

**Newport News Redevelopment and Housing Authority
Flat Rent Schedule
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> (Deduct Natural Gas Utility Allowance)	N/A	\$769	\$903	\$1,284	\$1,568
1 BR		\$43			
2 BR		\$51			
3 BR		\$56			
4 BR		\$65			

		<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>
<u>AQUEDUCT</u> (Deduct Utility Allowance)	N/A	\$760	\$889	\$1,266	\$1,548
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 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	\$1,008.00	\$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

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.

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

<i>Electricity</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

Bedroom Size

<i>Natural Gas</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

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.

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:

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.

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		Garden/High Rise Apt					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	48	52	54	67	75
	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	25	33	39	44	
Sewer	24	25	35	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					
Number of Bedrooms		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		10/01/21			
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	8	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	18	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					
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. 2577-0169
(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	25	35	42	
	b. Bottle Gas	32	40	49	66	83	99	
	c. Electric	21	25	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			
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. 2577-0169
(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	8	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	6		
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						
Number of Bedrooms		Water Heating						
		Water						
		Sewer						
		Trash Collection						
		Range/Microwave						
		Refrigerator						
		Other						
		Total						