

# TENANT FOCUS

Volume 14, Issue 3  
July—September 2020



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

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## ASSET REPOSITIONING UPDATE SUMMER 2020

Current RAD Project: RAD Pilot

The RAD Pilot project consists of six (6) sites, which are:

- 9205 Elk Grove Blvd (formerly of the Pointe Lagoon AMP)
- 4500 Perry Avenue (formerly of the Pointe Lagoon AMP)
- 4930 El Paraiso Avenue (formerly of the Pointe Lagoon AMP)
- 8223 Walerga Rd (formerly of the Rio Garden AMP)
- 4921 Folsom Blvd (formerly of the Oak Park AMP)
- 1043 43<sup>rd</sup> Avenue (formerly of the Meadow Commons AMP)

partnership with SHARP, is proud to announce that we are within the last month of the closing process to convert the properties of RAD Pilot from Public Housing over to the project-based Section 8 platform. This project started pre-development activities in the last quarter of 2018, and successfully secured 4% low income housing tax credits in 2019. The project ran into a delay in early 2020 while negotiating with the General Contractor, the entity responsible for leading and conducting

*(Continued on page 2)*

The Housing Authority, in

RAD:  
Rental  
Assistance  
Demonstration  
Program

## RE-OPENING SACRAMENTO STAGE 2 & 3

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On June 18, 2020, the California Department of Public Health issued new guidance, which requires people to wear face coverings whenever indoors with certain exceptions. Guidance on this requirement is here: [https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/COVID-19/Guidance-for-Face-Coverings\\_06-18-2020.pdf](https://www.cdph.ca.gov/Programs/CID/DCDC/CDPH%20Document%20Library/COVID-19/Guidance-for-Face-Coverings_06-18-2020.pdf).

A growing body of scientific research has shown that people with no or few symptoms of COVID-19 can still spread the disease and that the use of face coverings, combined with physical distancing and frequent hand washing, will reduce the spread of COVID-19.

As part of this Order the Sacramento County Health Officer aligns the County face covering order with the State mandate.

## SHRA RE-ORGANIZES PUBLIC HOUSING MANAGEMENT

We just got this information and don't know the full impact yet.

**Portfolio Manager** Areas 1 - 3: Greg Potts

Site Manager: Jaime Knacke

REGION 1 manager: Sherri Spaulding; Houses, small sites, & RAD

REGION 2 manager: Shannon Simmons; Central City, River View Plaza, & SHARP

REGION 3 manager: Jennifer Carroll; Marina Vista & Meadow Commons

**Portfolio Manager** Areas 4 - 5: Diana Pop

Site Manager: Kitina Galvan

REGION 4 manager: Sarah Alegria; Rio Garden, Sun River, & The Mill

REGION 5 manager: Robbie Folkes; Alder Grove, Oak Park, & Pointe Lagoon

You should get or have gotten a flyer from your community office with names and phone numbers for your use.

Stay tuned for an update.

*(Continued from page 1)*

construction activities.

The project was able to recover and procure a new General Contractor, and is projected, based on current projections, to begin construction near the end of July 2020. The current construction schedule is projecting construction to conclude by mid to late May 2021, with residents temporarily relocated for a period of no more than 30 days. The Housing Authority is providing residents with alternate housing within our Public Housing communities.

Scope of Work currently includes:

- Granite Countertops
- Luxury Vinyl Plank flooring
- Brand new energy-efficient kitchen appliances
- New cabinets
- Interior and Exterior paint
- New interior and exterior lighting
- Upgraded Heating and Air Conditioning
- Parking lot modifications
- Energy efficient Water Heaters
- Updated Community Rooms and Laundry Rooms (where currently present)

Future RAD Project: Central City Phase 1

Central City Phase 1 will consist of two (2) sites, which are:

- 1820 Capitol Avenue
- 626 I Street (Edge Water)

The Housing Authority is currently working as the developer for Central City Phase 1. We are still fairly early on in pre-development, with the potential project's financial underwriting being analyzed, scope of work is being developed, and other necessary testing and inspections being conducted. The plan is to submit for review and financing before the end of 2020, with pre-development wrapping up by late 2021. The construction period has not yet been determined.

Future Project: Riverview Plaza

This project consists solely of Riverview Plaza, a non-Public Housing high rise consisting of 123 1 bedroom units.

The Housing Authority is concurrently working as the developer for both Central City Phase 1 and Riverview Plaza. Like with Central City Phase 1, we are still fairly early in the pre-development process. The plan is to submit for review and financing before the end of 2020, with pre-development wrapping up by late 2021.

The Housing Authority will be seeking to engage with all residents living within these communities as we move forward through the pre-development timelines. That engagement will more than likely be through teleconferencing and/or video conferencing, considering the current state of the COVID-19 pandemic.



## DAVE RAMSEY’S FINANCIAL PEACE UNIVERSITY

SRAB has teamed up with Ramsey Solutions to bring **Financial Peace University** to Sacramento public housing residents, employees, and friends.

Never worry about money again with Financial Peace University (FPU), the nine-lesson course that gives you the proven plan to master budgeting, pay off debt, build wealth, and give generously. The course centers around lessons taught by Dave Ramsey, Chris Hogan and Rachel Cruze, followed by small group discussions. FPU includes your member workbook as well as one year of free access to Financial Peace Membership, where you’ll

find tons of online resources to help you start winning with money. Contact Gale Morgan at 916-443-5547 ext. 1 for more info.

You can also visit [fpu.com/1120431](https://fpu.com/1120431) to sign up!

The class will be open to residents, employees and the general public. Residents can take advantage of a special scholarship program. Everyone can get our discount pricing.

Lessons start Tuesday evening September 8, 2020 at 6:30 pm

To register and/or for the scholarship program email: [tenantfocus@sacrab.com](mailto:tenantfocus@sacrab.com)

## NOTICE OF SRAB EXECUTIVE OFFICER ELECTIONS:

The **Executive Officers** (Board of Directors) will be elected from its membership, for a three year term at the July 24, 2020 meeting. The Executive Officers shall consist of a Chair, 1st Vice Chair, 2nd Vice Chair/Parliamentarian, a Secretary, and a Treasurer. The Executive Officers shall represent all of the Residents of SHRA managed properties and will act in an advisory capacity to convey concerns of the Residents to SHRA staff or to the Housing Commission. The board shall also cooperate with SHRA in the development of housing policy.

A Community Representative will also be elected to represent the SHARP properties and other non-public housing properties.

Nominations are open now and through the meeting until announced as closed in the meeting; however, we request that nominations be made prior to the meeting. Contact a current member or email [sacrab@gmail.com](mailto:sacrab@gmail.com).

Current California government restrictions may allow for only 25 attendees in the room for our quarterly meeting, so we are going to be using Eventbrite tickets for admittance to the room. The quantity may change based on regulations. All attendees are asked wear a face mask or stay 6 feet from any other attendee. We plan to use Zoom Meetings ([zoom.us](https://zoom.us)) for those members who are at risk or wish to attend remotely. We hope to be able to live stream on Youtube for other guests also. The SRAB representative that attends your resident meeting will contact your committee with more details and your Eventbrite ticket to get in the door for the meeting. While we will not be serving refreshments at this meeting, masks and hand sanitizer will be available.

**SacRAB will elect its’ officers at the July meeting**

Get more details at:

<https://www.sacrab.org/election.html>



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**Tenant Advocates**

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## NOTICE OF SRAB QUARTERLY MEETING

The next Sacramento Resident Advisory Board Quarterly Meeting including officer elections has been set for **1:30 pm July 24, 2020** at:

— All Seasons Café 1725 K Street, Sacramento, CA 95811

As social distancing rules apply, the meeting will be conducted in person, via Zoom, and tentatively streamed live on Youtube. There will not be refreshments served at this meeting. Thanks for your understanding.

## Do you have Medicare and Medi-Cal?

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



**Glasses**



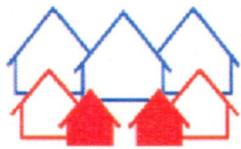
**Dental work**



**Transportation to the doctor**

## Ask me for details!

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



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