

RESOLUTION NO. 92-027

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF APR 28 1992

**AMENDMENT OF
FEES AND CHARGES SCHEDULE**

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

Section 1: The Fees and Charges Schedule for the Sacramento Housing and Redevelopment Agency is amended as set forth on Attachment I hereto.

Section 2: The Executive Director is hereby authorized to implement the 1992 Fees and Charges Schedule as set forth on Attachment II hereto and distribute it to current users of Agency services.

Quase Ruder
CHAIR

ATTEST:

Patricia A. Burrows
SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: 92-027
DATE ADOPTED: APR 28 1992

**CHANGES AND ADDITIONS
FROM
1991 FEES AND CHARGES SCHEDULE**

<u>Charging Organization</u>	<u>Activity</u>	<u>Current Fee/Charge</u>	<u>Proposed Fee/Charge</u>
General Services	Vending Machine Soda	\$0.50	\$0.60
Housing Management	Pest Control Trip Charge	New	Pest Control vendor actual trip charge for missed appointments that were scheduled
Housing Maintenance	Labor Rate	\$19.50 per hour	\$21.00 per hour
	See attached list	Fixed Charges	Fixed Charges
Economic Development	Loan Processing	New	\$100 per loan application
	Loan Subordination	New	1.0% of loan balance
Policy/Finance and Monitoring	Mortgage Credit Certificate Extension	New	\$25.00
Construction Management	Plan Deposits	\$100 each for conventional framed facilities *	See Below
		\$200 each for high-rise buildings *	See Below
		\$35 each for substantial rehabilitation *	See Below

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<u>Charging Organization</u>	<u>Activity</u>	<u>Current Fee/Charge</u>	<u>Proposed Fee/Charge</u>
		* Refundable if complete plans and specifications are returned not later than 10 consecutive calendar days after bid date	\$50 each on projects with construction estimates not more than \$500,000 *
			\$100 each on projects with construction estimates greater than \$500,000 and not more than \$5,000,000 *
			\$200 each on projects with construction estimates greater than \$5,000,000 *
			* Refundable if complete plans and specifications are returned not later than 10 consecutive calendar days after bid date or after receiving a valid bid
All Agency	Reproduction - Outside Agency	\$0.25 for first page \$0.10 for additional page	For documents that are more than one month old, \$0.50 for first copy of each page and \$0.25 for additional copies of same page. For documents that are one month old or less, \$0.25 for first copy of each page and \$0.10 for additional copies of same page.

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**TENANT CHARGES
FOR MAINTENANCE SERVICES**

All prices include materials and labor

	Proposed	
<u>Keys and Locks</u>	1991	1992
Lock out (during hours)	10.00	10.00
Lock out (after hours)	29.00	29.00
Key (apartment/mailbox)	2.00	2.00
Key (large bow "best")	6.00	6.00
Mailbox lock	9.00	12.50
Lock change	27.00	27.00
Interior locks (privacy, passage, patio)	18.00	18.00
Eviction lock out	-	37.00
 <u>Carpentry</u>		
Entry door - paint grade, solid core	73.00	73.00
Interior door - hollow core	55.00	55.00
Pocket door - hollow core	73.00	73.00
Garage service door (1 lite/1 panel)	86.00	-
Accordion door - vinyl - 36 x 80	43.00	43.00
- 84 x 80	53.00	53.00
- 60 x 94	63.00	63.00
Bread board	19.00	19.00
Foundation vents	3.00	5.00
Stairrail bracket	2.00	2.00
Gate latch	3.00	4.00
Gate hinge	3.00	3.00
Garage door handle	4.00	4.00
Garage door bolt lock	6.00	6.00
Door jamb - interior	27.00	29.00
Door jamb - exterior	44.00	48.00
Door casing	11.00	13.00
Door viewer	14.00	14.00
Drawer pulls	3.00	3.00
Door bumpers	2.00	2.00
Closet shelving	13.00	15.00
Closet poles - 6'	13.00	15.00
Door mailbox slot	14.00	14.00

TENANT CHARGES FOR MAINTENANCE SERVICES

All prices include materials and labor

<u>Electrical</u>	1991	Proposed 1992
Electric fixture	13.00	13.00
Electric fixture - glass	9.00	10.00
Electric outlet	10.00	10.00
Electric outlet cover	2.00	2.00
Electric switch	10.00	10.00
Electric switch cover	2.00	2.00
220 receptacle	11.00	11.00
Circuit breaker	21.00	40.00
Fluorescent tubes (all)	6.00	6.00
Light defuser - interior	6.00	12.00
Porch light shade - glass	5.00	5.00
Porch light shade - plastic	11.00	11.00
Splitter (T.V.)	9.00	9.00
Smoke alarm	18.00	18.00
Exhaust fan cover	19.00	19.00
 <u>Glass</u>		
Window glass - 20" x 20" (D.S.)	22.00	26.00
- 24" x 24" (D.S.)	24.00	28.00
- 36" x 36" (D.S.)	31.00	32.00
- 24" x 60" (D.S.)	32.00	34.00
- 36" x 60" (D.S.)	39.00	40.00
- 50" x 50" (D.S.)	42.00	44.00
Patio door glass - 34" x 76" (safety)	63.00	68.00
Shower door glass - 28" x 60" (safety)	36.00	38.00
Tub enclosure glass - 28" x 54" (safety)	31.00	34.00
Medicine cabinet mirror - 16" x 36"	15.00	18.00
Medicine cabinet shelf	3.00	3.00
Window operator	10.00	12.00
Window operator handle	3.00	3.00
Window lock	5.00	5.00
 <u>Screens</u>		
Sliding screen door (new) - 36" x 80"	48.00	50.00
Sliding screen door (rescreen) - 36" x 80"	15.00	18.00
Window screen (new)	16.00	18.00
Window screen (rescreen)	11.00	13.00
Half panel (rescreen)	11.00	13.00
Full panel (rescreen)	19.00	22.00
Screen door closer	15.00	15.00
Screen door hinge	12.00	12.00
Screen door latch	11.00	11.00
Screen door (passage)	62.00	65.00
Screen door grill - 36" x 36"	12.00	12.00
Screen door expander	18.00	18.00
Screen door lock	9.00	9.00

TENANT CHARGES FOR MAINTENANCE SERVICES

All prices include materials and labor

	1991	Proposed 1992
<u>Drapes and Shades</u>		
Drapes - 54" x 56"	32.00	32.00
- 78" x 56"	37.00	37.00
- 78" x 84"	43.00	50.00
- 102" x 84"	51.00	55.00
- 126" x 60"	57.00	57.00
- 144" x 60"	65.00	65.00
Traverse rod convertible		
(one way/two way) - 28" x 48"	14.00	14.00
- 48" x 84"	16.00	16.00
- 66" x 120"	18.00	18.00
- 48" x 156"	21.00	21.00
Window shade - 18" x 45"	13.00	15.00
- 54" x 72"	15.00	18.00
 <u>Appliances - Ranges/Refrigerators</u>		
Top burner - gas	15.00	15.00
Top element - electric	24.00	30.00
Top burner grate - gas	8.00	15.00
Gas Broiler Pan	-	16.00
Oven door handle	20.00	28.00
Burner/oven knob	6.00	8.00
Oven door	57.00	57.00
Oven control - gas	57.00	65.00
Oven control - electric	33.00	40.00
Top element switch - electric	20.00	20.00
Gas range - 20"	245.00	245.00
Gas range - 30"	290.00	290.00
Gas connector	10.00	10.00
Electric stove - 20"	251.00	265.00
Electric stove - 30"	262.00	262.00
Evaporator - single door refrigerator	195.00	195.00
Freezer door gasket	32.00	32.00
Refrigerator door gasket	47.00	47.00
Refrigerator door handle	39.00	39.00
Freezer door - single door refrigerator	27.00	27.00
Crisper cover	19.00	21.00
Crisper	13.00	23.00
Light bulb	2.00	2.00
Chiller tray	18.00	21.00
Refrigerator - TA11	344.00	344.00
- TBFP14	384.00	410.00
- TBX16	415.00	425.00
Hood fan filter	12.00	12.00
Clean stove	39.00	42.00
Clean refrigerator	10.00	10.00
Washer	585.00	585.00
Dryer	325.00	325.00

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TENANT CHARGES FOR MAINTENANCE SERVICES

All prices include materials and labor

	Proposed	
	1991	1992
<u>Plumbing</u>		
Sink faucet	51.00	55.00
Lavatory faucet	57.00	60.00
Laundry tray faucet	34.00	34.00
Sink P-trap	14.00	14.00
Basin P-trap	15.00	15.00
Sink/basin J-bend	9.00	9.00
Bathtub faucet	58.00	58.00
Toilet set	72.00	72.00
Flush tank	34.00	34.00
Toilet stool	50.00	50.00
Lavatory	41.00	41.00
Toilet tank cover	15.00	18.00
Toilet seat	14.00	14.00
Toilet paper spindle	3.00	3.00
Toilet paper holder	13.00	13.00
Towel bar	10.00	10.00
Shower rod	6.00	6.00
Sink strainer	4.00	4.00
Heating thermostat	17.00	17.00
Heating/cooling thermostat - heat pump	49.00	49.00
Heating/cooling thermostat-central system	26.00	26.00
Garbage disposal	50.00	55.00
PVC P-trap	11.00	15.00
Pop-up stopper	9.00	9.00
Toilet stoppage - local	10.00	11.00
Toilet stoppage - pull and reinstall	26.00	28.00
Basin/sink/tub/shwr/laundry tray stoppage	15.00	16.00
Any main sewer line stoppage	31.00	33.00
Garbage disposal stoppage	10.00	16.00
Shower door kit (towel bar)	14.00	16.00
Plastic soap dish	1.00	3.00
Basin/tub stopper	1.00	2.00
Garbage disposal stopper	3.00	3.00
Garbage disposal splash guard	3.00	3.00
Hand held showerhead	22.00	25.00
Showerhead	14.00	14.00
Hose bib	13.00	13.00
 <u>Miscellaneous Charges</u>		
Garbage can	10.00	15.00
Floor tile (9"x9", 12"x12")	3.00	3.00

**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 \$19.50 (\$21.00 proposed rate for 1992) per hour.

Tenant charges will apply to services during occupancy, vacated units and preventative 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:

	<u>1991</u>	<u>1992</u>
During normal business hours - Monday thru Friday	8.00	9.00
After normal business hours - Weekends and Holidays	11.00	12.00

1992 FEES AND CHARGES SCHEDULE

<u>Charging Department</u>	<u>Activity</u>	<u>Amount</u>
All Agency	Reproduction - Agency Employees	\$0.05 per copy
	Reproduction - Outside Agency	For documents that are more than one month old, \$0.50 for first copy of each page and \$0.25 for additional copies of same page For documents that are one month old or less, \$0.25 for first copy of each page and \$0.10 for additional copies of same page
Finance	Returned Checks	\$10.00 per check
	Wire transfer payment to Vendors	\$50.00 per wire
Agency Clerk	Agenda Packets - Outside Agency	\$500.00 per year
	Tape Cassette Reproduction	\$10.00 per tape
General Services	Washers, clothes	\$0.50
	Dryers, clothes	\$0.35
	Vending Machine Soda	\$0.60
	Stores Items	Average weighted value plus 10%
Construction Management	Plan Deposits - New Construction	\$50 each on projects with construction estimates not more than \$500,000 *
		\$100 each on projects with construction estimates greater than \$500,000 and not more than \$5,000,000 *

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<u>Charging Department</u>	<u>Activity</u>	<u>Amount</u>
Construction Management (Continued)		\$200 each on projects with construction estimates greater than \$5,000,000 *
		* Refundable if complete plans and specifications are returned not later than 10 consecutive calendar days after bid date or after receiving a valid bid
Policy/Finance and Monitoring	Mortgage Credit Certificate Program Information Fee for Non-Program participants	\$25.00 to public entities; \$50.00 to private agencies
	Mortgage Credit Certificate Lender Participation Fee	\$225.00 initial Application Fee. \$200.00 Annual Fee.
	Mortgage Credit Certificate Program Application Fee	\$200.00 Non-refundable
	Mortgage Credit Certificate Extension	\$25.00
	Mortgage Revenue Bond - City and County	Non-refundable application fee of 10 basis points and an additional 25-50 basis points at bond closing, per individual project negotiation, plus annual fee of 12.5 basis points for the life of the bonds
Economic Development	Facade Grant Program Application Fee	\$35.00 one-time non-refundable
	Loan Processing Fee	\$100 per loan application
	Loan Subordination Fee	1.0% of loan balance
	Loan Late Fee	5% of monthly payment if payment not made within 15 days after payment due date
	Industrial Development Bond Local Fee (through Bonds for Industry Agreement)	25 basis points at bond closing

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<u>Charging Department</u>	<u>Activity</u>	<u>Amount</u>
Rehabilitation	Plan Deposits	\$35.00 each - refundable within 10 days after bid date
	Loan Fee	1¼% of loan amount for owner occupied. 1½% loan amount for CDBG funded rental properties
Legal - Redevelopment	Assignments	\$1,000 minimum legal service fee and \$67.00 per hour for legal services exceeding 15 hours
Redevelopment	Assignments	\$500 plus recording fees and appraisal charges
	Good Faith Deposit/Option Fees	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
	Option Extension Fee	\$50.00 per day for any delay
	Industrial Development Bonds	Application fee of \$1,000 or 0.1% of par amount whichever is greater plus 0.5% of par amount at closing
	Plan Deposits	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
	Old Sacramento Variance Appeals	\$100.00
Housing Management	Security Deposits	The greater of \$100.00 or one month's rent up to a maximum of \$200.00
	Pet Security Deposit	\$35.00 each to maximum of two (2) dogs or cats

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<u>Charging Department</u>	<u>Activity</u>	<u>Amount</u>
Housing Management (Continued)	Key Deposit	\$5.00
	Pest Control Trip Charge	Pest Control Vendor actual trip charge for missed appointments that were scheduled
Housing Maintenance	See Attached List	Fixed charges for specific items and/or material and labor costs in accordance with attached list
CIAP	Plan Deposits	\$35.00 each refundable within 10 days after bid date
Tenant Services	Community Garden Plot	\$10.00 per year
	Non-resident group area of Community room	\$5.00 per hour and \$25.00 refundable cleaning deposit
Senior Programs	Senior shopping	\$1.00 per trip transportation
Nutrition	Co-operative purchasing agreement for disposables	Cost of disposable plus 15% administrative fee
	UCD/MSSP reimbursement for meals served	\$4.50 per meal
Child Development	Family Fee Schedule	Commensurate with California Dept. of Education, Office of Child Development Family Fee Schedule, Current Fiscal Year

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**1992 TENANT CHARGES
FOR MAINTENANCE SERVICES**

All prices include materials and labor

Keys and Locks

Lock out (during hours)	10.00
Lock out (after hours)	29.00
Key (apartment/mailbox)	2.00
Key (large bow "best")	6.00
Mailbox lock	12.50
Lock change	27.00
Interior locks (privacy, passage, patio)	18.00
Eviction lock out	37.00

Carpentry

Entry door - paint grade, solid core	73.00
Interior door - hollow core	55.00
Pocket door - hollow core	73.00
Garage service door (1 lite/1 panel)	-
Accordion door - vinyl - 36 x 80	43.00
- 84 x 80	53.00
- 60 x 94	63.00
Bread board	19.00
Foundation vents	5.00
Stairrail bracket	2.00
Gate latch	4.00
Gate hinge	3.00
Garage door handle	4.00
Garage door bolt lock	6.00
Door jamb - interior	29.00
Door jamb - exterior	48.00
Door casing	13.00
Door viewer	14.00
Drawer pulls	3.00
Door bumpers	2.00
Closet shelving	15.00
Closet poles - 6'	15.00
Door mailbox slot	14.00

1992 TENANT CHARGES FOR MAINTENANCE SERVICES

All prices include materials and labor

Electrical

Electric fixture	13.00
Electric fixture - glass	10.00
Electric outlet	10.00
Electric outlet cover	2.00
Electric switch	10.00
Electric switch cover	2.00
220 receptacle	11.00
Circuit breaker	40.00
Fluorescent tubes (all)	6.00
Light defuser - interior	12.00
Porch light shade - glass	5.00
Porch light shade - plastic	11.00
Splitter (T.V.)	9.00
Smoke alarm	18.00
Exhaust fan cover	19.00

Glass

Window glass - 20" x 20" (D.S.)	26.00
- 24" x 24" (D.S.)	28.00
- 36" x 36" (D.S.)	32.00
- 24" x 60" (D.S.)	34.00
- 36" x 60" (D.S.)	40.00
- 50" x 50" (D.S.)	44.00
Patio door glass - 34" x 76" (safety)	68.00
Shower door glass - 28" x 60" (safety)	38.00
Tub enclosure glass - 28" x 54" (safety)	34.00
Medicine cabinet mirror - 16" x 36"	18.00
Medicine cabinet shelf	3.00
Window operator	12.00
Window operator handle	3.00
Window lock	5.00

Screens

Sliding screen door (new) - 36" x 80"	50.00
Sliding screen door (rescreen) - 36" x 80"	18.00
Window screen (new)	18.00
Window screen (rescreen)	13.00
Half panel (rescreen)	13.00
Full panel (rescreen)	22.00
Screen door closer	15.00
Screen door hinge	12.00
Screen door latch	11.00
Screen door (passage)	65.00
Screen door grill - 36" x 36"	13.00
Screen door expander	18.00
Screen door lock	9.00

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1992 TENANT CHARGES FOR MAINTENANCE SERVICES

All prices include materials and labor

Drapes and Shades

Drapes - 54" x 56"	32.00
- 78" x 56"	37.00
- 78" x 84"	50.00
- 102" x 84"	55.00
- 126" x 60"	57.00
- 144" x 60"	65.00
Traverse rod convertible	
(one way/two way) - 28" x 48"	14.00
- 48" x 84"	16.00
- 66" x 120"	18.00
- 48" x 156"	21.00
Window shade - 18" x 45"	15.00
- 54" x 72"	18.00

Appliances - Ranges/Refrigerators

Top burner - gas	15.00
Top element - electric	30.00
Top burner grate - gas	15.00
Gas Broiler Pan	16.00
Oven door handle	28.00
Burner/oven knob	8.00
Oven door	57.00
Oven control - gas	65.00
Oven control - electric	40.00
Top element switch - electric	20.00
Gas range - 20"	245.00
Gas range - 30"	290.00
Gas connector	10.00
Electric stove - 20"	265.00
Electric stove - 30"	262.00
Evaporator - single door refrigerator	195.00
Freezer door gasket	32.00
Refrigerator door gasket	47.00
Refrigerator door handle	39.00
Freezer door - single door refrigerator	27.00
Crisper cover	21.00
Crisper	23.00
Light bulb	2.00
Chiller tray	21.00
Refrigerator - TA11	344.00
- TBFP14	410.00
- TBX16	425.00
Hood fan filter	12.00
Clean stove	42.00
Clean refrigerator	21.00
Washer	515.00
Dryer	335.00

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1992 TENANT CHARGES FOR MAINTENANCE SERVICES

All prices include materials and labor

Plumbing

Sink faucet	55.00
Lavatory faucet	60.00
Laundry tray faucet	34.00
Sink P-trap	14.00
Basin P-trap	15.00
Sink/basin J-bend	9.00
Bathtub faucet	58.00
Toilet set	72.00
Flush tank	34.00
Toilet stool	50.00
Lavatory	41.00
Toilet tank cover	18.00
Toilet seat	14.00
Toilet paper spindle	3.00
Toilet paper holder	13.00
Towel bar	10.00
Shower rod	6.00
Sink strainer	4.00
Heating thermostat	17.00
Heating/cooling thermostat - heat pump	49.00
Heating/cooling thermostat-central system	26.00
Garbage disposal	55.00
PVC P-trap	15.00
Pop-up stopper	9.00
Toilet stoppage - local	11.00
Toilet stoppage - pull and reinstall	28.00
Basin/sink/tub/shwr/laundry tray stoppage	16.00
Any main sewer line stoppage	33.00
Garbage disposal stoppage	16.00
Shower door kit (towel bar)	16.00
Plastic soap dish	3.00
Basin/tub stopper	2.00
Garbage disposal stopper	3.00
Garbage disposal splash guard	3.00
Hand held showerhead	25.00
Showerhead	14.00
Hose bib	13.00

Miscellaneous Charges

Garbage can	15.00
Floor tile (9"x9", 12"x12")	3.00

**1992 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 \$21.00 per hour.

Tenant charges will apply to services during occupancy, vacated units and preventative 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	9.00
After normal business hours - Weekends and Holidays	12.00