



Good Neighbors

San Diego
Housing Commission

REPORT

ITEM 100

DATE: For the Agenda of May 10, 2002

REPORT NO.: HCR02-036

SUBJECT: Revised Maintenance Charge Schedule for Public Housing Residents
(Citywide)

SUMMARY

Issue: Should the Housing Commission adopt the proposed revisions to the Public Housing Maintenance Charge Schedule due to increased labor and materials costs?

Recommendation: That the Housing Commission adopt the proposed revisions to the Public Housing Maintenance Charge Schedule (Attachment 1).

Fiscal Impact: Charges to residents will increase and will more accurately reflect actual Housing Commission costs.

Previous Related Action(s): The Housing Commission last approved revisions to the Maintenance Charge Schedule on November 19, 1999.

BACKGROUND

The Code of Federal Regulations (CFR), Chapter IX, Section 966.4, "Lease Requirements," lists several provisions mandated for inclusion in the Public Housing lease document. These include a provision for charges to residents "for maintenance and repair beyond normal wear and tear." This section describes methods by which residents are to be advised of the schedule of charges and modifications to that schedule.

In accordance with the CFR, the Housing Commission must give residents at least 30 days written notice of proposed modifications, the reasons for the modifications, and provide an opportunity for residents to present written comments. Should written comments be received, the comments must be reviewed, addressed, and considered prior to the proposed modifications becoming effective.

As required, the proposed revisions were mailed to all residents of HUD public housing units for review and comment on March 14, 2002. In addition, the Legal Aid Society of San Diego, Inc. was provided a courtesy copy for comment. Comments were accepted through April 15, 2002.



May 10, 2002

Revised Maintenance Charge Schedule for Public Housing Residents

Page 2 of 2

DISCUSSION

During the comment period, staff received 33 responses; all responses were either no comment or comments on topics unrelated to maintenance charges.

The proposed schedule provides an updated, realistic estimate of maintenance charges for repair of damages to housing units, and reflects the increased cost of materials and supplies, as well as the increased wage rates of maintenance technicians.

The proposed Maintenance Charge Schedule, if approved, would become effective July 1, 2002.

ALTERNATIVES

1. The Housing Commission could absorb the entire costs for labor and materials.
2. The Housing Commission could retain the current schedule of resident charges and subsidize the increased costs with Housing Commission funds.

Respectfully submitted,

Steve Snyder
Asset Management Manager

**Signature on File
With Original Document** Approved by,

Elizabeth C. Morris
Chief Executive Officer

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Attachment: 1. Proposed Schedule of Maintenance Charges