

**Newport News Redevelopment and Housing Authority
Flat Rent Schedule
PROPOSED January 2022**

	<u>Efficiency</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4 BR</u>
FMR FY 2022	\$993	\$1015	\$1,193	\$1,676	\$2,042
New Flat Rent (80% of FMR)	\$794	\$812	\$ 954	\$1,340	\$1,633

		<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
<u>MARSHALL COURTS</u>	N/A	\$769	\$903	\$1,284	\$1,568
(Deduct Natural Gas Utility Allowance)					
1 BR \$43					
2 BR \$51					
3 BR \$56					
4 BR \$65					

<u>AQUEDUCT</u>	N/A	\$760	\$889	\$1,266	\\$1,548
(Deduct Utility Allowance)					
1 BR \$52					
2 BR \$65					
3 BR \$74					
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	\$812	N/A	N/A	N/A
<u>ASHE MANOR</u>	N/A	\$812	\$954	N/A	N/A
<u>ORCUTT TOWNHOMES I</u> (Utility Allowance) 3 BR \$167	N/A	N/A	N/A	\$1,509	N/A

HUD FMRs AND NNRHA PROPOSED PAYMENT STANDARDS
2022

Bedroom Size	Current NNRHA Payment Standards based on 105% of FMR	HUD Published FMR 2022	Recommended Payment Standard Based on 107% of FMR
	Effective 1/01/2021	Effective 10/01/2021	Effective 01/01/2022
0 Bedroom	\$1,008	\$993	\$1,063
1 Bedroom	\$1,020	\$1,015	\$1,086
2 Bedroom	\$1,204	\$1,193	\$1,277
3 Bedroom	\$1,698	\$1,676	\$1,793
4 Bedroom	\$2,085	\$2,042	\$2,185

Newport News Redevelopment and Housing Authority

Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan

Unless a live-in aide resides with a family, the family unit size for any family consisting of a single person must be either a zero or one-bedroom unit, as determined under the HA subsidy standards.

NNRHA Policy

The HA will assign one bedroom for each two person within the household, except in the following circumstances:

- Age, sex or relationship of household members
- Disability-related or health needs, including reasonable accommodations
- Single person families will be allocated one bedroom

The HA will reference the following chart in determining the appropriate voucher size for a family:

Voucher Size	Person in Household Minimum - Maximum
1 bedroom	1 - 2
2 bedrooms	2 - 4
3 bedrooms	4 - 6
4 bedrooms	6 - 8
5 bedrooms	8 - 10

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Amendment to the Lease Agreement

Landlords must give tenant at least 72 hours notice of routine maintenance before entering the building, unless the maintenance was requested by the tenant.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Admissions & Continued Occupancy Policy and Section 8 Administrative Plan

The Newport News Redevelopment and Housing Authority was awarded 32 Emergency Housing Vouchers from the Department of Housing and Urban Development.

The Newport News Redevelopment and Housing Authority and Greater Virginia Peninsula Homelessness Consortium (CoC) commit to implement the Emergency Housing Vouchers (EHV) Program that serves eligible families and households in the City of Newport News. The EHV program will provide a maximum of 32 (thirty two) tenant based Section 8 Vouchers to households who meet EHV program criteria and are referred by the Consortium of Care Coordinated Entry System.

Population Eligible for EHV Assistance Referred by the CoC

1. Homeless;
2. At Risk of Homelessness;
3. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, Stalking or human trafficking;
4. Recently homeless and for who providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The Newport News Redevelopment and Housing Authority will use the available funds to provide the following forms of assistance:

1. Renter's Insurance;
2. Utility Arrears;
3. Rental Application;
4. Holding Fees;
5. Moving Expenses;
6. Housing Search Expenses;
7. Other expenses;
8. Security Deposit;
9. Utility Hook-up Fee;
10. Utility Deposit.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

Admissions & Continued Occupancy Policy Amendment

DRAFT

Nonpayment of rent or other charges;

The Newport News Redevelopment and Housing Authority shall provide for additional time for non-payment of rent due during emergencies such as the current COVID-19 pandemic, if Federal funding is available to assist tenants facing eviction for nonpayment of rent.

- (1) The notice of lease termination required in § 966.4(l)(3) for failure to pay rent must provide such information as required by the Secretary; and
- (2) In accordance with HUD Notice PIA 2021-29, H 2021-06, the notice of lease termination for failure to pay rent must provide for at least 30 days from the date the tenant receives the notice.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: **PINECROFT & ASHE MANOR RESIDENTS**
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

We are required to notify all residents when we revise utility allowances. **These changes do not impact the utilities at Pinecroft and Ashe Manor.** However, the information below is being provided to all residents.

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

A copy of these revisions is posted in each Rental Office. Please note that allowances are based on a monthly consumption and billings will be for monthly usage. All written comments should be submitted by **December 1, 2021**. The proposed effective date of the revised allowances is **January 1, 2022**.

All records pertaining to the above are maintained at 227 27th Street, Newport News, VA 23607. If you have any questions, **please contact your Property Manager.**

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: **ALL RESIDENTS**
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

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AQUEDUCT APARTMENTS

BASIS FOR DETERMINATION OF ALLOWANCES:

The allowances were established "based upon the reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment". The establishment of the utility allowances are based on accepted engineering calculation methods which recognize the thermal design characteristics of each representative unit type and load and use of appliances.

VA 3-11	Electricity
1 Bedroom	\$52.00
2 Bedroom	\$65.00
2 Bedroom H/C	\$64.00
3 Bedroom	\$74.00
4 Bedroom	\$85.00

TENANT PAID UTILITIES:

The NNRHA shall require the Tenant to obtain utility services directly from the utility providers in their name. The Tenant agrees to and is hereby obligated to purchase electricity from Dominion Energy. The NNRHA agrees to reduce the Tenant's rent by the amount of the utility allowance.

SPECIFIC ITEMS OF EQUIPMENT INCLUDED IN DETERMINING ALLOWANCES:

The electric allowance includes consideration for all components of the electric consumption for necessary and non-essential uses. The necessary electrical items include lighting and refrigeration for food storage. The non-essential uses for each unit include 1 color TV; 1 radio/stereo; 1 hand mixer; 1 2-slot toaster, 1 blender; 1 vacuum cleaner; 1 hand iron; 1 microwave; 1 clock; 1 coffee pot; 1 VCR; 1 fan; 1 washing machine; and other small appliances in addition to or replacing one of the above listed devices.

INDIVIDUAL RELIEF:

The criteria for medical relief are special needs for residents such as those who may require **medical equipment**. The procedure for a resident to request relief is to contact the Property Manager with a written explanation of the reasons relief is required. The Property Manager will review the request, make a decision and notify the resident.

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: **ALL RESIDENTS**
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

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ORCUTT TOWNHOMES I

BASIS FOR DETERMINATION OF ALLOWANCES:

The allowances were established "based upon the reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment". The establishment of the utility allowances are based on accepted engineering calculation methods which recognize the thermal design characteristics of each representative unit type and load and use of appliances.

VA 3-25, Orcutt Townhomes, Phase I				
	Electricity	Natural Gas	Water/Sewer	Total
3 Bedroom	35.00	52.00	80.00	\$167.00

TENANT PAID UTILITIES:

The NNRHA shall require the Tenant to obtain utility services directly from the utility providers in their name. The Tenant agrees to and is hereby obligated to purchase electricity from Dominion Energy, gas from Virginia Natural Gas and water and sewer services from Newport News Waterworks. The NNRHA agrees to reduce the Tenant's rent by the amount of the utility allowance.

SPECIFIC ITEMS OF EQUIPMENT INCLUDED IN DETERMINING ALLOWANCES:

The electric allowance includes consideration for all components of the electric consumption for necessary and non-essential uses. The necessary electrical items include lighting and refrigeration for food storage. The non-essential uses for each unit include 1 color TV; 1 radio/stereo; 1 hand mixer; 1 2-slot toaster, 1 blender; 1 vacuum cleaner; 1 hand iron; 1 microwave; 1 clock; 1 coffee pot; 1 VCR; 1 fan; 1 washing machine; and other small appliances in addition to or replacing one of the above listed devices.

INDIVIDUAL RELIEF:

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Marshall Courts

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

DATE: October 13, 2021
TO: ALL RESIDENTS
FROM: Newport News Redevelopment and Housing Authority
SUBJECT: UTILITY ALLOWANCES

The Newport News Redevelopment and Housing Authority has revised the utility allowances for all multi-family complexes. The estimates are based on a reasonable consumption of utilities by an energy conserving household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment.

A copy of these revisions is posted in each Rental Office. Please note that allowances are based on a monthly consumption and billings will be for monthly usage. All written comments should be submitted by **December 1, 2021**. The proposed effective date of the revised allowance is **January 1, 2022**.

All records pertaining to the above are maintained at 227 27th Street, Newport News, VA 23607. If you have any questions, **please contact your Property Manager.**

MARSHALL COURTS

BASIS FOR DETERMINATION OF ALLOWANCES:

The allowances were established "based upon the reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment". The establishment of the utility allowances are based on accepted engineering calculation methods which recognize the thermal design characteristics of each representative unit type and load and use of appliances.

VA 3-2

Bedroom Size

Electricity	One	Two	Two H/C	Three	Three H/C	Four
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

Bedroom Size

Natural Gas	One	Two	Two H/C	Three	Three H/C	Four
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

VA 3-2	Electricity	Natural Gas	Total
1 Bedroom	21.00	43.00	\$64.00
2 Bedroom	23.00	51.00	\$74.00
2 Bedroom H/C	31.00	50.00	\$81.00
3 Bedroom H/C	33.00	55.00	\$88.00
3 Bedroom	24.00	56.00	\$80.00
4 Bedroom	27.00	65.00	\$92.00

SURCHARGE:

Any consumption level that exceeds the allowance will be multiplied by the current monthly rate paid by the Authority.

SPECIFIC ITEMS OF EQUIPMENT INCLUDED IN DETERMINING ALLOWANCES:

The electric allowance includes consideration for all components of the electric consumption for necessary and non-essential uses. The necessary electrical items include lighting and refrigeration for food storage. The non-essential uses for each unit include 1 color TV; 1 radio/stereo; 1 hand mixer; 1 2-slot toaster, 1 blender; 1 vacuum cleaner; 1 hand iron; 1 microwave; 1 clock; 1 coffee pot; 1 VCR; 1 fan; 1 washing machine; and other small appliances in addition to or replacing one of the above listed devices.

INDIVIDUAL RELIEF:

The criteria for medical relief are special needs for residents such as those who may require **medical equipment**. The procedure for a resident to request relief is to contact the Property Manager with a written explanation of the reasons relief is required. The Property Manager will review the request, make a decision and notify the resident.

TENANT PAID UTILITIES:

If Marshall Courts converts to tenant paid utilities, the NNRHA shall require the Tenant to obtain utility services directly from the utility providers in their name. The Tenant agrees to and is hereby obligated to purchase gas from Virginia Natural Gas and if required, electricity from Dominion Energy. The NNRHA agrees to reduce the Tenant's rent by the amount of the utility allowance.

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		10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	50	58	64	68	84	98
	b. Bottle Gas	96	109	125	138	161	187
	c. Electric	38	44	60	71	97	116
	d. Fuel Oil	56	67	119	144	174	209
	e. Heat Pump	28	33	45	53	73	87
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		6	8	9	11	13	15
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
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	17	17	17	17	17	17
	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. Name of Family				Utility or Service		per month cost	
				Heating		\$	
Address of Unit				Cooking			
				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
Number of Bedrooms				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. 2577-0169
(exp. 04/30/2024)

Locality		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment And Housing Authority, VA		Mobile Home		10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	46	54	60	63	78	91
	b. Bottle Gas	89	102	116	128	150	174
	c. Electric	35	41	56	66	90	108
	d. Fuel Oil	52	63	111	134	162	194
	e. Heat Pump	26	31	42	49	67	81
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		6	7	9	10	12	14
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
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	17	17	17	17	17	17
	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			
Number of Bedrooms				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. 2577-0169
(exp. 04/30/2024)

Locality Newport News Redevelopment And Housing Authority, VA		Unit Type Duplex/Row/Townhouse		Date (mm/dd/yyyy) 10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	43	50	55	58	72	84
	b. Bottle Gas	83	94	107	118	139	161
	c. Electric	32	38	52	61	83	100
	d. Fuel Oil	48	58	102	124	150	180
	e. Heat Pump	24	28	39	46	62	75
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		5	7	8	10	11	13
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
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	17	17	17	17	17	17
	c. Electric Tax	3	3	3	3	3	3
	d. Natural 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			
				Other Electric			
Address of Unit				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 Newport News Redevelopment And Housing Authority, VA		Unit Type Garden/High Rise Apt		Date (mm/dd/yyyy) 10/01/21			
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	40	46	52	54	67	78
	b. Bottle Gas	77	87	100	110	129	150
	c. Electric	30	35	48	57	77	93
	d. Fuel Oil	45	54	95	115	139	167
	e. Heat Pump	23	26	36	42	58	70
Cooking	a. Natural Gas	3	3	3	4	4	4
	b. Bottle Gas	6	7	8	9	10	10
	c. Electric	4	5	5	6	7	8
	d. Microwave	3	3	4	4	4	5
Other Electric		15	20	23	28	33	37
Air Conditioning		5	6	7	9	11	12
Water Heating	a. Natural Gas	14	17	21	28	35	42
	b. Bottle Gas	32	40	49	66	83	99
	c. Electric	21	26	32	42	53	64
	d. Fuel Oil						
Water		19	20	26	33	39	44
Sewer		24	25	36	49	58	68
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	17	17	17	17	17	17
	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			
				Other Electric			
				Air Conditioning			
Address of Unit				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Range/Microwave			
				Refrigerator			
Number of Bedrooms				Other			
				Total			