

NEWPORT NEWS REDEVELOPMENT AND HOUSING AUTHORITY

NOTICE

The Newport News Redevelopment and Housing Authority is proposing to amend the Public Housing Agency Plan for Fiscal Years 2019-2023 which includes the Annual Plan for Fiscal Year 2023. The amendment will establish utility allowances for Section 8 and public housing. There are also amendments to the Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan, Public Housing Flat Rents and Section 8 Program Payment Standards. A copy of the proposed amendment is available for public examination on the Authority's website at nnrha.com. Interested parties may submit written comments to NNRHA, P.O. Box 797, Newport News, VA 23607. A public hearing to receive comments on the proposed amendment will be conducted on December 19, 2023 at 8:30 a.m. at 227 27th Street, Newport News, VA. Also, written comments may be sent to nnrha@nnrha.org.

NNRHA does not discriminate against any person on the basis of race, color, religion, national origin, sex, elderliness, familial status, disability, sources of funds, sexual orientation, gender identify and military status.



PROPOSED

**Newport News Redevelopment and Housing Authority
Flat Rent Schedule for Public Housing
January 2024**

	<u>Efficiency</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4 BR</u>
FMR FY 2024	\$1,279	\$1,287	\$1,493	\$2,079	\$2,532
New Flat Rent (80% of FMR)	\$1,023	\$1,029	\$1,194	\$1,663	\$2,025

	<u>Efficiency</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
MARSHALL COURTS	N/A	\$ 982	\$1,136	\$1,599	\$1,951
(Deduct Utility Allowance)					
1 BR \$ 47					
2 BR \$ 58					
3 BR \$ 64					
4 BR \$ 74					

	<u>Efficiency</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
AQUEDUCT	N/A	\$ 968	\$1,117	\$1,575	\$1,923
(Deduct Utility Allowance)					
1 BR \$ 61					
2 BR \$ 77					
3 BR \$ 88					
4 BR \$102					

	<u>Efficiency</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4 BR</u>
<u>*PINECROFT</u>	N/A	\$1,029	N/A	N/A	N/A
<u>*ASHE MANOR</u>	N/A	\$1,029	N/A	N/A	N/A

*Utilities are included in the rent.

HUD FMRs AND NNRHA PROPOSED PAYMENT STANDARDS 2024

Bedroom Size	Current NNRHA Payment Standards based on 120% of FMR (HUD WAIVER)	HUD Published FMR 2024	Recommended Payment Standard Based on 104-108% of FMR
	Effective 11/22/22	Effective 10/01/2023	Effective 01/01/2024
0 Bedroom	\$1,339	\$1,279	\$1,339
1 Bedroom	\$1,364	\$1,287	\$1,364
2 Bedroom	\$1,594	\$1,493	\$1,594
3 Bedroom	\$2,228	\$2,079	\$2,228
4 Bedroom	\$2,716	\$2,532	\$2,716

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2024

Marshall Courts

VA 3-2	Electricity	Natural Gas	Total
1 Bedroom	24.00	47.00	\$ 71.00
2 Bedroom	26.00	58.00	\$ 84.00
2 Bedroom H/C	36.00	56.00	\$ 92.00
3 Bedroom H/C	39.00	62.00	\$ 101.00
3 Bedroom	28.00	64.00	\$ 92.00
4 Bedroom	31.00	74.00	\$ 105.00

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2024

Aqueduct

VA 3-11	Electricity
1 Bedroom	\$61.00
2 Bedroom	\$77.00
2 Bedroom H/C	\$76.00
3 Bedroom	\$88.00
4 Bedroom	\$102.00

Newport News Redevelopment and Housing Authority
Utility Allowance Estimates
FY 2024

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>					
	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

<i>Natural Gas</i>	<i>Bedroom Size</i>					
	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

Section 8 Program

Utility Allowances Schedule

See Public Reporting and Instructions on back

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

OMB Approval No. 2577-0169
(exp. (04/30/2026))

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment and Housing Authority, VA		Single Family		10/01/2023			
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	62	72	81	85	105	122
	Bottled Gas	93	105	120	132	155	180
	Electric	48	56	77	90	123	148
	Electric - Heat Pump	41	48	66	77	105	126
	Fuel Oil	71	85	150	181	219	263
	Other	-	-	-	-	-	-
Cooking	Natural Gas	7	8	9	11	11	12
	Bottled Gas	7	7	8	9	10	10
	Electric	6	7	7	8	9	10
	Microwave	4	4	5	6	6	7
	Fuel Oil	-	-	-	-	-	-
Other Electric		19	25	30	36	43	48
Air Conditioning		8	10	12	15	17	19
Water Heating	Natural Gas	17	22	26	35	44	53
	Bottled Gas	31	39	47	63	80	96
	Electric	27	34	41	54	68	82
	Electric - Heat Pump	20	25	31	41	51	61
	Fuel Oil	-	-	-	-	-	-
Water		20	21	27	34	40	45
Sewer		30	32	49	70	85	101
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	7	7	7	7	7	7
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.				Utility/Service/Appliance		Allowance	
Head of Household Name Unit Address Number of Bedrooms				Heating		\$	
				Cooking			
				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Other			
				Range/Microwave			
Refrigerator							
				Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Newport News Redevelopment and Housing Authority, VA				Unit Type Mobile Home		Date (mm/dd/yyyy) 10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	58	67	75	79	98	114
	Bottled Gas	86	98	112	123	144	167
	Electric	45	52	72	84	115	137
	Electric - Heat Pump	41	48	66	77	105	126
	Fuel Oil	66	79	139	169	204	245
	Other	-	-	-	-	-	-
Cooking	Natural Gas	7	8	9	11	11	12
	Bottled Gas	7	7	8	9	10	10
	Electric	6	7	7	8	9	10
	Microwave	4	4	5	6	6	7
	Fuel Oil	-	-	-	-	-	-
Other Electric		19	25	30	36	43	48
Air Conditioning		8	10	12	15	17	19
Water Heating	Natural Gas	17	22	26	35	44	53
	Bottled Gas	31	39	47	63	80	96
	Electric	27	34	41	54	68	82
	Electric - Heat Pump	20	25	31	41	51	61
	Fuel Oil	-	-	-	-	-	-
Water		20	21	27	34	40	45
Sewer		30	32	49	70	85	101
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	7	7	7	7	7	7
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.				Utility/Service/Appliance		Allowance	
Head of Household Name				Heating		\$	
				Cooking			
Unit Address				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
Number of Bedrooms				Sewer			
				Trash Collection			
				Other			
				Range/Microwave			
				Refrigerator			
				Total		\$	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA Newport News Redevelopment and Housing Authority, VA				Unit Type Duplex/Row/Townhouse		Date (mm/dd/yyyy) 10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	52	61	68	72	89	103
	Bottled Gas	78	89	102	112	131	152
	Electric	41	47	65	76	104	125
	Electric - Heat Pump	35	40	55	65	89	106
	Fuel Oil	60	72	127	154	186	223
	Other	-	-	-	-	-	-
Cooking	Natural Gas	7	7	9	10	11	11
	Bottled Gas	7	7	8	9	10	10
	Electric	5	6	7	8	9	10
	Microwave	4	4	5	6	6	7
	Fuel Oil	-	-	-	-	-	-
Other Electric		19	25	30	36	43	48
Air Conditioning		8	10	12	15	17	19
Water Heating	Natural Gas	17	22	26	35	44	53
	Bottled Gas	31	39	47	63	80	96
	Electric	27	34	41	54	68	82
	Electric - Heat Pump	20	25	31	41	51	61
	Fuel Oil	-	-	-	-	-	-
Water		20	21	27	34	40	45
Sewer		30	32	49	70	85	101
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	7	7	7	7	7	7
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.				Utility/Service/Appliance		Allowance	
Head of Household Name				Heating			
				Cooking			
				Other Electric			
				Air Conditioning			
Unit Address				Water Heating			
				Water			
				Sewer			
				Trash Collection			
				Other			
Number of Bedrooms				Range/Microwave			
				Refrigerator			
				Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
AND URBAN DEVELOPMENT (exp. (04/30/2026))
Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA			Unit Type			Date (mm/dd/yyyy)	
Newport News Redevelopment and Housing Authority, VA			Flat/Garden/High Rise Ap			10/01/2023	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	49	57	64	67	84	97
	Bottled Gas	74	84	96	106	124	143
	Electric	38	45	61	72	98	118
	Electric - Heat Pump	33	38	52	61	83	100
	Fuel Oil	56	68	119	145	175	210
	Other	-	-	-	-	-	-
Cooking	Natural Gas	7	7	9	10	11	11
	Bottled Gas	7	7	8	9	10	10
	Electric	5	6	7	8	9	10
	Microwave	4	4	5	6	6	7
	Fuel Oil	-	-	-	-	-	-
Other Electric		19	25	30	36	43	48
Air Conditioning		8	10	12	15	17	19
Water Heating	Natural Gas	17	22	26	35	44	53
	Bottled Gas	31	39	47	63	80	96
	Electric	27	34	41	54	68	82
	Electric - Heat Pump	20	25	31	41	51	61
	Fuel Oil	-	-	-	-	-	-
Water		20	21	27	34	40	45
Sewer		30	32	49	70	85	101
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	7	7	7	7	7	7
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8
Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.				Utility/Service/Appliance		Allowance	
Head of Houshold Name				Heating			
				Cooking			
				Other Electric			
				Air Conditioning			
				Water Heating			
				Water			
				Sewer			
Unit Address				Trash Collection			
				Other			
				Range/Microwave			
Number of Bedrooms				Refrigerator			
				Total			

Previous versions are obsolete.

Form HUD-52667 (04/2023)