



1300 Broad Street N  
Jacksonville, FL 32202

Phone: 904-630-3810

*JaxHA.org*   

## Public Notice

Jacksonville Housing Authority seeks Public Comment on the Schedule of Maintenance Charges for the Low-Income Public Housing Program.

The Jacksonville Housing Authority invites all interested parties to review and comment on the Low-Income Public Housing program's proposed updated Schedule of Maintenance Charges.

Written comments may be submitted to Todd Aubuchon at [taubuchon@jaxha.org](mailto:taubuchon@jaxha.org) or postmarked before midnight, Friday May 24, 2024, sent to the following address:

Jacksonville Housing Authority  
Attn: Todd Aubuchon  
1300 Broad St. N  
Jacksonville, FL 32202



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# Schedule of Maintenance Charges

The Schedule of Maintenance Charges is used to determine the costs of repairs/replacement of JHA property during the resident's tenancy in the unit and upon vacating the unit. The JHA will charge the resident when it has been determined the property has been damaged beyond normal wear and tear.

## Materials and/or Parts Cost

The cost of materials and/or parts will be charged to the residents as actual cost. The JHA will continue updating price quotes from vendors for materials and parts that will enable the JHA to purchase in quantities that reflect the best and lowest cost available.

## Labor Cost

Labor cost has been determined by averaging overall agency maintenance costs for each job classification. The following list of job classifications and the hourly rate that will be charged in increments of not less than 30 minutes.

Job Classification	Current Hourly Rate	Proposed Hourly Rate
Utility Worker	\$25.00	No Change
Maintenance Mechanic	\$30.00	\$40.00
Foreman	\$35.00	\$45.00
HVAC Maintenance Mechanic	\$75.00	No Change



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## Specialized Services

Service	Current Costs	Proposed Costs
<b>Outside Contractor/Services</b>	At Cost	No Change
<b>Replace Appliance(s) due to Resident Caused Fire, Neglect or Theft</b>	At Cost	No Change
<b>Unlock Door-Business Hours</b>	\$15.00 Multi-Family Site	\$20.00 Multi-Family Site
	\$30.00 Scattered Sites	\$40.00 Scattered Sites
	\$10.00 High Rise	No Change
<b>Unlock Door- Offices Closed</b>	\$80.00 Scattered & Multi Family	No Change
	\$10.00 High-Rise	No Change
<b>Change Locks</b>	Parts plus Labor	No Change
<b>Return Check Fee</b>	\$50.00 per incident	No Change
<b>Mow/Clean/Rake Fence Lines</b>	\$50.00 plus Labor	No Change
<b>Remove Tenant Property from Roof and/or Trees</b>	\$25.00 plus Labor	\$50.00 plus Labor
<b>Clean Apartment (Vacant Unit)</b>	\$30.00 plus Labor	\$200.00 plus Labor
<b>Clean Range (Vacant Unit)</b>	\$15.00 plus Labor	\$50.00 plus Labor
<b>Clean Refrigerator (Vacant Unit)</b>	\$15.00 plus Labor	\$75.00 plus Labor
<b>Remove Tenant Property</b>	\$50.00 plus Labor & Dump Fee if applicable	\$75.00 plus Labor & Dump Fee if applicable
<b>Remove Wallpaper Borders/Soffits</b>	\$15.00 plus Labor	\$30.00 plus Labor
<b>Remove Wallpaper Large Area or Full Wall Coverage</b>	\$25.00 plus Labor	\$100.00 plus Labor
<b>Paint Wall due to Resident Caused Damages</b>	Materials plus Labor	No Change
<b>Onsite unclogging sink, toilet, tub, or wash basin</b>	Materials plus Labor and/or Cost of Contractor	No Change
<b>Disposal of Resident Litter and/or Garbage</b>	\$50.00 per occurrence plus Labor & Dump Fee if applicable	No Change
<b>Transfer Fees for approved optional transfers (administration fee)</b>	\$200.00	\$0.00



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## Specialized Services

Service	Current Costs	Proposed Costs
Smoke Detector Tampering/Damaged	0.00	\$100.00 per occurrence
Remove Satellite Dish	0.00	\$50.00 per occurrence
False Alarm Emergency Work Order During Business Hours	0.00	Minimum 1 hour Labor plus Parts
False Alarm Emergency Work Order Non-Business Hours & Holidays	0.00	Minimum 2 hours Labor plus Parts
Pet Waste Removal	\$10.00	\$20.00 per occurrence
Parking or Driving on Grass	0.00	\$50.00 per occurrence
Smoking in the Unit	0.00	\$25.00 per occurrence
Pet Deposit-Elderly Disabled Developments	\$50.00 or the higher of the Total Tenant Payment (TTP)	No Change
Pet Deposit-Multi-Family Sites	\$250.00	No Change
Blinds	Parts plus Labor	No Change
Interior Doors	Parts plus Labor	No Change
Exterior Doors	Parts plus Labor	No Change

The Schedule of Maintenance Charges is not all inclusive, residents will be charged for the cost of materials plus labor for items not listed on the Maintenance Charge List that require repair and/or replacement of JHA property where there is abuse, neglect and/or damages caused by the resident, members of the household or their guests.

All labor will be charged based upon the actual time spent with a minimum time charged of ½ hour.

Elderly/disabled families are not charged for lightbulbs or changing lightbulbs.

*\*It is not the intention of the JHA to increase resident charges to earn a profit, only to recover costs.*