



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



9

February 1, 1988

Budget & Finance Committee of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Proposed 1988 Agency Fees and Charges Schedule

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency and Housing Authority of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolutions approving the proposed schedules.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

Jack R. Crist
JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



February 1, 1988

Redevelopment Agency of the
City of Sacramento
and
Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Revisions to Agency Fees and Charges Schedule

SUMMARY

This report recommends the addition or revision of standardized fees and charges for various Agency activities and services.

BACKGROUND

The Agency first implemented a Fees and Charges Schedule in 1983. The Schedule has been revised each subsequent year to reflect additions, deletions, and increases to the prior schedule. It is now necessary to revise the 1987 Schedule to reflect adjustments for the 1988 year.

For 1988, there are a few minor changes recommended. However, the only substantial change recommended is for the service charges of the Housing Maintenance Division. The current schedule of maintenance charges is based on an hourly labor rate of \$15.00 per hour and the 1985 materials cost. This hourly labor rate of \$15.00 has been in effect since February 1986. The recommended maintenance charges for 1988 are based on an hourly labor rate of \$16.50 per hour and are also adjusted to reflect changing material costs. Including one additional new fee suggested for 1988, the increases in maintenance fees from 1986 to the proposed 1988 Schedule is 3.6%.

Maintenance Division staff completed a telephone survey of hourly labor rates being charged by other Housing Authorities in California. Listed below is the result of that survey.

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HOUSING AUTHORITY

HOURLY CHARGE

Richmond	\$17.50/hour	(mechanic, craft)
Oakland	15.84/hour	(mechanic, craft)
Fresno	18.00/hour	(all classes)
San Mateo	15.50/hour	(all classes)
San Bernadino	13.00/hour	(M/W I)
	15.00/hour	(mechanic)
	16.00/hour	(craft)
San Diego	15.00/hour	(mechanic)
Los Angeles (City)	9.65/hour	(grounds, mechanic)
Los Angeles (County)	14.40/hour	(custodian, grounds)
	16.20/hour	(mechanic)
	22.80/hour	(craft)
San Francisco	21.60/hour	(mech., ground, cust.)
	[Crafts]: 30.45/hour	(plumber)
		31.31/hour (glazer)
		32.12/hour (electrician)

The listing attached as Exhibit A indicates the recommended changes and additions to the 1987 Fees and Charges Schedule which has been in effect since January 13, 1987. All other Agency fees and charges currently in place would remain unchanged.

The proposed fees and charges of the Housing Department has been reviewed and unanimously approved by the Resident Council.

FINANCIAL DATA

The proposed changes would only have a minor financial impact on the Agency. The primary emphasis of this item is to:

- 1) Identify fees to potential users of Agency services;
- 2) Standardize fees as much as possible; and
- 3) Charge fees to cover the cost of providing services.

The fees and charges are not intended to generate additional income but to attempt to recover the Agency's actual cost in providing the service. Maintenance fees are only charged to tenants for "tenant caused damage" and not for normal routine maintenance.

ENVIRONMENTAL REVIEW

The proposed action does not require an environmental review pursuant to the California Environmental Quality Act.

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POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of February 1, 1988, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

The staff recommends (1) approval of the proposed new and/or revised fees and charges on the attached schedule, (2) addition of these new and/or revised fees and charges to the previously approved 1987 Sacramento Housing and Redevelopment Fees and Charges Schedule, which would become the 1988 Schedule, and (3) publication and distribution of the 1988 Fees and Charges Schedule to users of Agency services.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL

WALTER J. SLIPE
City Manager

1065M

Contact Person: Richard K. Slaymaker
440-1373

RESOLUTION NO.

ADOPTED BY THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ON DATE OF

RESOLUTION APPROVING THE 1988 SACRAMENTO HOUSING AND REDEVELOPMENT FEES AND CHARGES SCHEDULE.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF
SACRAMENTO:

Section 1: The 1988 Fees and Charges Schedule for the Sacramento Housing and Redevelopment Agency, as set forth on Exhibit "A" attached hereto, is hereby approved.

Section 2: The 1988 Sacramento Housing and Redevelopment Agency Fees and Charges Schedule supersedes any previously approved schedule of fees and/or charges, and shall constitute the total fees and charges imposed by the Agency.

Section 3: The Executive Director is hereby authorized to implement such Fees and Charges Schedule and distribute the Schedule to current users of Agency services.

Section 4: This resolution is effective immediately.

CHAIR

ATTEST:

SECRETARY

1100WPP1(268)

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

RESOLUTION APPROVING THE 1988 SACRAMENTO HOUSING AND REDEVELOPMENT FEES AND CHARGES SCHEDULE

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: The 1988 Fees and Charges Schedule for the
Sacramento Housing and Redevelopment Agency, as set forth on
Exhibit "A" attached hereto, is hereby approved.

Section 2: The 1988 Sacramento Housing and
Redevelopment Agency Fees and Charges Schedule supersedes any
previously approved schedule of fees and/or charges, and shall
constitute the total fees and charges imposed by the Agency.

Section 3: The Executive Director is hereby authorized
to implement such Fees and Charges Schedule and distribute the
Schedule to current users of Agency services.

Section 4: This resolution is effective immediately.

CHAIR

ATTEST:

SECRETARY

1100WPP1(268)

CHANGES AND ADDITIONS
FROM
1987 FEES AND CHARGES SCHEDULE

<u>Charging Organization</u>	<u>Activity</u>	<u>Current Fee/Charge</u>	<u>Proposed Fee/Charge</u>
Central Services	Vending Machine Soda	\$.45	\$.50
Economic Development	Facade Grant Program Application Fee	New	\$35.00 one-time, non-refundable.
CIAP	Plan Deposits	New	\$35.00 each-refundable within 10 days after bid date.
Nutrition	Lease of kitchen to Dept. of Education	\$ 25.00	Deleted.
	UCD/MSSP reimbursement for meals served	New	\$4.50 per meal.
Technical Services	Plan Deposits	\$ 35.00-refundable within 10 days after bid date	\$50.00 each - refundable within 10 days after bid date.
Housing Development	Mortgage Credit Certificate Program Information Fee for Non-Program Participants	New	\$25.00 to public entities; \$50.00 to private agencies
	Mortgage Credit Certificate Lender Participation Fee	New	\$150.00 initial Application Fee \$100.00 Annual Renewal Fee
Redevelopment	Good Faith Deposit/Option Fees	10% of purchase price upon timely close of escrow, kept by Agency should escrow not close on time	Not less than 10% of purchase price (in any event not less than \$1,000) upon timely close of escrow, kept by Agency should redeveloper not perform.

CHANGES AND ADDITIONS
 FROM 1987 FEES & CHARGES SCHEDULE
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EXHIBIT "A"

<u>Charging Organization</u>	<u>Activity</u>	<u>Current Fee/Charge</u>	<u>Proposed Fee/Charge</u>
Special Projects Old Sacramento	Plan Deposits	New	Amount varies from \$35.00 to \$250.00 dependent upon project, refundable if complete plans and specifications returned not later than 10 consecutive calendar days after bid date.
Maintenance	See Attached List	Fixed Charges	Fixed Charges
	Key	\$ 1.00	Delete
	Key (Apartment/ Mailbox)	New	\$1.00
	Key (large bow "best")	New	\$5.00

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

1988 TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>New Charge</u>	<u>Old Charge</u>
<u>Keys and Locks</u>		
Lock out (During hours)	\$ 8.25	\$ 7.50
Lock out (After hours)	25.00	25.00
Key (apartment/mailbox)	1.00	1.00
Key (large bow "best")	5.00	5.00
Mailbox lock	8.00	7.50
Unit lock - combination	76.00	75.00
Unit lock - key in knob - entry	20.00	19.00
Unit lock (1) - rekey and replace	14.50	13.00
Unit lock (2) - rekey and replace	27.00	25.00
Interior locks (privacy, passage, patio)	14.00	13.00
Store room/community room lock	24.50	23.00
Door latch	10.00	9.00
Lock repair - interior, patio	9.00	7.00
Lock repair - exterior	11.00	11.00
Deadbolt lock	38.00	36.00
Knob replacement	11.00	10.00
Patio door handle	13.00	12.00
Patio door latch	10.00	9.00
Strike plate	6.00	5.00
Install-a-lock	28.00	27.00
 <u>Carpentry</u>		
Entry door - solid core	\$ 65.00	\$ 62.00
Interior door - hollow core	47.00	44.00
Pocket door - hollow core	63.00	59.00
Garage service door (1 lite/1 panel)	76.00	73.00
Accordian door - vinyl - 36 x 80	40.00	30.00
- 84 x 80	50.00	40.00
- 60 x 94	60.00	50.00
Bread board	16.00	15.00
Foundation vents	3.00	3.00
Stairrail bracket	2.00	1.50
Gate latch	2.50	2.00
Gate hinge	2.50	2.00
Garage door handle	4.00	3.00
Garage door bolt lock	5.00	4.00
Door jamb - interior	23.50	21.00
Door jamb - exterior	40.00	36.00
Door casing	8.50	8.00
Door viewer	13.00	12.00
Drawer pulls (common)	2.50	2.00
Door bumpers	2.00	1.50
Closet shelving	10.50	10.00
Closet poles - 6'	7.00	6.00
Door mailbox slot	11.00	10.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

1988 TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>New Charge</u>	<u>Old Charge</u>
<u>Electrical</u>		
Electric fixture	\$ 11.00	\$ 10.00
Electric fixture - glass	8.50	8.00
Electric outlet	9.00	8.00
Electric outlet cover	2.00	1.50
Electric switch	9.00	8.00
Electric switch cover	2.00	1.50
220 receptacle	10.00	9.00
Circuit breaker	18.00	17.00
Fluorescent tubes (all)	5.50	5.00
Light defuser - interior	4.50	4.00
Porch light shade - glass	4.50	4.00
Porch light shade - plastic	10.00	9.50
Splitter (T.V.)	7.00	6.75
Smoke alarm	16.00	15.00
Exhaust fan cover	17.00	16.00
 <u>Glass</u>		
Window glass - 20" x 20" (D.S.)	\$ 20.00	\$ 18.00
- 24" x 24" (D.S.)	22.00	20.00
- 36" x 36" (D.S.)	29.00	27.00
- 24" x 60" (D.S.)	30.00	28.00
- 36" x 60" (D.S.)	37.00	35.00
- 50" x 50" (D.S.)	40.00	38.00
Patio door glass - 34" x 76" (safety)	60.50	59.00
Shower door glass - 28" x 60" (safety)	34.50	33.00
Tub enclosure glass - 28" x 54" (safety)	29.50	28.00
Medicine cabinet mirror - 16" x 36"	14.00	13.00
Medicine cabinet shelf	2.00	1.50
Window operator	9.50	9.00
Window operator handle	2.50	2.00
Window lock	4.50	4.00
 <u>Screens</u>		
Sliding screen door (new) - 36" x 80"	\$ 41.00	\$ 40.00
Sliding screen door (rescreen) - 36" x 80"	12.00	11.00
Window screen (new)	13.00	12.00
Window screen (rescreen)	8.00	7.00
Half panel (rescreen)	8.00	7.00
Full panel (rescreen)	16.00	14.00
Screen door closer	12.00	11.00
Screen door hinge	10.00	9.00
Screen door latch	9.00	8.00
Screen door (passage)	54.00	53.00
Screen door grill - 36" x 36"	9.00	8.50
Screen door expander	15.00	14.00
Hollywood door screen and frame	10.00	10.00
Screen door lock	6.00	5.50

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

1988 TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>New Charge</u>	<u>Old Charge</u>
<u>Drapes and Shades</u>		
Drapes - 54" x 56"	\$ 28.50	\$ 27.00
- 78" x 56"	33.00	32.00
- 78" x 84"	39.00	38.00
- 102" x 84"	47.00	46.00
- 126" x 60"	53.00	52.00
- 144" x 60"	61.00	60.00
Traverse rod convertible		
(one way/two way) - 28" x 48"	11.00	10.00
- 48" x 84"	13.00	12.00
- 66" x 120"	15.00	14.00
- 84" x 156"	16.50	15.00
Window shade - 18" to 45"	11.00	9.00
- 54" to 72"	12.00	10.00
 <u>Appliances - Ranges/Refrigerators</u>		
Top burner - gas	\$ 13.50	\$ 13.00
Top element - electric	22.00	21.00
Top burner grate - gas	7.00	7.00
Oven door handle	18.00	17.00
Burner/Oven knob	5.50	5.00
Oven door	55.00	53.00
Oven control - gas	54.00	52.00
Oven control - electric	31.00	29.00
Top element switch - electric	18.00	17.00
Gas range - 20"	243.00	242.00
Gas range - 30"	286.00	285.00
Gas connector	9.00	8.25
Electric stove - 20"	244.50	243.00
Electric stove - 30"	260.50	259.00
Evaporator - single door refrigerator	156.00	151.00
Freezer door gasket	25.50	25.00
Refrigerator door gasket	41.00	38.00
Refrigerator door handle	37.00	34.00
Freezer door - single door refrigerator	24.50	23.00
Crisper cover	17.50	17.00
Crisper	12.00	11.00
Light bulb	1.50	1.00
Chiller tray	17.00	17.00
Refrigerator - Tall	300.00	299.00
- TB13	359.50	358.00
- TB15	371.50	370.00
Hood fan filter	12.00	11.00
Clean stove	33.00	30.00
Clean refrigerator	8.25	7.50
Washer	581.00	580.00
Dryer	321.00	320.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

1988 TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>New Charge</u>	<u>Old Charge</u>
<u>Plumbing</u>		
Sink faucet	\$ 49.00	\$ 47.00
Lavatory faucet	55.00	53.00
Laundry tray faucet	31.50	30.00
Sink P-trap	12.50	12.00
Basin P-trap	14.00	13.00
Sink/Basin J-bend	8.00	7.00
Bathtub faucet	56.00	53.00
Toilet set	70.00	67.00
Flush tank	32.00	31.00
Toilet stool	48.00	46.00
Lavatory	39.00	37.00
Toilet tank cover	13.50	13.00
Toilet seat	13.00	12.00
Toilet paper spindle	3.00	3.00
Toilet paper holder	12.00	11.00
Towel bar	9.00	8.50
Shower rod	5.00	4.50
Sink strainer	3.00	3.00
Heating thermostat	16.00	15.00
Heating/cooling thermostat - heat pump	47.00	46.00
Heating/cooling thermostat - central system	25.00	24.00
Garbage disposal	48.00	47.00
PVC P-trap	10.00	9.00
Pop-up stopper	8.00	7.00
Toilet stoppage - local	8.25	7.50
Toilet stoppage - pull and reinstall	23.50	21.00
Basin/sink/tub/shower/laundry tray stoppage	14.00	12.00
Any main sewer line stoppage	28.00	28.00
Garbage disposal stoppage	8.25	7.00
Shower door kit (towel bar)	13.00	12.00
Plastic soap dish	1.00	1.00
Basin/tub stopper	1.00	1.00
Garbage disposal stopper	2.00	2.00
Garbage disposal splash guard	2.00	2.00
Hand held shower head	21.00	20.00
Shower head	13.00	12.00
Hose bib	11.00	10.00
<u>Miscellaneous Charges</u>		
Garbage can	9.25	9.25
Floor tile (9"x9", 12"x12")	2.50	2.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

1988 TENANT CHARGES FOR MAINTENANCE SERVICES

For any repairs or replacements of items not listed, charges will be assessed on the basis of actual cost of materials and labor.

The prevailing labor rate for maintenance services to tenants is \$16.50 per hour.

Tenant charges will apply to services during occupancy, vacated units and preventive maintenance services when it is determined that repairs are necessary due to tenant caused damages or abuse.

If a tenant calls for service and arranges for a predetermined appointment time and is not at home when the maintenance person arrives, charges will be assessed to the tenant at the following rate:

During normal business hours - Monday thru Friday	\$6.00
After normal business hours - weekends and holidays	\$8.25