



**Supplemental Material
Received at the Meetings of
City Council
Redevelopment Agency
Housing Authority
Financing Authority**

For

March 4, 2008

Item #25: Audubon Certification

- a. Document entitled "Audubon Cooperative Sanctuary Program Certification for Golf Courses" submitted to the City Council by the Director of the Convention, Culture and Leisure Department.

Item #28: Residential Rental Housing Inspection Program

- a. Document entitled "Alternative fee proposal by Rental Housing Association of Sacramento Valley" submitted to the City Council by City staff.

Audubon Cooperative Sanctuary Program (ACSP) Certification for Golf Courses

1. Audubon International in cooperation with the Golf Course Superintendents Association of America (GCSAA) developed the Audubon Cooperative Sanctuary Program, offering a certification program that assists golf courses focus on the best methods to protect the environment, improve efficiency, and minimize potentially harmful impacts of golf operations.
2. The cost to the City is the \$150.00 per facility to join the ACSP and the manpower to implement the program.
3. ACSP improves the practice of golf course management. Course certification demonstrates our leadership as stewards of the environment. The City courses can achieve certification by implementing environmental management practices in the areas shown below:
 - a. Environmental Planning
 - b. Wildlife and Habitat Management
 - c. Chemical Use Reduction and Safety
 - d. Water Conservation
 - e. Water Quality Management
 - f. Outreach and Education
4. All of our City golf courses are involved with the program and have been certified in the first phase of the program, Environmental Planning. They are currently working on the other five phases of the program and expect to be fully certified by Oct 2008.
5. Of the 16,000 golf courses in the United States only 623 (4%) courses are fully certified. In the Sacramento region there are two courses that have achieved full certification, Mather Field and Del Paso Country Club.
6. What are the benefits of being certified? Most importantly obtaining certification demonstrates the demonstrated leadership as a steward of the environment and helps gain recognition for your efforts. For a Certified Audubon Cooperative Sanctuary, you will receive:
 - a. Media press releases highlighting your environmental conservation efforts
 - b. An Audubon Fine Art Print to display at the property distinguishing you as a Certified Audubon Cooperative Sanctuary.
 - c. Most importantly, regional, national and international recognition as an environmental leader.

Residential Rental Housing Inspection Program - City of Sacramento
Alternative fee proposal by Rental Housing Association of Sacramento Valley (RHA)

Revised: 2/14/2008

PROGRAM COSTS (per city staff)

	2008-09	2009-10	2010-11	2011-12	2012-13	TOTAL
Start-up costs	\$358,800	n/a	n/a	n/a	n/a	\$358,800
Annual operating costs	\$1,866,637	\$1,866,637	\$1,866,637	\$1,866,637	\$1,866,637	\$9,333,185
TOTAL COSTS	\$2,225,437	\$1,866,637	\$1,866,637	\$1,866,637	\$1,866,637	\$9,691,985

Fee proposed by City Staff: \$28.00 per rental housing unit

Cost analysis to determine fee:

Total costs (start-up costs + operating costs for first 5 years) divided by total number of units divided by 5 years.

Total costs of program (from above)	\$9,691,985
Total number of rental units*	69,508 * Per page 19 of staff report.
Cost per unit (over 5 year period)	\$139
Cost per rental unit (annual)	\$27.89
Indirect costs per unit (annual)**	\$0.11 ** Per page 19 of staff report.
Total cost per unit	\$28.00

Fee proposed by RHA: Base fee of \$19.00 plus \$20.00 per rental housing unit

Rationale: Generates same revenue, but costs are closer to actual inspection cost per property type (economies of scale).

Cost analysis to determine fee:

Approx. # of rental properties***	29,000 *** Estimate based upon staff report and discussions with city staff
Annual base fee	\$19.00
Subtotal of base fees	\$551,000
Total number of rental units	69,508
Annual fee per rental unit	\$20.00
Total annual unit fees	\$1,390,160
Total of base fees + unit fees	\$1,941,160
Total fees collected (5 years)	\$9,691,300 <i>Revenue collected is about the same as per city staff proposal</i>

COMPARISON OF PROPOSALS

Type of rental property	# of units	Annual cost per rental owner			5 year cost per rental owner		
		City Staff	RHA	Net Change	City Staff	RHA	Net Change
Single-family home	1	\$ 28	\$ 39	\$ 11	\$ 140	\$ 195	\$ 55
Duplex	2	\$ 56	\$ 59	\$ 3	\$ 280	\$ 295	\$ 15
Tri-plex	3	\$ 84	\$ 79	\$ (5)	\$ 420	\$ 395	\$ (25)
Four-plex	4	\$ 112	\$ 99	\$ (13)	\$ 560	\$ 495	\$ (65)
Apartment (5 units)	5	\$ 140	\$ 119	\$ (21)	\$ 700	\$ 595	\$ (105)
Apartment (10 units)	10	\$ 280	\$ 219	\$ (61)	\$ 1,400	\$ 1,095	\$ (305)
Apartment (50 units)	50	\$ 1,400	\$ 1,019	\$ (381)	\$ 7,000	\$ 5,095	\$ (1,905)
Apartment (100 units)	100	\$ 2,800	\$ 2,019	\$ (781)	\$ 14,000	\$ 10,095	\$ (3,905)
Apartment (200 units)	200	\$ 5,600	\$ 4,019	\$ (1,581)	\$ 28,000	\$ 20,095	\$ (7,905)
Apartment (500 units)	500	\$ 14,000	\$ 10,019	\$ (3,981)	\$ 70,000	\$ 50,095	\$ (19,905)
Apartment (796 units)****	796	\$ 22,288	\$ 15,939	\$ (6,349)	\$ 111,440	\$ 79,695	\$ (31,745)

****Tameron Ranch apartment community in Natomas has 796 units.

Note: Under both proposals, only 10% of units at each property are inspected (e.g. only 10 units at a 100-unit apartment)