



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



6

March 4, 1986

Budget and Finance Committee
of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approving the 1986 Fees and Charges Schedule

SUMMARY

The enclosed 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 resolution approving the 1986 Fees and Charges.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

Solon Wisham, Jr.

SOLON WISHAM, JR.
Assistant City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



FEBRUARY 6, 1986

Redevelopment Agency

and
Housing Authority of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approving the 1986 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. While the large majority of the fees remained unchanged, the Schedule was revised in 1984 and again in 1985 to reflect a few additions, deletions, and increases to the prior schedule. It is now necessary to revise the 1985 Schedule to reflect adjustments for the 1986 year.

Most divisions have requested minor, if any, changes from the current schedule. However, extensive changes are recommended for the charges of the Housing Maintenance Division. The current schedule of maintenance charges are based on an hourly labor rate of \$13.50 per hour and the 1983 materials cost. This hourly labor rate of \$13.50 has been in effect since May of 1977. The recommended maintenance charges for 1986 are based on an hourly labor rate of \$15.00 per hour and are also adjusted to reflect changing material costs. Including some additional new fees suggested for 1986, the increases in maintenance fees from 1983 to the proposed 1986 Schedule is 11.5%.

(1)

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The attached listing (Exhibit A) shows the changes and additions to the existing 1985 Fee and Charge Schedule which has been in effect since January 2, 1985. During the 1986 year, if any new fee is proposed, or an existing fee is to be changed, staff will come before you with a resolution proposing to change the existing fee structure for that individual item.

FINANCIAL DATA

Even though almost all of the proposed fees are increased over existing fees, there will not be a significant impact on the financial condition of 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.

It is not intended to generate additional income.

ENVIRONMENTAL REVIEW

Environmental review is not applicable for this report.

POLICY IMPLICATIONS

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

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VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of March 3, 1986, 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 1985 Sacramento Housing and Redevelopment Fee and Charge Schedule, which will then become the 1986 Schedule, and (3) publication and distribution of the 1986 Fee and Charge Schedule to users of Agency services.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Richard Slaymaker
440-1320
fee/chargesched/115

RESOLUTION NO.

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

RESOLUTION APPROVING THE 1986 SACRAMENTO HOUSING AND REDEVELOPMENT FEES AND CHARGES SCHEDULE

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

Section 1. The 1986 Fees and Charges Schedule for the Sacramento Housing and Redevelopment Agency, as described in the staff report of this date, is hereby approved.

Section 2. The 1986 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 the approved Fees and Charges Schedule and distribute the Schedule to current users of Agency services.

AYES:

NOES:

ABSENT:

CHAIRMAN

ATTEST:

Secretary

z:feesreso2

RESOLUTION NO.

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

RESOLUTION APPROVING THE 1986 SACRAMENTO HOUSING AND REDEVELOPMENT FEES AND CHARGES SCHEDULE

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

AYES:

NOES:

ABSENT:

CHAIRMAN

ATTEST:

Secretary

z:feesreso2

EXHIBIT "A"

CHANGES & ADDITIONS
FROM
1985 FEE & CHARGE SCHEDULE

<u>CHARGING ORGANIZATION</u>	<u>ACTIVITY</u>	<u>CURRENT FEE/CHARGE</u>	<u>PROPOSED FEE/CHARGE</u>
Finance	Returned Checks	\$ 7.50	\$10.00
Housing Production	Plan deposits- New Construction	\$50.00 each refundable within 10 days after bid date	\$50.00 each* conventional framed facilities \$200.00 each* high-rise building *refundable if complete plans and specs returned not later than 10 consecutive calendar days after bid date.
Tenant Services	Community Garden Plot	\$ 5.00 per year	\$10.00 per year
Nutrition	Shared cost of telephone at Rio Linda Site	\$ 5.00 per month	Item deleted
	Lease of kitchen to Dept of Educ.	\$15.00 per hour	\$25.00 per hour
Housing Maintenance	See attached list	Fixed Charges	Fixed Charges
Housing Management	Pet Security Deposit	\$25.00 each to maximum of two (2) dogs or cats	\$35.00 each to maximum of two (2) dogs or cats

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>Old Charge</u>	<u>New Charge</u>
<u>Keys and Locks</u>		
Lock out (During hours)	\$ 6.75	\$ 7.50
Lock out (After hours)	22.00	25.00
Key	.75	1.00
Mailbox lock	7.00	7.50
Unit lock - combination	58.00	75.00
Unit lock - key in knob - entry	17.00	19.00
Unit lock (1) - rekey and replace	12.00	13.00
Unit lock (2) - rekey and replace	22.00	25.00
Interior locks (privacy, passage, patio)	11.00	13.00
Door latch	9.00	9.00
Lock repair - interior, patio	6.00	7.00
Lock repair - exterior	6.00	11.00
Deadbolt lock	22.00	36.00
Patio door handle	8.00	12.00
Patio door latch	9.00	9.00
Strike plate	4.00	5.00
Screen door lock	5.00	5.50
 <u>Carpentry</u>		
Entry door - solid core	\$ 60.00	\$ 62.00
Interior door - hollow core	37.00	44.00
Pocket door - hollow core	51.00	59.00
Garage service door (1 lite/1 panel)	66.00	73.00
Accordian door - plastic - 36 x 80	48.00	49.00
- 84 x 80 and 60 x 94	87.00	82.00
Accordian door track	14.75	14.75
Accordian door lead bar	11.50	11.50
Accordian door panel	16.50	16.50
Accordian door receptacle	11.00	11.00
Door jamb - interior	19.00	21.00
Door jamb - exterior	19.00	36.00
Door casing	8.00	8.00
Door viewer	12.00	12.00
Drawer pulls (common)	1.50	2.00
Door bumpers	1.00	1.50
Closet shelving	Time & Mat	10.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>Old Charge</u>	<u>New Charge</u>
<u>Electrical</u>		
Electric fixture	\$ 7.00	\$ 10.00
Electric fixture - glass	8.00	8.00
Electric outlet	6.00	8.00
Electric outlet cover	1.00	1.50
Electric switch	6.00	8.00
Electric switch cover	1.00	1.50
220 receptacle	9.00	9.00
Circuit breaker	16.00	17.00
Fluorescent tubes (all)	2.75	5.00
Light defuser - interior	4.00	4.00
Porch light shade - glass	4.00	4.00
Splitter (T.V.)	6.75	6.75
<u>Glass</u>		
Window glass - 20" x 20" (D.S.)	\$ 16.00	\$ 18.00
- 24" x 24" (D.S.)	17.00	20.00
- 36" x 36" (D.S.)	21.00	27.00
- 24" x 60" (D.S.)	22.00	28.00
- 36" x 60" (D.S.)	26.00	35.00
- 50" x 50" (D.S.)	28.00	38.00
Patio door glass - 34" x 76" (safety)	52.00	59.00
Shower door glass - 28" x 60" (safety)	28.00	33.00
Tub enclosure glass - 28" x 54" (safety)	24.00	28.00
Medicine cabinet mirror - 16" x 36"	10.00	13.00
Window operator	9.00	9.00
Window operator handle	2.00	2.00
Window lock	3.00	4.00
<u>Screens</u>		
Sliding screen door (new) - 36" x 80"	\$ 37.00	\$ 40.00
Sliding screen door (rescreen) - 36" x 80"	10.00	11.00
Window screen (new)	10.00	12.00
Window screen (rescreen)	6.00	7.00
Half panel (rescreen)	6.00	7.00
Full panel (rescreen)	12.00	14.00
Screen door closer	10.00	11.00
Screen door hinge	8.00	9.00
Screen door latch	8.00	8.00
Screen door (passage)	48.00	53.00
Screen door grill - 36" x 36"	8.00	8.50
Screen door expander	11.50	14.00
Hollywood door screen and frame	10.00	10.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>Old Charge</u>	<u>New Charge</u>
<u>Drapes and Shades</u>		
Drapes - 54" x 56"	\$ 23.00	\$ 27.00
- 78" x 56"	31.00	32.00
- 78" x 84"	37.00	38.00
- 102" x 84"	45.00	46.00
- 126" x 60"	51.00	52.00
- 144" x 60"	55.00	60.00
Traverse rod convertible		
(one way/two way) - 28" x 48"	10.00	10.00
- 48" x 84"	10.00	12.00
- 66" x 120"	10.00	14.00
- 84" x 156"	15.00	15.00
Window shade - 18" to 45"	9.00	9.00
- 54" to 72"	14.00	10.00
 <u>Appliances - Ranges/Refrigerators</u>		
Top burner - gas	\$ 11.00	\$ 13.00
Top element - electric	19.00	21.00
Top burner grate - gas	6.00	7.00
Oven door handle	15.00	17.00
Burner/Oven knob	5.00	5.00
Oven control - gas	44.00	52.00
Oven control - electric	27.00	29.00
Top element switch - electric	15.00	17.00
Gas range - 20"	191.00	242.00
Gas range - 30"	264.00	285.00
Gas connector	8.25	8.25
Electric stove - 20"	224.00	243.00
Electric stove - 30"	228.00	259.00
Evaporator - single door refrigerator	115.00	151.00
Evaporator - double door refrigerator	122.00	
Freezer door gasket	23.00	25.00
Refrigerator door gasket	31.00	38.00
Refrigerator door handle	32.00	34.00
Freezer door - single door refrigerator	19.00	23.00
Crisper cover	11.00	17.00
Crisper	11.00	11.00
Light bulb	.50	1.00
Chiller tray	17.00	17.00
Refrigerator - Tall	304.00	299.00
- TB13	314.00	358.00
- TA14	317.00	288.00
- TB15	379.00	370.00

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>Old Charge</u>	<u>New Charge</u>
<u>Plumbing</u>		
Sink faucet	\$ 34.00	\$ 47.00
Lavatory faucet	27.00	53.00
Laundry tray faucet	28.00	30.00
Sink P-trap	12.00	12.00
Basin P-trap	12.00	13.00
Sink/Basin J-bend	7.00	7.00
Bathtub faucet	45.00	53.00
Toilet set	65.00	67.00
Flush tank	30.00	31.00
Toilet stool	44.00	46.00
Lavatory	34.00	37.00
Toilet tank cover	11.00	13.00
Toilet seat	11.00	12.00
Toilet paper spindle	3.00	3.00
Toilet paper holder	9.00	11.00
Towel bar	7.00	8.50
Sink strainer	3.00	3.00
Heating thermostat	15.00	15.00
Heating/cooling thermostat - heat pump	23.00	46.00
Garbage disposal	42.00	47.00
PVC P-trap	9.00	9.00
Pop-up stopper	7.00	7.00
Toilet stoppage - local	7.00	7.50
Toilet stoppage - pull and reinstall	20.00	21.00
Basin/sink stoppage	12.00	12.00
Shower/tub stoppage	11.00	12.00
Any main sewer line stoppage	28.00	28.00
Garbage disposal stoppage	7.00	7.00
 <u>Floor Covering</u>		
Floor tile - repair/replace	Time & Mat	Time & Mat
Basebord replacement	Time & Mat	Time & Mat
Linoleum replacement	Time & Mat	Time & Mat
Carpet replacement	Time & Mat	Time & Mat
Hardwood floor refinish	Time & Mat	Time & Mat

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

TENANT CHARGES FOR MAINTENANCE SERVICES

	<u>Old Charge</u>	<u>New Charge</u>
<u>Miscellaneous Charges</u>		
Clean stove	\$ 27.00	\$ 30.00
Clean refrigerator	6.75	7.50
Garbage can	9.25	9.25
Turn off heater pilot	2.75	
Turn on heater pilot	4.00	
Remove trash or refuse	Time	
Mow, edge and trim lawns	Time	
Fence repair	Time & Mat	

For any repairs or replacements or 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 \$13.50 per hour (\$15.00 per hour new rate).

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 tenant calls for service and is not at home, or has not made arrangements for permission to enter when maintenance person arrives, a charge of \$5.00 will be made to the tenant.

ADDITIONS

The following items are additions to our tenant charge schedule:

	<u>Old Charge</u>	<u>New Charge</u>
Combo Rose Assembly		\$ 20.00
Store room/community room lock		23.00
Knob replacement		10.00
Install-a-lock		27.00
Closet poles - 6'		6.00
Light defuser - exterior		9.50
Porch light shade - plastic		9.50
Oven door		53.00
Shower rod		4.50
Heating/cooling thermostat - central system		24.00