

TENANT FOCUS

Special points of interest:

- COMMUNITY SERVICE
- CHAIR LEAVES
- QUARTERLY MEETING
- 5 YEAR CAPITAL FUND
- CAREER
- SMILE
- HEALTH FAIR
- CALENDAR

UNDERSTANDING COMMUNITY SERVICE BY K WALLACE

The U.S. Department of Housing and Urban Development (HUD), has charged Housing Authorities across the country to incorporate the Community Service as a requirement for all properties.

Where did this come from?

The Quality Housing and Work

responsibility Act of 1998 requires that all non-exempt public housing adult residents contribute eight (8) hours per month of community service or participate in eight (8) hours of training, counseling, classes or other

independence. This is a requirement of the Public Housing Lease.

Basically, non-exempt residents perform eight (8) hours per month of either volunteer work or self-sufficiency program activity, or a combination of the two. The volunteer work, includes, but is not limited to:



There are many qualifying types of community service

activities that help an individual achieve self-sufficiency and economic

Volunteer work at schools, hospitals,

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INSIDE THIS ISSUE:

FROM CAROL MOSS

I would like to take this time to thank all of you who have been supportive and involved with the RAB since I have been on the board. I hope that you will continue with the Board and develop more projects. It is my sorrow to say

so long to many of you, but I will still be around but not in Conventional Housing. My building is going to be a Project Based Section 8 Housing. Thus, I will be leaving the RAB. I have enjoyed meeting many of you during my time

in the RAB. I wish you the best of luck and success in all your endeavors. Again thank you for your involvement and support. — Carol

Carol sat on the RAB board for Seven years, and was the Chair for the last 15 months.

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COMMUNITY SERVICE CONTINUED

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child care centers, Non-profit organizations, Helping neighborhood groups with special projects, Working through resident organizations, Caring for the children of other residents so that they may volunteer



and credit counseling, Any kind of class that helps a person toward economic independence, Full time student status at any school, college or vocational school

Family obligations:

At lease execution and at each annual recertification, all adult members of a public housing resident family must sign the Community Services Exemption checklist, certifying that they have received and read this policy.

Non-exempt family members must present a completed Certification Form (provided by the PHA), signed by the party administering the qualifying activities, certifying that the qualifying activities were performed over the previous twelve (12) months. Failure to comply with the community service requirement will result in non-renewal of their lease.

NOTE: Political activity is excluded.

Self-Sufficiency Activities, including: Job readiness or job training programs, GED classes, Substance abuse or mental health counseling, English proficiency or literacy (reading) classes, Apprenticeships, Budgeting



If you have questions or do not understand any portion of the above information, please contact your Site Manager for clarification. More to come.....

QUARTERLY MEETING — REDECORATED

The **SRAB** will hold its' 1:30pm April 29, 2010 **Quarterly Meeting** at the newly remodeled and just finished **Community Room at Gibson Oaks.**

SHRA received a grant or 'stimulus money' from the American Recovery and Reinvestment Act of 2009. Part of this was used for improvements at the Gibson Oaks property, including the

community room. There is a new epoxy finished floor, tinted windows, new mail boxes, and new doors. The restrooms have been remodeled

Quarterly meeting at Gibson Oaks Community Room

to meet current ADA requirements. The old solar hot water heating system that blocked three of the

windows was removed in favor of newer technology energy saving for the property. This has been a bit difficult on the tenants during the remodeling; but, the new look and feel of the property will make-up for the trying times.

We look forward to seeing all the delegates and the managers there!



Cell Phone Numbers Go Public

All cell phone numbers are being released to telemarketing companies and you will start to receive sales calls...

YOU WILL BE CHARGED FOR THESE CALLS

To prevent this, call the following number from your cell phone:

888-382-1222.

It is the National DO NOT CALL list.

It will only take a minute of your time.

You must call from the phone number you want to have blocked.

You cannot call from a different phone number.

HELP OTHERS BY PASSING THIS ON.

It takes about 20 seconds.

DO NOT CALL REGISTRATIONS PERMANENT AND FEES TELEMARKETERS PAY TO ACCESS REGISTRY SET

Telephone numbers placed on the National Do Not Call Registry will remain on it permanently due to the Do-Not-Call Improvement Act of 2007, which became law in February 2008. More than 157 million phone numbers are on the National Do Not Call Registry.

Under the Act, the Federal Trade Commission will continue to remove telephone numbers that have been disconnected and reassigned to other customers. Consumers can delete their telephone numbers from the registry at any time by calling 1-888-382-1222 or for TTY 1-866-290-4236 – the call must be made from the telephone number they wish to delete.

The Do-Not-Call Fee Extension Act of 2007 also was enacted, setting the annual fees telemarketers will

pay to access the registry in fiscal year 2009 at \$54 for each area code of data accessed or \$14,850 for access to every area code in the registry, whichever is less. Telemarketers may access the first 5 area codes of data at no charge, and certain exempt organizations will continue to access all data at no charge. For each fiscal year beginning after fiscal year 2009, the fees will be increased at the rate of change of the consumer price index, unless the change is less than one percent, in which case the fees will not be adjusted.

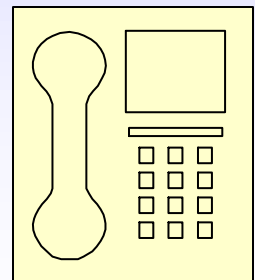
TO REGISTER YOUR NUMBER:

Online: www.donotcall.gov

Phone: 1-888-382-1222



“Would you like to re-finance your home during dinner?”



“You have won a free trip – all you have to do is pay for it”

5 Year Plan

Each year HUD requires the housing authorities of; the City of Sacramento and the County of Sacramento (SHRA) to complete a 'Capital Needs Assessment' for all apartments and houses they rent in their 'Conventional Housing' program. SHRA is starting to prepare to file the first year revision to their 2009 five year plan filed with HUD.

Federal regulations require the input of the tenants to be considered in the development of the plan. The Sacramento Resident Advisory

Board (RAB) is your representative and advocate to SHRA. The RAB will be conducting sixteen meetings with SHRA and the tenants to gather tenant input.

The RAB will then compile all the data mailed in and the information gathered at the meetings and then formally submit the written documentation to SHRA for inclusion into their five year plan. We will then sit down with them and help set the priority level for each of the requested items and improvements.

Your voice is very important in this process. All tenants are welcome and encouraged to attend any of these very important meetings.

You may alternately mail your comments, using the form on page five, directly to the RAB at [Sacramento Resident Advisory Board](#)

1725 K St. #101
Sacramento, CA 95811.

If you prefer, you may send your comments by email to plan@sacrab.com

Please include your location information.



The plan must be updated each year

5 YEAR MEETINGS BEING HELD BY THE RAB AND SHRA

Community:	Where:	When:
Rio Gardens — Rio Linda	6045 Dry Creek Rd., 95673	Thurs, April 8, 10 – 11am
Marina Vista	240 Seavey Cir., 95818	Fri, April 9, 1:30 – 2:30pm
Oak Park — Sherman Oaks	3543 1st Ave., 95817	Mon, April 12, 4 – 5pm
Pine Knoll	917 38th St., 95816	Tue, April 13, 2 – 3pm
The Mill — Gran Casa Linda	3725 Cypress St., 95838	Wed, April 14, 1:30 – 2:30pm
Alder Grove Community	816 Revere St., 95818	Wed, April 14, 6:30 – 7:30pm
Twin Rivers	321 Eliza St., 95814	Thu, April 15, 4 – 5pm
William Land Villa	1043 43rd Ave., 95822	Fri, April 16, 1:30 – 2:30pm
Colonial Heights	1 Clauss Ct., 95820	Mon, April 19, 10:30 – 11:30am
Comstock Apartments	1725 K St., 95811	Mon, April 19, 1 – 2pm
Capitol Terrace	1820 Capitol Ave, 95811	Tue, April 20, 10 – 11am
The Mill — Gibson Oaks	480 Redwood Ave, 95815	Tue, April 20, 2 – 3pm
Sierra Vista	1107 23rd St., 95816	Wed, April 21, 1:30 – 2:30pm
Pt. Lagoon — Paradise Manor	4930 El Paraiso, 95824	Thurs, April 22, 1:30 – 2:30pm
Big Trees	2516 H Street, 95816	Tue, April 27, 2 – 3pm
Rio Garden — Arden Arcade	3241 Alta Arden, 95825	Wed, April 28, 2 – 3pm

2010 CAPITAL FUND PROGRAM 5 YEAR PLAN Resident Survey

Name: _____ t code: _____

Community Name: _____ Complex: _____

Your Home Address: _____ Sacramento, CA zip: _____

Category	Description of Requested Work (print legibly)
Grounds/Site Examples: (Parking Lots, Sidewalks, Playgrounds, Fencing)	
Common Areas Examples: (Hallways, Community Rooms, Laundry Rooms)	
Building Exteriors Examples: (Roofs, Windows, Siding, Entry Doors)	
Building Interiors (Units)	
Security Related Examples: (Site Lighting, Fencing, Gates)	
Other	

QUOTED

"I don't know why some people change churches - what difference does it make which one you stay home from?"
--Rev. Denny Brake

"If your left hand doesn't know what your right hand is doing, you should consider running for a job in Washington."

The Sunday School Teacher asks, "Now, Johnny, tell me frankly do you say prayers before eating?"

"No sir," little Johnny replies, "I don't have to. My mom is a good cook."

A mother was giving instructions to her three children as she

sent them into Sunday school, "And, why is it necessary to be quiet in church?" Her son quickly responded, "Because people are sleeping!"

"To err is human; to blame it on somebody else is even more human."
--John Nadeau



To mail the form: Remove staples, Fold at line,
— tape bottom edges together, add postage, and mail —

Sacramento Resident
Advisory Board

Tenant Advocates

Sacramento Resident Advisory Board
1725 K Street # 101
Sacramento, CA 95811
Phone: 916-443-5547
web: www.sacrab.com
E-mail: sacrab@gmail.com



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www.sacrab.com

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Sacramento Resident Advisory Board
1725 K Street # 101
Sacramento, CA 95811

WHAT IS COVERED BY A 5 YEAR CAPITAL PLAN ?

Many times we are asked this simple question — **What is covered in the 5 year Capital Plan?** Then they comment on a maintenance item that may need more attention.

The quick rule of thumb that you can use as a guideline is:

Will it cost more than one thousand dollars to replace or repair?

If so, it is most likely a 'Capital Improvement' if not, then maybe it is a maintenance or operations

issue. The other indicator is **Does this need apply to just one apartment or a whole complex?**

Maintenance usually covers one

*¿ What capital improvements are needed at your complex ?
¿ What needs to be fixed ?
i voice your concerns !*



\$\$\$\$.¢¢

apartment while the Capital Plan would cover improvements to all three hundred apartments in your complex or your community.

Comments? Email us at plan@sacrab.com

GUTTERS

PLAYGROUNDS

SIDEWALKS

PARKING

WEATHER-STRIPPING

COMMUNITY-ROOMS

PLUMBING

PAINT

SCREEN DOORS

REFRIGERATORS

WINDOWS

GATES

HEALTH FAIR AT THE COMSTOCK

There will be a 'Health Fair' event on April 23, 2010 11:00 — 4:00pm at Comstock Apartments 1725 K Street in their Community Room. Several guests have been invited and handouts have already come to the office. While there are still many things yet to be

done, we expect it to all fall into place during the next twenty days.

We have information on healthy eating, Stop smoking programs, easy to do exercises and more!

You might even find

fresh carrot and celery stick available!

We have invited healthcare students to be on hand to share some of their knowledge.




Come enjoy a relaxed afternoon and garner a wealth of information!

- Eat better
- Exercise
- No Smoking
- Check Blood Pressure





www.sacrab.com
We're on the Web!



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Sacramento, CA 95811
Phone: 916-443-5547
Web: www.sacrab.com
E-mail: sacrab@gmail.com

Tenant Advocates

Sacramento Resident Advisory Board

CALENDAR OF EVENTS

The **Buena Vista Grocery bus** is scheduled for: April 2nd, May 4th, and June 3rd.

The **Midtown Manor Grocery bus** is scheduled for: April 5th, May 3rd, and June 4th.

The **SRAB Executive Committee** meets on the first and third Wednesdays of each month at 11:00am 1725 K Street. Call ahead to be on the agenda.

The **SHRA Commission** meets on the first and third Wednesdays of each month at 6:00pm 801 12th Street on the second floor.

There will be a **'Health Fair'** event on April 23, 2010 11:00 – 4:00pm at Comstock Apartments 1725 K Street in their Community Room.

The SRAB Ex-Comm will meet with all the **Site Managers** on April 27, 2010

The **SRAB** will hold our next **'Quarterly Meeting'** on April 29th 1:30pm at Gibson Oaks Apartments 480 Redwood Avenue Sacramento, CA 95815

The next edition of the Tenant Focus is scheduled for the first week of July. Article submission is allowed until June 15.

Email articles to tenantfocus@sacrab.com

Thanks



Be sure and pencil in all important meetings!