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

AQUEDUCT (Deduct Utility Allowance) 1 BR \$ 61 2 BR \$ 77 3 BR \$ 88 4 BR \$102		MARSHALL COURTS (Deduct Utility Allowance) 1 BR \$ 47 2 BR \$ 58 3 BR \$ 64 4 BR \$ 74		New Flat Rent (80% of FMR)	FMR FY 2024	
N/A	Efficiency	NA	Efficiency	\$1,023	\$1,279	Efficiency
\$ 968	1 BR	\$ 982	1 BR	\$1,029	\$1,287	1 BR
\$1,117	2 BR	\$1,136	2 BR	\$1,194	\$1,493	<u>2BR</u>
\$1,575	3 BR	\$1,599	3 BR	\$1,663	\$2,079	3BR
\$1,923	4 BR	\$1,951	4 BR	\$2,025	\$2,532	4 BR

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

^{*}Utilities are included in the rent.

HUD FMRs AND NNRHA PROPOSED PAYMENT STANDARDS 2024

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

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

	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	

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Office of Public and Indian Housing

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

Locality/FITA	lowances are used to de			Unit Type		Date (mm/d	d/yyyy)
Newport News	s Redevelopment and		Authority, VA	Single Fan	nily	10,	/01/2023
Utility or Servic	The second secon	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	-	-	-	-		1 200
Cooking	Natural Gas	7	8	9	11	11	12
	Bottled Gas	7	7	8	9	10	10
	Electric	6	7	7	8	9	
	Microwave	4	4	5	6	6	10
	Fuel Oil	-	-	-	-	-	7
Other Electric		19	25	30			
Air Conditioning		8	10	12	36	43	48
Vater Heating	Natural Gas	17	22		15	17	19
	Bottled Gas	31	10000	26	35	44	53
	Electric	27	39	47	63	80	96
	Electric - Heat Pump		34	41	54	68	82
	Fuel Oil	20	25	31	41	51	61
Vater	ruei Oii	-	-			-	-
ewer		20	21	27	34	40	45
rash Collection		30	32	49	70	85	101
rash Collection	T	29	29	29	29	29	29
	Electric	7	7	7	7	7	7
Other -specify	Electric Tax	3	3	3	3	3	3
ustomer Charge	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
ange		7	7	7	7	7	7
efrigerator		8	8	8	8	8	8
ctual Family Allo	wances - May be used i	by the family	to compute	allowance	Utility/Service	1	Allowance
nile searching for	or a unit.				Heating		\$
					Cooking		
					Other Electric Air Conditioni		
it Address					Water Heating		
					Water	9	
					Sewer		
					Trash Collecti	on	
mber of Bedrooms	Other						
					Range/Microv	vave	
					Refrigerator		1

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AND URBAN DEVELOPMENT (exp. (04/30/2026)
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edevelopment and fuel Type Natural Gas Sottled Gas Electric Electric - Heat Pump	Housing A 0 BR 58 86 45	uthority, VA 1 BR 67 98	Unit Type Mobile Hor 2 BR 75	ne 3 BR	Date (mm/do 10/01/20 4 BR	23	
Jatural Gas Sottled Gas Electric Electric - Heat Pump	0 BR 58 86	1 BR 67	2 BR				
Vatural Gas Sottled Gas Electric Electric - Heat Pump	58 86	67	The second secon	3 DIX			
Sottled Gas Electric Electric - Heat Pump	86			79	98	5 BR	
lectric lectric - Heat Pump			112			114	
lectric - Heat Pump	40	52	72	123	144	167	
	41				115	137	
uel Oil	66	48	66	77	105	126	
Other		79	139	169	204	245	
latural Gas	7	-	-	-	-	-	
ottled Gas		8	9	11	11	12	
lectric	7	7	8	9	10	10	
	6	7	7	8	9	10	
		4	5	6	6	7	
uel Oil		-	-	-	-	-	
		25	30	36	43	48	
	8	10	12	15	17	19	
	17	22	26	35	44	53	
ottled Gas	31	39	47	63	80	96	
ectric	27	34	41	54	68	82	
ectric - Heat Pump	20	25	31	41	51	61	
uel Oil	-	-	-	-	-	-	
3-3-3-4	20	21	27	34	40	45	
	30	32	49	70	85	101	
	29	29	29	29	29	29	
ectric	7	7	7	7		7	
ectric Tax	3	3	3	3		3	
atural Gas	15	15	15	15		15	
atural Gas Tax	2	2				2	
	7	7				7	
	8	8		_		8	
nces - May be used to	by the family	to compute		A STATE OF THE PARTY OF THE PAR		Allowance	
unit.				Heating		\$	
				Cooking			
					iy		
				Sewer			
					tion		
				Other			
					wave		
						\$	
	ectric ectric - Heat Pump lel Oil ectric ectric ectric Tax ltural Gas ltural Gas Tax	19	19	19	19	19	

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Office of Public and Indian Housing

The following all	owances are used to d	etermine the	total cost of to	enant-furnish	ed utilities and	d appliances		
Locality/PHA Unit Type					Date (mm/dd/yyyy)			
Newport News Redevelopment and Housi			Authority, VA Duplex/Row		/Townhouse 10/01/202		23	
Utility or Servic	eFuel 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	<u>_</u>	-	-	-	-	-	
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	
100	Electric - Heat Pump	20	25	31	41	51	61	
	Fuel Oil	-	-	-	-	-	_	
Water	THE RESERVE OF THE PARTY OF THE	20	21	27	34	40	45	
Sewer		30	32	49	70	85	101	
Trash Collection		29	29	29	29	29	29	
	Electric	7	7	7	7	7	7	
Other -specify	Electric Tax	3	3	3	3	3	3	
Customer Charge	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 Allo	wances - May be use	d by the fam	ily to compute	allowance	Utility/Servic	e/Appliance	Allowance	
while searching f					Heating			
Head of Houshol	d Name				Cooking			
					Other Electri			
I loit A dalue e e					Air Condition			
Unit Address					Water Heatin	ng		
					Water			
					Sewer Trash Collec	tion		
					Other	uon		
Number of Bedro	oms				Range/Micro	Wave		
					Refrigerator	WAVE		
						tal		
					10	· · ·		

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U.S. DEPARTMENT OF HOUSING OMB Approval No. 2577-0169
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Locality/PHA	lowances are used to de	etermine the	total cost of	tenant-furnis	hed utilities and	appliances	
				Unit Type		Date (mm/do	
	s Redevelopment and	Housing A	uthority, VA	Flat/Garde	n/High Rise Ap	10/01/20:	23
Utility or Servic		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
we a	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	-	-	<u> </u>	-		 ' -
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
0	Bottled Gas	31	39	47	63	80	96
	Electric	27	34	41	54	68	
	Electric - Heat Pump	20	25	31	41	51	82
	Fuel Oil			-			61
Water		20	21	27	34	- 40	45
Sewer		30	32	49	70	40 85	45
Trash Collection		29	29	29	29		101
The state of the s	Electric	7	7	7	7	29	29
Other -specify	Electric Tax	3	3	3	3	7	7
Customer Charge		15	15			3	3
	Natural Gas Tax	2	2	15	15	15	15
Range	Haturar Oas Tax	7	A STATE OF THE PERSON NAMED IN	2	2	2	2
Refrigerator		8	7 8	7	7	7	7
ALCOHOLD BE STONE OF THE STONE	owances - May be used			8	8	8	8
while searching f	or a unit.	by the fami	ly to compute	e allowance	Utility/Service Heating	Appliance	Allowance
lead of Houshol	d Name				Cooking		
					Other Electric		
					Air Conditioni		
nit Address					Water Heating	9	
					Water		
					Sewer		
					Trash Collecti	on	
umber of Bedro	oms				Other Range/Microv	/3V0	
					Refrigerator	vave	
					Tot	al	