

# TENANT FOCUS

Volume 14, Issue 1  
January—March 2020



SACRAMENTO RESIDENT ADVISORY BOARD  
1725 K Street #101, Sacramento, CA



## SACRT GO PARATRANSIT SERVICES LAUNCHES IN 2020

Sacramento Regional Transit (SacRT) will be ending its contract with Paratransit, Inc. (PI) to provide paratransit services for senior and disabled riders, including services that fulfill SacRT's federal obligations under the Americans with Disabilities Act (ADA). The contract expired on June 30, 2019 and after several months of

discussions, both organizations agreed to transition the provision of these services back to SacRT.

**SacRT will begin operating paratransit service effective Sunday, March 29, 2020. The new service will be called SacRT GO Paratransit Services.**

(Continued on page 2)

## HOLIDAY OFFICE AND MAINTENANCE HOURS

This year, all **SHRA offices will be closed for Christmas week from December 23-27, 2019**. Then again December 31st from noon on. All offices will reopen for regular business Thursday, January 2, 2020.

During the closures, there will be on-call maintenance available for emergency issues only.

1. For all non-emergency maintenance requests, please call your local SHRA office and leave a voice message. Your work order request will be attended to upon our return to the offices on January 2.
2. For After-Hours emergency maintenance, call 916-449-1288.

After-Hours emergencies include:

- No Water
- No Power
- No Gas or Gas smell (call PG&E first)
- No Heat (below 40 degrees)
- Toilet Overflow
- Toilet Clogged (1 toilet in unit)
- Sink Overflow
- Smoke Detector
- Carbon Monoxide Detector (call PG&E first!)

If you falsely report an after-hours emergency, you will be charged a trip-charge AND A 2-hour minimum maintenance fee.

**ALWAYS CALL 911 FOR LIFE THREATENING EMERGENCIES**

### Inside this issue:

SacRT Go	1
Office Closures	1
Financial Peace	2
FSS	2
RAD	3
Resident Committees	3

## SacRT Go PARATRANSIT SERVICES

### **SacRT will operate the service directly**

(Continued from page 1)

The only change to future ADA paratransit service is that SacRT will operate the service directly, instead of contracting it to PI.

SacRT's ADA paratransit service team will include many of the same drivers and reservationists that are currently employed by PI.

Current service levels will not change and fares will not increase.

SacRT's Accessible Services Department will still be handling ADA Paratransit eligibility.

For more information, contact SacRT's Accessible Services Department at 916-557-4685 or email [paratransit@sacrt.com](mailto:paratransit@sacrt.com).



## DAVE RAMSEY'S FINANCIAL PEACE UNIVERSITY

The Sacramento Resident Advisory Board (SRAB), has teamed up with the Ramsey organization to bring Dave Ramsey's Financial Peace University to Sacramento public housing residents. SRAB will cover the cost of tuition, books, and the coach.

is open to one who pays rent to SHRA including county residents and those living in Tax-Credit properties. We will also develop a kids budgeting class in the spring.

It is our intention to partner with the SHRA self sufficiency programs in the spring to expand the offering. Come learn the answer to "What is a debt snowball?"

To register, email:  
[tenantfocus@sacrab.com](mailto:tenantfocus@sacrab.com)



## SRAB SCHOLARSHIP

In January students may once again apply for our scholarship at Sacramento City College (SCC). We are funding five \$500.00 scholarships this year. To learn more, visit: <https://www.scc.losrios.edu/philanthropy/scholarships/>

[www.scc.losrios.edu/philanthropy/  
scholarships/](https://www.scc.losrios.edu/philanthropy/scholarships/)

If you are attending another school the form can be found at: [https://www.sacrab.org/pdf/  
ScholarshipFormFinal.pdf](https://www.sacrab.org/pdf/ScholarshipFormFinal.pdf)

# RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)

## What is RAD?

The RAD program was initiated in 2012 to help Public Housing Authorities (PHAs) convert its properties to more viable housing programs.

## Who is involved with RAD, and who benefits from RAD?

Current and future RAD conversions will take properties from the Housing Authority of the City and County of Sacramento's Public Housing program and convert them over to Project-based Section 8 developments. The Project-based Section 8 assistance will be administered by SHRA's Housing Choice Voucher department.

SHRA will be utilizing its non-profit instrumentality, Sacramento Housing Authority Repositioning Program, Inc. (SHARP) to serve as the general partner of a new limited partnership that would effectively own the properties. The other party of the limited partnership, would be a limited partner. It is through this limited partnership and an equity investment from the limited partner, along with various other sources of funding (loans, grants, Housing Authority Capital Funds) that would pay for the necessary rehab work for the properties converting under RAD.

Everyone benefits from RAD. Residents are

## RESIDENT COMMITTEES

Residents of a property or group of properties make up Resident Committees or Resident Councils. At SHRA these committees are sanctioned through the Sacramento Resident Advisory Board (SRAB). The council structure gives the members a common voice to be heard by the housing authority. All property residents that are on a lease are committee members. The members elect a board of three to five members to facilitate the meetings and dispatch the approvals from the meetings.

The purpose of the resident council is to:

1. Give residents greater participation in affairs within their own homes
2. Suggest improvements and assist management in providing better programs, surroundings, and services
3. Promote friendship and understanding among residents; and
4. Provide and receive necessary information for the benefit of all residents.

provided with newly rehabbed units, the Public Housing department is able to continue as the property management, the investor receives tax credits, and the units are all transferred under a more stably funded subsidy program.

## When will the conversion take place?

The conversion process will be broken into several phases, with a time of completion estimated to be within 7 to 10 years.

## Why?

HUD determined that the configuration of the Public Housing program was not sustainable; resulting in a capital needs backlog in the nation's public housing inventory or over \$26 billion. RAD allows PHAs to convert public housing to long-term, Project-Based Section 8 rental assistance development. This allows for the PHAs to provide long-term, sustainable and affordable housing to its residents.

## Where?

RAD conversions will occur at each of the Housing Authority's Public Housing sites spread throughout the City and County of Sacramento.

## How?

SHARP in coordination with the Housing Authorities of the City and County of Sacramento will act as the developer for the RAD conversions. A scope of work

*(Continued on page 4)*

## FSS PROGRAM

### Family Self Sufficiency Program

Interested in finding a new job, moving toward homeownership, or accomplishing other personal goals? Resident Services' Family Self Sufficiency Program (FSS) assists program participants by helping you to improve your financial situation and become more economically self-sufficient. The program will assist you in identifying goals and then connects you with resources and supportive services to help you reach those goals. One major benefit of the FSS program is the escrow account, which allows FSS participants to build savings over time.

FSS is currently open for enrollment to the head of household of any conventional housing unit, regardless of location. Contact FSS Coordinators Akil Jackson (916) 449-6206 or Karen Simmons (916) 449-6314 to enroll or for more information.

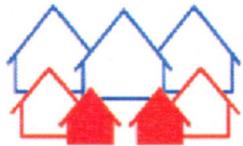
Phone: 916-443-5547  
Fax: 916-545-2166  
[tenantfocus@sacrab.com](mailto:tenantfocus@sacrab.com)  
<http://www.sacrab.org>

Tenant Advocates

PRSR STD  
U.S. POSTAGE PAID  
SACRAMENTO CA  
PERMIT NO. 2010

## NOTICE OF SRAB QUARTERLY MEETING

The next Sacramento Resident Advisory Board Quarterly Meeting has been set for **1:30 pm January 24, 2020** at the:  
All Seasons Café  
1725 K Street,  
Sacramento, CA 95811



**ILLEGAL ACTIVITY IS NOT  
TOLERATED HERE**

TO REPORT CRIME ANONYMOUSLY, CALL

ANONYMOUS **WeTip** SE HABLA ESPAÑOL

**1-800-78-CRIME**  
2 7 4 6 3

**WWW.WETIP.COM**

**UP TO  
\$1,000 REWARD**

Type address here or use Mail Merge to automatically address this publication to multiple recipients.

(Continued from page 3)

and financial plan are developed for each phase of RAD conversions, and from that approvals are sought from SHRA's governing bodies and HUD. Once the project is fully approved, conversion from Public Housing to

Project based Section 8 occurs. Shortly after conversion, construction begins on each property based on a predetermined construction schedule. Construction is then completed, with our residents housed in newly rehabbed unit.

## Do you have Medicare **and** Medi-Cal?

If you do, you may qualify for a health plan that can help you get:



**Glasses**



**Dental work**



**Transportation to the doctor**

**Ask me for details!**

**Gerald Booth 916-289-4093, Ca./ Ins./ Lic. # 0F96671**