
5 Bedroom	6	88	66	8.3	44	0.8	0.3	207	75683	6307
6 Bedroom	7	104	78	9.8	52	1.0	0.3	245	89443	7454

Gal Each % Hot Water

Toilet Flush:	3.2	0%	5	Flushes per person per day
Shower:	12	50%	1	Showers per person per day
Dishload:	3	25%	0.5	Dishloads per person per day
Laundry load:	40	50%	0.2	Clothesloads per person per day
Meal:	0.05	0%	3	Meals per Person per Day
Handwashing:	0.05	50%	10	Handwashings per person per Day

Water & Sewer Tables

Bedroom Size	Consumption per Month (CCF)	Allowance per Month
0	1.5	\$28.64
1	1.7	\$30.59
2	3.4	\$47.18
3	5.4	\$66.70
4	6.9	\$81.34
5	8.4	\$95.98

Water & Sewage Rate Schedule

Base Charge:		14
Energy Charge:		
First	2 CCF	\$9.76000
25 Next	23 CCF	\$9.76000
125 Next	100 CCF	\$9.76000
223 Next	100 CCF	\$9.76000
Cost Adjustment:		0
Tax:		0%

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2023

The following development has check-meters and utility allowance estimates are provided in units of consumption for which a resident will be charged for energy consumption that exceed these estimates.

VA 3-2

<i>Electricity</i>	<i>Bedroom Size</i>					
	<i>One</i>	<i>Two</i>	<i>Two H/C</i>	<i>Three</i>	<i>Three H/C</i>	<i>Four</i>
January	162	185	278	203	306	231
February	160	183	276	201	304	229
March	158	179	271	199	301	225
April	154	174	264	195	296	219
May	150	164	258	191	292	214
June	150	168	257	190	290	213
July	150	168	257	190	290	213
August	150	168	257	190	290	213
September	150	168	257	191	291	213
October	152	171	261	193	294	216
November	156	177	269	197	299	223
December	161	184	277	202	305	230

<i>Natural Gas</i>	<i>Bedroom Size</i>					
	<i>One</i>	<i>Two</i>	<i>Two H/C</i>	<i>Three</i>	<i>Three H/C</i>	<i>Four</i>
January	29	39	41	44	46	57
February	27	37	38	42	43	54
March	25	33	34	38	38	48
April	21	27	26	31	30	38
May	17	22	20	25	23	30
June	16	21	18	24	21	27
July	16	21	18	24	21	27
August	16	21	18	24	21	27
September	16	21	18	24	21	28
October	18	24	23	28	26	33
November	23	31	31	35	35	44
December	28	38	40	43	45	55

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2023

The following development has check-meters and utility allowance estimates are provided in units of consumption for which a resident will be charged for energy consumption that exceed these estimates.

VA 3-3

<i>Electricity</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>
January	191	224	252
February	189	222	250
March	186	218	246
April	181	212	240
May	177	207	234
June	175	206	232
July	175	206	232
August	175	206	232
September	175	206	233
October	179	209	237
November	184	216	244
December	190	223	251

<i>Natural Gas</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>
January	44	50	55
February	40	46	51
March	34	39	43
April	23	28	31
May	14	18	20
June	12	15	17
July	12	15	17
August	12	15	17
September	12	16	18
October	19	22	25
November	30	35	39
December	42	48	53

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2023

The following development has check-meters and utility allowance estimates are provided in units of consumption for which a resident will be charged for energy consumption that exceed these estimates.

VA 3-4

<i>Electricity</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>
January	156	176	199	221
February	156	175	198	220
March	154	173	195	217
April	152	169	191	212
May	150	166	187	208
June	150	165	186	207
July	150	165	186	207
August	150	165	186	207
September	150	165	186	207
October	151	168	189	210
November	153	171	194	215
December	156	176	199	221

Newport News Redevelopment and Housing Authority

Utility Allowance Estimates

FY 2023

The following development has check-meters and utility allowance estimates are provided in units of consumption for which a resident will be charged for energy consumption that exceed these estimates.

VA 3-5

<i>Electricity</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>
January	177	202	231	260
February	176	201	230	258
March	175	199	227	255
April	172	195	223	250
May	170	192	219	246
June	170	191	218	245
July	170	191	218	245
August	170	191	218	245
September	170	191	218	245
October	171	193	221	248
November	174	197	226	253
December	176	201	231	259

<i>Natural Gas</i>	<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>4 Bedroom</i>
January	40	55	63	69
February	37	51	59	64
March	33	44	51	56
April	25	33	38	42
May	18	23	27	31
June	16	21	24	27
July	16	21	24	27
August	16	21	24	27
September	16	21	24	28
October	21	28	32	36
November	29	40	46	50
December	39	53	61	66

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2023

VA 3-2	Electricity	Natural Gas	Total
1 Bedroom	21.00	42.00	\$ 63.00
2 Bedroom	23.00	52.00	\$ 75.00
2 Bedroom H/C	31.00	51.00	\$ 82.00
3 Bedroom H/C	34.00	58.00	\$ 92.00
3 Bedroom	25.00	57.00	\$ 82.00
4 Bedroom	27.00	69.00	\$ 96.00

VA 3-4	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Electricity	21.00	23.00	25.00	27.00
Natural Gas	49.00	61.00	69.00	75.00
Total	\$ 70.00	\$ 84.00	\$ 94.00	\$ 102.00

VA 3-10	Electricity
1 Bedroom	\$57.00
1 Bedroom H/C	\$62.00
2 Bedroom	\$72.00
2 Bedroom H/C	\$74.00
3 Bedroom	\$80.00
4 Bedroom	\$91.00

Newport News Redevelopment and Housing Authority

Utility Allowance Estimates

FY 2023

VA 3-11	Electricity
1 Bedroom	\$53.00
2 Bedroom	\$66.00
2 Bedroom H/C	\$66.00
3 Bedroom	\$76.00
4 Bedroom	\$88.00

VA 3-12	Electricity	Natural Gas	Total
1 Bedroom	30.00	37.00	\$ 67.00
2 Bedroom	33.00	43.00	\$ 76.00
2 Bedroom H/C	33.00	49.00	\$ 82.00
3 Bedroom	37.00	52.00	\$ 89.00
4 Bedroom	40.00	62.00	\$ 102.00

VA 3-15	Electricity
1 Bedroom	\$51.00
2 Bedroom	\$63.00
2 Bedroom H/C	\$63.00
3 Bedroom	\$74.00

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2023

VA 3-17	2 Bedroom	2 Bedroom H/C	3 Bedroom	4 Bedroom
Electricity	23.00	23.00	25.00	28.00
Natural Gas	46.00	51.00	55.00	61.00
Water/Sewer	73.00	73.00	100.00	120.00
Total	\$ 142.00	\$ 147.00	\$ 180.00	\$ 209.00

VA 3-25, Orcutt Townhomes - Phase II

	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	36.00	53.00	80.00	\$ 169.00

VA 3-25, Orcutt Townhomes - Phase III

	Electricity	Natural Gas	Water/Sewer	Total
2 Bedroom Townhome	22.00	39.00	61.00	\$ 122.00
2 Bedroom 504	23.00	36.00	61.00	\$ 120.00
3 Bedroom Townhome	25.00	45.00	80.00	\$ 150.00
3 Bedroom Walk-up	25.00	39.00	80.00	\$ 144.00