

Newport News Redevelopment and Housing Authority
Public Housing Site Budgets (Annual)
July 1, 2024-June 30, 2025

Family/Elderly Scattered Site?	
Year Built	
Recently Renovated?	
Units	972
Average Bedroom Size	2
% Occupancy	98.0%

Totals, Low-Rent	Marshall Courts 302	Ridley Place 304	Aqueduct 311	Pinecroft 313	Ashe Manor 324
	Family	Family	Family	Mixed	Senior
	No	No	No	No	No
	1941	1953	1971	1986	2004
	No	No	Yes	No	No
	261	259	262	140	50
	2	2	2	1	1
	97.0%		98.0%	99.0%	98.0%

REVENUE

	PUM	228.28	175.75	321.54	\$ 355	
Gross Potential Rent	\$ 2,020,430	\$ 714,973	\$ -	\$ 552,558	\$ 540,187	\$ 212,712
Less: Vacancy Loss	\$ (42,156)	\$ (21,449)	\$ -	\$ (11,051)	\$ (5,402)	\$ (4,254)
Net Tenant Rental Revenue	\$ 1,978,274	\$ 693,524	\$ -	\$ 541,507	\$ 534,785	\$ 208,458
Total Subsidy Eligibility	\$ 5,021,763	\$ 2,366,024	\$ 575,414	\$ 1,424,192	\$ 471,394	\$ 184,739
Less: Est. Proration @ 98.78%	\$ (61,266)	\$ (28,865)	\$ (7,020)	\$ (17,375)	\$ (5,751)	\$ (2,254)
Net Operating Subsidy	\$ 4,960,497	\$ 2,337,159	\$ 568,394	\$ 1,406,817	\$ 465,643	\$ 182,485
Non-dwelling Rentals	\$ 35,887	\$ 35,887	\$ -	\$ -	\$ -	\$ -
Excess Utility Charges	\$ 45,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -
Capital Fund (522) Operating (1406)	\$ 396,530	\$ 60,000	\$ -	\$ 100,000	\$ 174,167	\$ 62,363
Capital Mgmt/Safety Improvements (1408)	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ -
Donations from City	\$ 50,000	\$ 20,000	\$ -	\$ 30,000	\$ -	\$ -
Investment Income	\$ 41,300	\$ 40,000	\$ 100	\$ 500	\$ 400	\$ 300
Tenant Charges & Services	\$ 99,000	\$ 34,000	\$ -	\$ 49,000	\$ 11,800	\$ 4,200
Total Revenue	\$ 7,656,488	\$ 3,265,569	\$ 568,494	\$ 2,177,824	\$ 1,186,795	\$ 457,806

EXPENSES

Administrative Salaries + Benefits	\$ 787,326	317,111	-	270,981	143,044	56,190
Occupancy Salaries + Benefits	\$ 79,509	28,963	-	29,298	15,656	5,591
Rent Collection Salaries + Benefits	\$ 5,441	1,975	-	2,003	1,081	382
Work Order Salaries + Benefits	\$ 75,911	75,911	-	-	-	-
Audit	\$ 34,800	15,000	-	11,500	6,100	2,200
Property Mgmt Fee \$ 76.89	\$ 644,492	234,490	-	236,907	127,883	45,211
Bookkeeping Fee \$ 7.50	\$ 70,460	30,468	-	23,108	12,474	4,410
Training	\$ 16,100	7,000	-	4,000	3,000	2,100
VHDA Monitoring Fee	\$ 1,750	-	-	-	-	1,750
Travel/Local	\$ 210	35	-	100	50	25
Legal	\$ 14,300	8,000	-	5,000	1,000	300
Administrative/Operating	\$ 179,000	75,000	-	51,000	38,000	15,000
Total Administrative	\$ 1,909,298	\$ 793,952	\$ -	\$ 633,898	\$ 348,288	\$ 133,160

Resident Services Salaries+Ben	\$ 249,057	\$ 90,725	-	\$ 91,776	\$ 49,041	\$ 17,515
Resident Services Activities	\$ 18,825	\$ 8,175	-	\$ 6,025	\$ 3,400	\$ 1,225
Neigh. Network Lab Sal. & Ben.	\$ 87,672	\$ 87,672	-	\$ -	\$ -	\$ -
Total Tenant Services	\$ 355,554	\$ 186,572	\$ -	\$ 97,801	\$ 52,441	\$ 18,740

Gas	\$ 79,000	\$ 36,000	-	\$ -	\$ 31,000	\$ 12,000
Electric	\$ 477,000	\$ 253,000	-	\$ 48,000	\$ 118,000	\$ 58,000
Water	\$ 355,000	\$ 145,000	-	\$ 152,000	\$ 45,000	\$ 13,000
Sanitation	\$ 983,000	\$ 371,000	-	\$ 441,000	\$ 135,000	\$ 36,000
Total Utilities	\$ 1,894,000	\$ 805,000	\$ -	\$ 641,000	\$ 329,000	\$ 119,000

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	Totals, Low-Rent	Marshall Courts 302	Ridley Place 304	Aqueduct 311	Pinecroft 313	Ashe Manor 324
Maintenance Salaries + Benefits	\$ 623,710	\$ 254,521	-	\$ 217,513	\$ 112,639	\$ 39,037
Overtime/Oncall (4% of salaries)	\$ 24,948	\$ 10,181	-	\$ 8,701	\$ 4,506	\$ 1,561
Specialized Maintenance Standard	\$ 11,600	\$ 700	-	\$ 100	\$ 8,900	\$ 1,900
FFS HVAC	\$ 38,900	\$ 4,875	-	\$ 975	\$ 20,000	\$ 13,050
Maintenance Materials	\$ 304,300	\$ 113,000	-	\$ 122,300	\$ 52,000	\$ 17,000
Contracts:						
Janitorial/Make Ready Cleaning	\$ 66,000	\$ 29,000	-	\$ 23,000	\$ 4,000	\$ 10,000
Grounds	\$ 89,000	\$ 44,000	-	\$ 34,000	\$ 6,000	\$ 5,000
Structure	\$ 72,500	\$ 45,000	-	\$ 14,000	\$ 11,000	\$ 2,500
Painting	\$ 50,900	\$ 19,000	-	\$ 26,000	\$ 4,500	\$ 1,400
Plumbing/Gas	\$ 153,000	\$ 85,000	-	\$ 45,000	\$ 18,000	\$ 5,000
Electric	\$ 39,600	\$ 24,000	-	\$ 2,600	\$ 8,000	\$ 5,000
HVAC	\$ 83,000	\$ 35,000	-	\$ 24,000	\$ 15,000	\$ 9,000
HQS \$12/unit	\$ 8,556	\$ 3,132	-	\$ 3,144	\$ 1,680	\$ 600
Auto Repair	\$ 13,000	\$ 7,000	-	\$ 3,000	\$ 2,100	\$ 900
Pest Control	\$ 36,500	\$ 22,000	-	\$ 9,500	\$ 2,000	\$ 3,000
Trash Removal	\$ 3,400	\$ 1,000	-	\$ 1,000	\$ 900	\$ 500
Other	\$ 10,200	\$ 8,000	-	\$ 1,500	\$ 500	\$ 200
Total Maintenance	\$ 1,629,115	\$ 705,408	\$ -	\$ 536,333	\$ 271,725	\$ 115,648
Security Salaries + Benefits	\$ 81,186	\$ 29,574	-	\$ 29,917	\$ 15,986	\$ 5,709
Materials	\$ 1,525	\$ 1,000	-	\$ 100	\$ 325	\$ 100
Contracts/Alarm Systems	\$ 37,700	\$ 9,900	-	\$ 4,100	\$ 13,000	\$ 10,700
Police Services	\$ 50,000	\$ 25,000	-	\$ 25,000	\$ -	\$ -
Total Protective Services	\$ 170,411	\$ 65,474	\$ -	\$ 59,117	\$ 29,311	\$ 16,509
General Liability	\$ 24,320	\$ 10,620	-	\$ 5,900	\$ 6,900	\$ 900
Property	\$ 317,000	\$ 124,000	-	\$ 102,000	\$ 75,000	\$ 16,000
Workmen's Compensation	\$ 33,064	\$ 14,772	-	\$ 10,500	\$ 5,624	\$ 2,169
Auto Insurance	\$ 12,100	\$ 5,520	-	\$ 3,500	\$ 1,400	\$ 1,680
Total Insurance	\$ 386,484	\$ 154,912	\$ -	\$ 121,900	\$ 88,924	\$ 20,749
PILOT	\$ 16,516	\$ (3,059)	-	\$ (9,949)	\$ 20,579	\$ 8,946
Terminal Leave Payments	\$ 10,570	\$ 4,727	-	\$ 3,350	\$ 1,800	\$ 694
Collection Loss (2% of rents)	\$ 39,565	\$ 13,870	-	\$ 10,830	\$ 10,696	\$ 4,169
Other: Sub/Mem Dues	\$ 4,120	\$ 2,300	-	\$ 1,500	\$ 200	\$ 120
Total General Expenses	\$ 70,772	\$ 17,838	\$ -	\$ 5,730	\$ 33,274	\$ 13,929
N/R Extra Ordinary Maint.	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -
N/R Nonexpendable Equip.	\$ 2,200	\$ 1,000	\$ -	\$ 1,000	\$ 200	\$ -
Total Non Routine Expenses	\$ 4,200	\$ 2,000	\$ -	\$ 2,000	\$ 200	\$ -
Total Expenses (excluding Asset Management Fee)	\$ 6,419,834	\$ 2,731,157	\$ -	\$ 2,097,779	\$ 1,153,162	\$ 437,735
Asset Management Fee	\$ 85,560	\$ 31,320	\$ -	\$ 31,440	\$ 16,800	\$ 6,000
Total Expenses	\$ 6,505,394	\$ 2,762,477	\$ -	\$ 2,129,219	\$ 1,169,962	\$ 443,735
Cash Flow From Operations	\$ 1,151,095	\$ 503,092	\$ 568,494	\$ 48,605	\$ 16,833	\$ 14,071