

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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WANT TO PAY YOUR RENT ONLINE?

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.

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RENTCafé

Volume 12, Issue 3

July–September 2018

Special points of interest:

- PAT EDWARDS
- ACOP
- RENT Café
- ROSS

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Tenant Portal ... continued

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SHRA is also featuring Walk in Payment System "WIPS" for Conventional Housing residents. This will allow residents to 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 look at this years changes:

Chapter 7 – Verification Procedures

G. Verification of Allowable Deductions from Income

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

Families who claim unreimbursed medical expenses will be required to submit a certification as to whether such expenses have been, or will be, reimbursed by an outside source (e.g. medical insurance). All documentation required to grant the medical expense deduction(s) must be presented to the PHA prior to the deduction being granted. If the documentation is not presented to the PHA prior to the effective date of recertification, any unverifiable medical expense deductions will not be granted and the recertification will be deemed complete. The family may produce additional information regarding their medical expenses so that a deduction may be granted through an interim recertification.

Chapter 8 – Transfer Policy

TRANSFER VACATE CHARGES

Residents with approved transfers are

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**official
policy**

**The ACOP must be
adopted each year**

Pat ... continued

(Continued from page 1)

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

(Continued from page 2)

allowed three days of overlap between the unit transferred from and the unit transferred to. The resident will sign an agreement that will specify that the keys to the former unit must be returned within three (3) days or he or she will pay a \$25.00 daily charge. On the fourth (4th) day following the transfer date, PHA will issue a Notice of Belief of Abandonment and will continue charging a \$25.00 daily fee until unit keys are surrendered and/or the notice expires, whichever occurs first.

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. All watering must be supervised by the resident and no free flowing hoses allowing water to run across sidewalks and into street gutters will be allowed. Failure to maintain their garden spaces may result in charges to have any debris cleaned, and the potential revocation of their garden privileges. Residents that have been given written approval for gardening in planter areas may be provided a placard stating "Maintained by Tenant" to be placed in the planter area

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

Charcoal burners and other open-flame cooking devices shall not be operated on any balconies or within 10 feet of any PHA building. Exceptions include an electric barbecue and propane fueled cooking device not greater than one (1) pound gas liquid propane capacity.

Tanks, charcoals and charcoal fluid cannot be stored on the inside of a dwelling unit or on the balcony, or within 10 feet of combustible construction or inside of any enclosed structure.

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 hearing.

Chapter 15 – Community Service and Self-Sufficiency

D. NON-COMPLIANCE OF FAMILY MEMBERS

If the PHA determines that a family

(Continued on page 4)

“Chapter 9 Section S was updated at the RAB's request”



Drone

There is a new drone in the sky and it's being flown by the Sacramento Housing and Redevelopment Agency. It flies over two housing communities, Alder Grove and Marina Vista. Those complexes have seen serious crimes, including a fatal shooting in January and a triple homicide in 2016.



"We initiated the drone program in order to enhance the safety and security of our residents," said LaTanna Jones, SHRA's assistant director.

He says the five-foot-long aircraft operates between 6 pm and 6 am and has already spotted illegal dumping and trespassing. Pilots have established a protocol to protect privacy.



"The drones are programmed so that they do not catch any footage until they get to about 200 feet in the air," Jones said.

The drone is part of a 90-day pilot project that costs about \$81,000.

A bill in 2015 would have restricted drone usage 350 feet above homes without permission. It was vetoed by Gov. Jerry Brown, who said "Drone technology certainly raises novel issues that merit careful examination. This bill, however, while well-intentioned, could expose the occasional hobbyist and the FAA-approved commercial user alike to burdensome litigation and new causes of action. Before we go down that path, let's look at this more carefully."

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

ACOP ... continued

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member is required to fulfill a service requirement, but the family member has failed to do so, the PHA will send the family a notice describing the noncompliance at least 30 days prior to the end of the lease.

In the event of noncompliance, the lease will end unless:

- The family provides proof that the non-compliant resident is no longer in the unit or
- The non-compliant family member and the Head of Household sign an agreement with the PHA to make up the deficient hours over the next twelve- (12) month period. The agreement will stipulate the number of hours the family member is required to perform each month. Staff will monitor these agreements to ensure that the family member is complying with the agreement. Non-compliance with the make-up agreement will result in termination of tenancy at the end of the current 12-month lease. The PHA will issue a 30-day notice of

termination based on violation of this agreement.

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. When a state law is in conflict with a federal law, the federal law prevails. Thus, under federal law, use and possession of marijuana constitutes a crime.

The Sacramento Housing and Redevelopment Agency (SHRA) utilize leases that prohibit any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants. Furthermore, any drug related criminal activity on or off such premises, engaged in by a public housing resident, any member of the resident's household, or any guest or other person under the resident's control, shall be cause for termination of tenancy. The use, cultivation, growing, sale, barter, purchase or exchange of marijuana is a serious violation of the lease.

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**NO SMOKING
DON'T EVEN THINK
OF SMOKING HERE**

**No smoking
... anything**

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
Alta Arden Villa

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

September is the month that annual inspections are done.



Photo of Fire safety training at Pine Knoll

ACOP ... continued

(Continued from page 4)

Admissions:

All forms of marijuana use are illegal under federal law even if it is permitted under state law. SHRA will deny admission to any household with a member who is, at the time of application for admission, illegally using a controlled substance as that term is defined by the federal Controlled Substance Act (CSA).

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. Reasonable Accommodations do not include requiring SHRA to tolerate illegal drug use or risk losing its HUD funding for doing so.

Medical Expense Deduction:

HUD regulations require that when calculating a disabled tenant's adjusted income, a PHA must deduct from annual income the "un-reimbursed medical expenses of any elderly or disabled family" that exceed three percent (3%) of annual income.

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. However,

the IRS specifically states that a person "cannot include in medical expenses amounts [paid] for controlled substances (such as marijuana, laetrile, etc.), in violation of federal law."

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.

As a responsible landlord, SHRA has identified the internal common areas as smoke-free zones to take into consideration rights of residents, visitors, staff, and vendors who enter private residential dwellings and enclosed common areas. Compliance with smoke-free housing rules by all residents and their visitors, including staff and vendors, will benefit everyone who accesses these areas.

Smoking is prohibited inside residential units, any common interior areas, including but not limited to hallways, laundry rooms, stairways, elevators, and within 25 feet of building(s) including entry ways, porches, balconies, windows, and patios. This policy applies to all staff, tenants, guests, visitors, and contractors.



marijuana may not be grown or smoked on federal property

SHRA ROSS Program

ROSS: News & Review

Are you interested in the Resident Opportunities for Self Sufficiency Program (ROSS)? Here are a few Questions and Answers.

FREQUENTLY ASKED QUESTIONS ABOUT ROSS

Q: What Services do you provide?

A: We provide assistance with transportation, money management, child care, education, employment and much more.

Q: How do I get started?

A: Through a referral sent by your Site Manager, by contacting the main referral line at (916) 449-6250, or by email at residentservices@shra.org.

Q: How long do I have to wait?

A: After the referral, a Resident Services Technician will contact you for a needs assessment, interview and orientation to provide you with a detailed program description.

Q: Who can receive ROSS services?

A: Any member of a household that is in the Public Housing Program may participate in the ROSS Program (unfortunately this program cannot assist seniors).

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 us to communicate with you in a timely manner about upcoming events and opportunities. We thank you in advance.

The Resident Training Program

"The Resident Training Program is currently recruiting for the Paint Program. Trainees must possess a high school diploma or GED, be licensed to drive a vehicle and have a clean driving record. During this two-year training program, you will learn how to:

- Texture and hang drywall
- Mud and tap drywall
- Use a spray machine
- Refinish countertops
- Prep building interiors and exteriors for painting
- Provide quality customer service
- and much more

According to Indeed.com, painters' salaries range from \$17.00 - \$32.00 hour in Sacramento. What's more, now is an opportune time for women to enter the construction trades. We are also accepting applications for the Clerical and Janitorial Programs. To learn more about the Resident Training Program; contact Linda Ray, Resident Training Program Supervisor today at (916) 449-6333 or lr@shra.org."

Continuing Events

United Girls Café

United Girls Café: Marina Vista girls 8-17 come out and join your neighbors for fun, laughter, and companionship, while enjoying a delicious dessert. The United Girls Café is held every other Thursday of the month from 4:30 pm to 5:30 pm in the Marina Vista community room. See you there!

SHRA ROSS Program

Daily Lunch Program

Natomas School District and Resident Services is providing a daily lunch program at the Marina Vista and Alder Grove Communities for children 0 to 18 years old. Join us at 11:30 am to 1:30 pm in the community rooms to enjoy reading, lunch, and enrichment activities. Lunch is served daily at 12:00 noon to 1:00 pm.

ROSS Upcoming Events

Back to School Event

Sacramento Housing and Redevelopment Agency's Resident Opportunities for Self Sufficiency (ROSS) will be hosting a Back to School Event.

Theme: Back to School Event
Time: TBD
Location: Marina Vista Community Center
240 Seavey Circle
Sacramento, CA 95818

Super Hero/Heroine Art Contest

Resident services will be hosting a Super Hero/Heroine Art Contest for ages 7 through 25. The winners of this contest will have their artwork feature on the 2018-2019 SHRA Resident Services calendars. Participants must be a resident of the Conventional Public Housing. For more details and to enter please contact:
Choua Kong at 916-449-6321 or
Porsche McCullough at 916-449-6324

FALL Science, Technology, Engineer, Art and Mathematic (STEAM) Program

Resident Services is registering students grades K-College for our Fall STEAM program. Students participating will collaborate with other students of the

same age to solve problems using creative problem solving skills. The best ideas and solutions will win this year's Fall STEAM program and get a chance to compete with students from across the nation. Students will learn the science, technology, engineering and mathematic needed for their solution. They will use art to present their work. Student will learn teamwork, problem solving and leadership daily. For more details and to register, please contact:

Choua Kong 916-449-6321 or
Porsche McCullough 916-449-6324

College Tours Coming Soon

What colleges are you interested in attending?

Resident Services is putting together college tours for Sacramento City College, Sac State, Chico State, and others. Don't miss the opportunity to explore your future. If you are interested please contact your Service Coordinators:

Porsche McCullough (916) 449-6324
or Choua Kong (916) 449-6321

Summer Reading Program

Keep your child up on his/her reading or spark an interest in reading for your child. The Sacramento Public Library is hosting their summer reading program again this year with more prizes. You can visit their website to register your child and ready at home, or you can register your child and join the Bookmobile every other Thursday 7/19/18, 8/2/18, 8/16/18, 8/30/18, 9/13/18 and 9/27/18 from 2:00 pm—3:00 pm for Marina Vista Community and from 3:15 pm—4:15 pm for Alder Grove Community.

For more details contact:

Choua Kong 916-449-6321 or
Porsche McCullough 916-449-6324



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

Phone and FAX: 916-443-5547

Email: sacrab@gmail.com

Tenant Advocates

We Are On The Web

<http://www.sacrab.org>

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City 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 HABLE ESPAÑOL

1-800-78-CRIME
27463

WWW.WETIP.COM

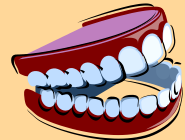
**UP TO
\$1,000 REWARD**

**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>