

TENANT FOCUS

VOTE CENTERS & BALLOT BOX LOCATIONS

Vote Center and Ballot Drop Box Locations Announced for June 5 Election

Sacramento County Department of Voter Registration & Elections released the comprehensive list of Vote Center and Ballot Drop Box locations for the June 5 election. With locations throughout Sacramento County, residents

now have more access to voting than ever before.

With the passage of the

California Voter's Choice Act (VCA), traditional polling places will be replaced with Vote Centers that are open for up to 11 days, including Election Day. Voters who prefer to vote in person can do so at any of the 78 Vote Centers.

Additionally, Vote Centers will have accessible voting units, modernizing the voting process for those with disabilities.

Ballot Drop Boxes will be available beginning on Monday, May 7, 2018. A complete list of Vote Center and Drop Box locations can be found at the Sacramento County

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Special points of interest:

- Vote
- inspections
- Save money

GROCERY BUS 2018 SCHEDULE

Just a reminder: If you are planning on using the ACC-Rides Grocery Bus to go to Wal—mart, it is important that your reservation is called in several days ahead of the scheduled date as the drivers team needs to build the route and time schedule. Once we have the route list, no names can be added. Thank you in advance for your cooperation on this important issue.

- Tish 916-443-5547 ext. 5

Scheduled grocery trip dates:

- April 5, 2018
- May 3, 2018
- June 5, 2018
- July 3, 2018
- August 7, 2018
- September 4, 2018
- October 4, 2018
- November 6, 2018
- December 4, 2018

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Grocery Bus

HQS AND OTHER INSPECTIONS

If you want to rent a property with a housing choice (Section 8) voucher, the unit must pass a health and safety inspection. This Section 8 inspection is conducted by SHRA. What they are looking for is to make sure that your property meets the Housing Quality standards (HQS) that HUD has set. These inspections are conducted annually after you move in too.

SHRA will send you a notice in advance of the inspection, which states the date and time when the inspection will take place.

When conducting the inspection, the inspector will be assessing the unit to determine if it complies with the 13 areas that the inspector must examine. These areas are known as performance requirements.

They include:

- Sanitary Facilities
- Space and Security
- Thermal Environment
- Illumination and Electricity
- Structure and Materials
- Interior Air Quality
- Water Supply
- Lead-Based Paint
- Access
- Site and Neighborhood
- Sanitary Conditions
- Smoke Detectors



the inspectors must also use their own judgment to determine if the unit complies with all requirements or if there are hazards present.

Are Pass and Fail the Only Options?

When determining if an item meets HUD’s health and safety standards, the inspector has three options. He or she can:

Pass It – No further action needs to be taken on this item.

Fail It - This item needs to be remedied to comply with HUD’s Housing Quality Standards.

Mark It as Inconclusive - An inspector can mark an item as inconclusive. It can be done for a couple of reasons, but it means that the inspector needs more information from the property owner. Once this information is given, the inspector will then pass or fail this item.

For example, an inspector could mark the safety of a boiler as inconclusive because he or she could not access the boiler because it was in a locked room. Once the inspector is granted access to this room, he or she can determine if it meets health and safety requirements.

What Happens If You Fail the Inspection?

Even if you only fail one item on the HQS inspection checklist, like aluminum foil around the stove elements or drip pans, you will fail the inspection. After the inspection, you and the landlord will be given a list of all items that have failed and why. You will be given the opportunity to remedy the violations by a specific date.

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HUD includes criteria for each requirement, but

HEAP APPLICATIONS

are available online from **Community Resource Project, Inc.** Please visit their website for more information:

<http://www.communityresourceproject.org/Services/Energy-Programs/HEAP>

You must be a resident of Sacramento, Sutter, or Yuba County to qualify for CRP's HEAP Program. Your household must also meet certain income

guidelines. Based on agency plan, CRP also takes into consideration the percentage of your household's total income spent on utility bills, as well as key demographic qualities of the household.

Income guidelines for the HEAP Program for the 2016 calendar year are as follows:

Number of persons in household /Maximum monthly gross income

1	\$2,004.77
2	\$2,621.63
3	\$3,238.48
4	\$,855.33
5	\$4,472.19
6	\$5,089.04
7	\$5,204.70
8	\$5,320.36
9	\$5,436.02
10	\$5,551.68

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HQS ... CONTINUED Once these are fixed, you can then contact the inspector, who will come to re-inspect the unit. He or she will determine if you have fixed the item appropriately by passing you or will fail the item again or mark it as inconclusive if further action is needed. If you fail to remedy the violations, the housing contract with SHRA will be violated, and you will be given the opportunity to move if you if is a landlord

error or you may be given a 30 notice if it is your error.

Depending on the financing for your property, there may be lender inspections also. Each lender or bond issuer will have their own rules which will be spelled out to the borrower. If these requirements apply to the tenants, they will be included in the lease or house rules.

In all cases, HQS or otherwise, damages caused by the tenant may be charged to the tenant.

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VOTE CENTERS ... CONTINUED

Department of Voter Registration and Elections website.

<http://www.elections.saccounty.net/Pages/default.aspx>

The goal is to increase voter participation and expand voting opportunities for all Sacramento

County residents. Beginning the week of May 7, every registered voter in Sacramento County will receive a ballot in the mail. With the new voting model, the number of Ballot Drop Box locations has tripled compared to past elections, and voters now have up to 11 days to vote in person.

Sacramento County is one of five counties in California to implement the VCA. For more

information about the June 2018 election, the VCA and to learn about how voting is changing in Sacramento County, visit the Department of Voter Registration and Elections website.

For more information, contact Alice Jarboe at (916) 875-6255 or email Jarboea@saccounty.net.



FIRST 5 CALIFORNIA GRANTS

Do you have an idea that can bring about change in your community? Do you have an interest in developing a concept that can benefit the whole family while targeting toddlers? Good news! First 5 California has grants for individuals who want to create and implement activities or programs that will benefit ages 0—5 years old.

Free Kit for New Parents from First 5 California

The FREE Kit for New Parents includes the Advice for New Parents DVD, Puppy and Friends touch-and-feel book, and much more. Kits are available in English, Spanish, Cantonese, Korean, Mandarin, and Vietnamese.

To get your free kit call 1800-KIDS 025.

SMUD programs can help qualified customers save!

Low-income discount
Visit smud.org/FinancialAssistance

Medical Equipment Discount
Visit smud.org/MED

FREE energy-efficient refrigerator
Call 916-732-5659

FREE home weatherization
Call 916-732-5659

Powering forward.
Together.





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

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

Phone: 916-443-5547
Fax: 916-545-2166
E-mail: tenantfocus@sacrab.com

Address label

Tenant Advocates

We Are On The Web

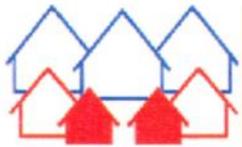
<http://www.sacrab.org>

**NOTICE OF SRAB
QUARTERLY MEETING**

The next Sacramento Resident Advisory Board **Quarterly Meeting** has been set for **1:30 pm** on **April 27 2018** at:

All Seasons Café
1725 K Street,
Sacramento, CA 95811

A light lunch will be served at 1:00 pm for those who arrive early



**ILLEGAL ACTIVITY IS NOT
TOLERATED HERE**

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

**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

Attention: Has your phone number changed?

It is very important that SHRA has your current phone number. Please update your contact information at your site office. Updated information allows SHRA to communicate with you in a timely manner about upcoming events and opportunities. Are email and texting viable for contacting you? Let the office know.

Thank you in advance for keeping up to date.