



HOUSING AUTHORITY OF THE CITY OF HARTFORD

LIPH Resident Services Fee Schedule

Effective January 1, 2021

If you are not proficient in English and need help understanding this *Fee Schedule*, please contact the Housing Authority.

Si usted no es competente en inglés y necesita ayuda para entender este Programa de Tarifas, comuníquese con la Autoridad de Vivienda.

NOTES:

- The Housing Authority does not charge for parts or labor when replacing or repairing:
 - items broken through normal wear and tear; and
 - repairs listed in an inspection report as the Housing Authority's (Owner's) responsibility.
 The Housing Authority makes these repairs only during Standard Hours.
- For repairs requiring parts, the Housing Authority charges the actual cost of parts plus a ten percent (10%) handling fee, plus the appropriate Labor Rate.
- The Housing Authority charges labor by the minute, at the Worker's Labor Rate for that minute. For example, for a 45 minute repair started at 4:00 p.m. by a General Maintenance Worker, the Housing Authority charges for 30 minutes at the Standard Hours Labor Rate and 15 minutes at the Overtime Hours Labor Rate.
- The Housing Authority charges a minimum of three hours for all work started during Overtime or Holiday Hours.**
- If a tenant disagrees with a charge, he or she may appeal the charge with the Housing Authority.

MAINTENANCE LABOR RATES

<u>WORKER</u>	<u>LABOR RATE</u>	<u>AVAILABILITY</u>
General Maintenance Worker		
• Standard Hours	\$ 45.00	Mon-Fri, 8:30 a.m. – 4:30 p.m.
• Overtime Hours	\$ 60.00	Mon-Fri, before 8:30 a.m. (early mornings), and after 4:30 p.m. (nights), plus weekends ** may require 3-hour minimum **
• Holiday Hours	\$ 90.00	Holidays ** may require 3-hour minimum **
Four-Day Maintenance Worker (limited availability)		
• Standard Hours	\$ 45.00	Mon-Fri, 7:30 a.m. – 5:30 p.m.
Skilled Trades Worker (e.g., plumber, electrician, etc.)		
• Standard Hours	\$ 50.00	Mon-Fri, 8:30 a.m. – 4:30 p.m.
• Overtime Hours	\$ 68.00	Mon-Fri, before 8:30 a.m. (early mornings), and after 4:30 p.m. (nights), plus weekends ** may require 3-hour minimum **
• Holiday Hours	\$ 100.00	Holidays ** may require 3-hour minimum **
Four-Day Skilled Trades Worker (limited availability)		
• Standard Hours	\$ 50.00	Mon-Fri, 7:30 a.m. – 5:30 p.m.

SELECT LABOR-ONLY REPAIRS

<u>LABOR</u>	<u>COST</u>	<u>NOTES</u>
Lock Out – Standard Hours		Standard Hours Labor Rate (see above)
Lock Out – Overtime Hours	\$180.00	Overtime Hours Labor Rate (\$60 x 3 hours, min.)
Lock Out – Holidays	\$270.00	Holiday Hours Labor Rate (\$90 x 3 hours, min.)
Clogged Toilet, Bathtub, Sink		Labor Rate (subject to time of service)

SELECT REPLACEMENT PARTS: APPROXIMATE COST

** DOES NOT INCLUDE LABOR RATE **

<u>PART</u>	<u>ESTIMATE</u>	<u>PART</u>	<u>ESTIMATE</u>
Smoke Detector	\$ 16.00	Door Key	\$ 3.00
Smoke Detector w/Carbon	\$ 55.00	Arrow Deadbolt Lock	\$ 56.00
Monoxide Detector		Arrow IC Core	\$ 63.00
Smoke Detector Battery	\$ 2.00	(New Core and Lock)	
		Arrow IC Core-Only	\$ 41.00
Kitchen Light Fixture	\$ 48.00	Kwikset Lock / Lever	\$ 20.00
Bathroom Light Fixture	\$ 65.00		
		Mailbox Key	\$ 2.50
Toilet Seat – Round	\$ 11.00	Mailbox – Duplex Unit	\$ 12.00
Toilet Seat – Elongated	\$ 16.00	Mailbox – Stowe Village	\$ 64.00

GENERAL FEES

<u>EVENT</u>	<u>COST</u>	<u>NOTES</u>
Replace lost or damaged key fob	\$ 35.00	Per occurrence
Replace damaged bed encasing	\$ 75.00	Per encasing
Replace lost or damaged Slim-Line phone	\$ 15.00	Per occurrence
Unauthorized installation of satellite dish	\$ 250.00	Per offense, must be removed
Extermination Service refusal	\$ 50.00	Per occurrence
Pet Security Deposit	\$ 100.00	
Pet Waste Removal	\$ 25.00	Against pet owner, if known
Removing bulk item from hallway	\$ 50.00	Against owner, if known
Records Copying Charge	\$ 0.25	Per page
Out-of-Pocket Moving Expenses	\$ 900.00	Maximum, when authorized; Requires receipts for reimbursement
Debt Collection Fee	\$ 22.00	

LEASE AND SUMMARY PROCESS FEES

<u>EVENT</u>	<u>COST</u>	<u>NOTES</u>
Rent: Late Fee	\$ 30.00	For rent received after 10th day of month
Returned Check Fee	\$ 20.00 + bank charge	For each instance
Marshal Serves Letter	\$ 30.00	
Marshal Serves Pre-termination (Kapa)	\$ 30.00	
Marshal Serves <i>Notice to Quit Possession</i> (NTQ)	\$ 35.00	Per person
Marshal Serves Writ & Summons	\$ 45.00	Per person
Summary Process Entry Fee	\$ 175.00	
Marshal Serves Subpoena	\$ 30.00	Per person
Summary Process Attorney's Fee	\$ 330.00	Only charged upon execution
Marshal Serves Execution	\$ 50.00	Per person
Mover's Execution Move-out	\$450.00	Additional to deliver/unload to city yard or to Jennings Road: \$150
Marshal Execution Move-out Supervision	\$ 175.00	

MAINTENANCE FEES: STOWE VILLAGE AND CHARTER OAK TERRACE ONLY

<u>EVENT</u>	<u>COST</u>	<u>NOTES</u>
Permitting grass to exceed 4 inches	\$ 100.00	If Housing Authority mows
Failure to remove snow/ice from egress or sidewalk	\$ 100.00	If Housing Authority removes the snow/ice

UTILITY-RELATED EQUIPMENT FEES

<u>EQUIPMENT</u>	<u>COST</u>	<u>NOTES</u>
A/C Usage Charge	\$ 60.00	Per unit, per season
A/C units (or A/C exhaust for portable units) left in the window (<i>sleeves not included</i>)	\$ 75.00	Per household, per season (A/C unit must be removed by November 1st)

EXCESS UTILITY USAGE FEES

<u>UTILITY</u>	<u>CHARGE</u>	<u>NOTES</u>
Electricity (yearly) in excess of -	\$ 20.00 + cost of excess	Cooking, lighting, refrigeration, etc. (not heating or hot water)
Studio Units: 2,832.0 kWh		
1-Bedroom Units: 3,336.0 kWh		
2-Bedroom Units: 4,668.0 kWh		
3-Bedroom Units: 6,000.0 kWh		
4-Bedroom Units: 7,344.0 kWh		
Gas (yearly) in excess of -	\$ 20.00 + cost of excess	For gas oven and stove (not heating or hot water)
Studio Units: 36.0 ccf		
1-Bedroom Units: 36.0 ccf		
2-Bedroom Units: 60.0 ccf		
3-Bedroom Units: 72.0 ccf		
4-Bedroom Units: 96.0 ccf		
Water (yearly) in excess of -	\$ 20.00 + cost of excess	For all uses
Studio Units: 432.0 ccf		
1-Bedroom Units: 450.0 ccf		
2-Bedroom Units: 630.0 ccf		
3-Bedroom Units: 810.0 ccf		
4-Bedroom Units: 990.0 ccf		
Heating: Electricity (yearly) in excess of -	\$ 20.00 + cost of excess	Heating use in winter months but annualized, plus hot water
Studio Units: 4,488.0 kWh		
1-Bedroom Units: 5,292.0 kWh		
2-Bedroom Units: 6,828.0 kWh		
3-Bedroom Units: 8,364.0 kWh		
4-Bedroom Units: 9,990.0 kWh		
Heating: Gas (yearly) in excess of -	\$ 20.00 + cost of excess	Heating use in winter months but annualized, plus hot water
Studio Units: 468.0 ccf		
1-Bedroom Units: 552.0 ccf		
2-Bedroom Units: 672.0 ccf		
3-Bedroom Units: 792.0 ccf		
4-Bedroom Units: 912.0 ccf		

The Housing Authority uses Nelrod, Inc., to determine excess utility usage allowances. Nelrod bases its rates and usage thresholds on a survey of utility consumption in Hartford, CT, for each size unit. Nelrod's most recent report to the Housing Authority is dated August 2020.

The Housing Authority's consumption limits are based those for a "Row House/Townhouse/Semi-Detached/Duplex," the type of units with the highest expected consumption in the Housing Authority's portfolio of units. Future schedules may break out consumption by the type of unit (e.g., high-rise, apartments, duplex). The Housing Authority's surcharges include an administrative fee for billing the excess usage plus the Housing Authority's cost of the excess utility usage over the period specified.

NelRod's excess utility consumption report is updated annually and is available for inspection at the Housing Authority's Main Office. Resident comments concerning the above utility-related equipment fees and excess utility usage fees are available for inspection at the Housing Authority's Main Office.

LIPH FLAT RENTS (EFFECTIVE 1/1/2021)

<u>UNIT SIZE</u>	<u>RENT</u>	<u>NOTES</u>
0-Bedroom/Studio Units	\$ 738	
1-Bedroom Units	\$ 906	
2-Bedroom Units	\$ 1,118	
3-Bedroom Units	\$ 1,390	
4-Bedroom Units	\$ 1,625	

LIPH OVER-INCOME FMR RENTS (EFFECTIVE 1/1/2021)

<u>UNIT SIZE</u>	<u>RENT</u>	<u>NOTES</u>
0-Bedroom/Studio Units	\$ 889	
1-Bedroom Units	\$ 1,091	
2-Bedroom Units	\$ 1,347	
3-Bedroom Units	\$ 1,675	
4-Bedroom Units	\$ 1,958	

LIPH OVER-INCOME LIMIT [120% AREA MEDIAN INCOME] (EFFECTIVE 1/1/2021)

<u>FAMILY SIZE</u>	<u>AMI LIMIT</u>	<u>NOTES</u>
1 Person Family	\$ 86,280	(see PIH Notice 2019-11)
2 Person Family	\$ 98,520	
3 Person Family	\$ 110,880	
4 Person Family	\$ 123,120	
5 Person Family	\$ 133,080	
6 Person Family	\$ 142,920	
7 Person Family	\$ 152,760	
8 Person Family	\$ 162,600	