



# TENANT FOCUS

## PATRICIA A EDWARDS



Pat and Max  
Sitting in front of  
Capitol Terrace

It is with sadness that we bring you news of the passing of Patricia Edwards. Pat served as a Sacramento Resident Advisory Board (RAB) Vice President from June 2011 until her passing on June 10, 2018. In that capacity she contributed to the leadership, integrity and direction to the RAB.

Max was her constant chaperone and they got along with everyone.

Born January 30, 1954, Pat grew up in San Francisco's Potrero Hill neighborhood. Pat graduated from Job Corps in Oregon going on to attend Oregon State where, she studied Nursing. Pat returned to the Bay Area where she married Mr. Edwards. Pat took a love for the motor cycle association. She at some point became President of Pure Honey's 5.0 Sacramento chapter. After moving to Sacramento in July 2007 she became very instrumental in her senior living building (Capitol Terrace)

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July–September 2018

### Special points of interest:

- PAT EDWARDS
- ACOP
- RENT Café
- Fire Training

## WANT TO PAY YOUR RENT ONLINE?



# RENT Café

After many years of bugging SHRA to let us pay our rent online, it has happened!

SHRA has announced a web-based information center for the residents of public housing and SHRA managed properties. Residents will be able to pay their rent on line by accessing a web-based portal thru Yardi RENT Cafe. Each resident will personally set up and customize their account thru the Rent Café resident portal.

SHRA is also featuring Walk in Payment System "WIPS" for Conventional Housing residents. This will allow residents to

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## Tenant Portal ... continued

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pay their monthly rent with a WISP payment card from over 20,000 participating retail locations including Walmart. The WISP cards can be requested and picked up at your site office.



This web site will allow you to:

- View your payment and billing transactions
- Make secure online rent payments
- Confirm and update your information such as phone, email and car information

You can create your "user account" by visiting the following URL:

<https://rentpayshra.securecafe.com/residentservices/apartmentsforrent/userlogin.aspx> or go to SHRA.org and click on the "Payment Rent" yellow button.

After you have entered the site select the "Resident Login" option. You will then select the "Click Here to Register" option. You will need the following information to complete your account activation:

- Registration Code: your tcode
- Email: your Email

We hope you enjoy these new, fast, and easy features to make life more convenient!

## Admissions and Continued Occupancy Policy (ACOP)

The ACOP changes will be reviewed at our July 27 Quarterly meeting.

Each year the RAB and the tenants have an opportunity to comment and make recommendations to SHRA regarding the 'Admissions and Continued Occupancy Policy' (ACOP).

Many times we have been asked this simple question: What is the ACOP? The purpose of the ACOP is to establish policies for the SHRA staff to follow in determining eligibility for admission and continued occupancy.

The ACOP is updated and renewed each year. The public comment period starts on the 16th of July and ends September 5, 2018. The RAB is reviewing the changes and will make comments before it is presented to the Commission.

The RAB will be present an overview of the changes at your resident committee meetings in July or August. However, if you would like to look over the changes yourself, a copy will be SHRA's web site. <http://www.shra.org/financial-performance-and-strategic-planning-documents/>

Here is a glance at this years changes:

### **Chapter 7 – Verification Procedures**

G. Verification of Allowable Deductions

from Income

Unreimbursed Medical Expenses (24 CFR§ 5.611(a)(ii))

### **Chapter 8 – Transfer Policy**

TRANSFER VACATE CHARGES

### **Chapter 9 – Leasing**

S. GARDENING

After receiving written approval, the resident will water and keep the garden weed free. In addition, the resident must ensure that their garden plants or trees do not touch any part of the PHA's buildings or structures.

Y. OPEN FLAME COOKING DEVICES

The PHA will follow the regulation enforced by the local fire departments in the Sacramento region - California Fire Code, Section 308.3.1

### **Chapter 13 Complaints, Grievances and Appeals**

PROCEDURE FOR REVIEW FOR APPLICANTS

The PHA will provide a translator to assist with the informal review upon request, the family must make the request to the PHA at least five (5) business days prior to the

**official  
policy**

**The ACOP must be  
adopted each year**

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## Pat ... continued

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and built a lot of great relationships with the residents. She was elected as chairman of the resident committee. In that scope she began to volunteer with the RAB. She was elected to the RAB executive committee as Vice Chairman. She served in that capacity from June 2011 to June 2018

Pat loved helping others, always providing a listening ear or a helping hand. Pat didn't have any biological children but she never hesitated to care for her nieces and nephews like her own. Pat had a heart of gold, stepping up and helping where and

whenever she was needed.

Pat will be greatly missed. Our thoughts and prayers go out to his family, many friends and neighbors.

She is survived by two brothers, two sisters, six nieces, seven nephews, and her baby, Max (Her dog), and a Host of great nieces & nephews, also close friends that were considered family.

Although Pat's funeral was on June 21st, at Morgan and Jones on Broadway, we will have a 'Remembrance' for her at our July quarterly meeting.



**Max was Pat's chaperone**

## ACOP ... Continued

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hearing.

### **Chapter 15 – Community Service and Self-Sufficiency**

#### D. NON-COMPLIANCE OF FAMILY MEMBERS

### **Chapter 22: MARIJUANA POLICY**

While use and possession of marijuana is no longer a crime under California law, its possession is still illegal under federal law.

#### REASONABLE ACCOMMODATION:

SHRA will not accommodate a resident's use and possession of marijuana. It is illegal for a person to use or possess marijuana under federal law.

#### MEDICAL EXPENSE DEDUCTION:

Because the use, possession, and sale of marijuana are violations of federal law, a disabled resident cannot deduct from his/her annual income monies used to purchase medical marijuana.

#### NON-SMOKING FACILITY POLICY (ACOP):

PHA policy prohibits residents, or other occupants, and their guests from smoking cigarettes or marijuana in their public housing units. In addition, the PHA will not allow smoking in internal common areas or marijuana smoking in designated smoking areas within its Public and Affordable Housing properties.

## Fire Safety Training

Mike Chism has a 'Fire and Life Safety' training on the fourth Friday of each month. In addition to finding out the many ways SHRA takes action to keep you safe, he teaches things you can do to insure your safety in an emergency. You also get to put out a real fire with a fire extinguisher in the hands-on portion of the class.

Trainings are by community on the 4th Friday of most months.

Friday, June 29 12:00pm – 2:00pm  
Mandy/Meadowgate

Friday, July 27 12:00pm – 2:00pm  
Oak Park 2845 37th

Friday, August 24 12:00pm - 2:00pm  
Marina Vista

September is the month that annual inspections are done.

Friday, October 26 12:00 - 2:00 pm  
Rio Linda/ Dry Creek





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Advisory Board  
1725 K Street #101  
Sacramento, CA 95811

Phone and FAX: 916-443-5547

Email: [sacrab@gmail.com](mailto:sacrab@gmail.com)

**Tenant Advocates**

We Are On The Web

<http://www.sacrab.org>

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

County address label

**NOTICE OF SRAB  
QUARTERLY MEETING**

The next Sacramento Resident  
Advisory Board Quarterly  
Meeting has been set for  
**1:30 pm on July 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**

TO REPORT CRIME ANONYMOUSLY, CALL

ANONYMOUS **Wetip** SE HABLA ESPAÑOL

**1-800-78-CRIME**  
27463

**WWW.WETIP.COM**

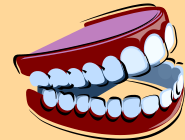
**UP TO  
\$1,000 REWARD**

**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**

**Election Notice:**

As a result of the passing of Pat Edwards, the RAB has a vacancy on our board. Thus the RAB must have an election for vice chair to fill the vacancy. We do not have time to put out a 30-day notice of election in time

for our July meeting so, **we will have an election to fill the vacancy at the October 26, 2018 1:30 pm meeting.** Details will be in the September issue of the Tenant Focus and on our web site. <http://www.sacrab.org>