


TENANT FOCUS

WE TIP JOINS SACRAMENTO HOUSING & REDEVELOPMENT AGENCY EFFORTS



WeTip
CRIME
FREE
HOUSING
AUTHORITIES

Illegal Activity Is Not Tolerated Here
Make a Safe, Anonymous Call Anytime,
From Anywhere

ANONYMOUS
24 Hours a Day, 365 Days a Year

1-800-78-CRIME
www.wetip.com
Se Habla Español

UP TO \$1,000 REWARD

Basic Purpose

The basic purpose of WeTip Inc. is to provide an absolutely anonymous crime reporting resource to residents, students and businesses throughout the entire Nation. WeTip has been established by citizens and for

citizens, who have information regarding a crime but fear reprisal from the criminal they are turning in. WeTip has been created as an effective tool for law enforcement, not to circumvent law enforcement, but to help law enforcement and corporate security investigations. This tool is for the segment of the population that will not contact the law enforcement agency directly.

Housing has partnered with WeTip so residents have a Resource to report crime without fear of retaliation or police exposure.

If you have any information about GRAFFITI, DRUGS, GANGS, or ANY OTHER ILLEGAL ACTIVITY, you can call the WeTip number (1-800-782-7463) 24 hours a day. You could receive up to \$1000.00 for information leading to an arrest and conviction. No one will ever ask your name, you will remain Totally Anonymous.

WHEN YOU CALL

A live operator will:

- Take your information and tell you NOT TO GIVE YOUR NAME
- Ask if you are interested in a reward following an arrest and conviction, they will give you a 3 part code name
- Tell you to call back in 6-8 weeks o check on the status of your case

Tenant Focus

October — December

Special points of interest:

- WE TIP
- FIRE SAFETY
- QUARTERLY MEETING
- CHOICE NEIGHBORHOOD

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Avoiding Microwave-Related Fires and Burns BY GALE MORGAN

Fire Prevention week is October 9, 2011.

Microwave ovens have simplified cooking and reheating foods in homes everywhere. However, according to the National Fire Protection Association, microwave use results in thousands of home fires each year. Microwave burns cause more emergency room scald burn injuries than any other cooking device. One third of these scalds involve children under five years of age.

With such widespread use of microwaves by people of all ages, it's important for consumers to know how to use them safely.

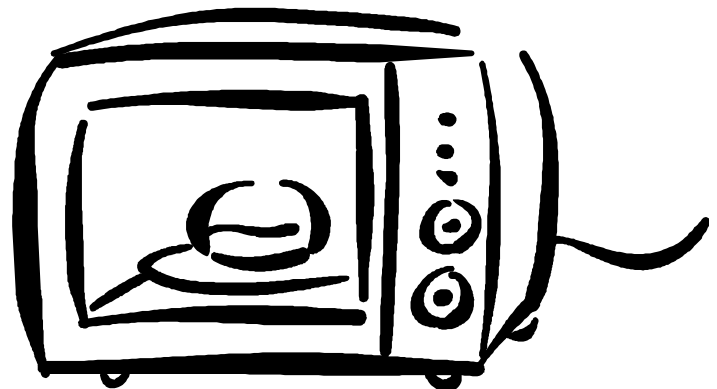
The Sacramento Resident Advisory Board wants to give you simple tips to help prevent microwave fires and scald burns:

- Read the manufacturer's instructions before using a microwave oven.
- Plug the microwave directly into an outlet. Using an extension cord can overload the circuit and cause a fire.
- Use only microwave-safe cookware.
- Open food heated in the microwave slowly, and hold it away from your face to prevent scalding from steam.
- Never heat a baby bottle in a microwave oven because it heats liquids unevenly. Heat baby bottles in warm water.
- Never use aluminum foil or other metal objects in the microwave.

If you have a fire in your microwave, turn the oven off immediately and keep the door closed. Do not open the door until the fire is completely out. Have the microwave serviced before using it again. When in doubt, get out of the home and call the fire department.

These safety tips can help make sure that you are using your microwave oven safely.

Gale Morgan, an electrician for 30 years, is a NFPA subscriber with 12 years experience in fire detection and suppression controls.



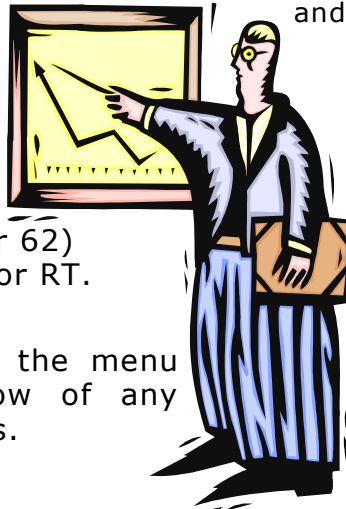
OCTOBER QUARTERLY MEETING

Quarterly meeting at the Comstock Community Room

The SRAB will hold its' October 2011 Quarterly Meeting at **1:30 pm October 28, 2011** at the Comstock Community Room at 1725 K Street Sacramento, CA 95811.

We look forward to seeing all the

delegates, managers, management team there!



Delegates: If you need directions or bus route (30, 31, or 62) please contact Gale or RT.

Pat is in charge of the menu please let her know of any special dietary needs.

TENANT FOCUS

CHOICE NEIGHBORHOOD SUPPLEMENT

HOUSING AUTHORITY AND REDEVELOPMENT AGENCY APPLIES FOR CHOICE NEIGHBORHOODS INITIATIVE PLANNING GRANT

Award would be used to develop a strategy to transform large public housing communities and surrounding neighborhoods

Sacramento, CA | Sacramento Housing and Redevelopment Agency has applied for two federal grants that would provide up to \$300,000 each to help create a comprehensive plan for repositioning three of its largest public housing developments. The strategy would incorporate current or future revitalization planning efforts in surrounding neighborhoods and redevelopment areas.

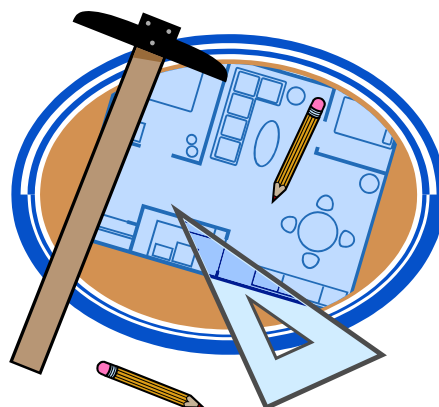
“This is an opportunity that we can’t afford to pass up,” said La Shelle Dozier, Executive Director of Sacramento Housing and Redevelopment Agency. “We need a way to address Sacramento’s obsolete public housing communities to create a more viable asset that will benefit the surrounding neighborhood and meet the housing needs of our low income residents.”

The US Department of Housing and Urban Development (HUD) will award \$3.6 million under the 2011 Choice Neighborhoods Initiative (CNI) Planning Grant expanding the reach of the HOPE VI program which focuses on improving severely distressed public housing. The grant is intended to help communities develop a comprehensive Neighborhood Transformation

Plan (NTP), identify strategic investment opportunities for renewal of these properties complementary to the surrounding area, and develop the necessary partnership support for the plan to be successfully implemented

The NTP will target about 750 units at the Marina Vista and Alder Grove public housing communities providing a significant redevelopment master plan opportunity along the Broadway corridor. Additionally, the 218-unit Twin Rivers housing community is included in the proposal because it is ideally located in close proximity to downtown Sacramento and Richards Boulevard, a key commercial corridor, providing a prime transformation opportunity for the property and the surrounding redevelopment area.

(Continued on page 4)



CHOICE NEIGHBORHOODS ...CONTINUED

(Continued from page 3)

“I am happy that the City and County of Sacramento have moved forward to apply for funding through HUD’s Choice Neighborhoods program,” said Congresswoman Doris Matsui. “If awarded, this funding will go towards revitalizing the River District and Northwest Land Park, neighborhoods that have great potential to become gold standards of urban redevelopment and mixed-used living.”

Agency officials say the grant could provide a significant financial benefit for the City and County.

“Sacramento could receive up to \$300,000 from each grant which could leverage millions of dollars in other public and private funds,” said Nick Chhotu, Housing Authority Assistant Director. “As part of an approved implementation plan, those funds would be used to revitalize and integrate public housing into a mixed income development affordable to a range of income levels.”

The NTP process will reflect a broad partnership approach.

“We want to take advantage of the variety of expertise, knowledge, and experience that comes from community members, local stakeholders and partner organizations,” said Chris Pahule, Assistant Director of Community Development. “This way, we’re not making decisions in a vacuum about what should go into the plan and the outcomes are more likely to successfully address the vision and needs of the community.”

About 15 grants are expected to be awarded this fall. The planning process would take 18-24 months and the implementation plan would be submitted in early 2013.

SMOKERS TO GET FREE NICOTINE

For a limited time, the California Smokers’ Helpline is sending free nicotine patches to callers from the county of Sacramento.

Eligible tobacco users will receive a free two-week starter kit of patches, while supplies last.

In addition, callers may receive free one-on-one counseling from a trained counselor, a self-help booklet, and referral to local quit smoking programs.

Using counseling and the patch together increases your chance of success.

Helpline hours are Monday–Friday, 7am to 9 pm, and Saturday, 9 am to 1 pm.

For information on additional tobacco resources contact TRAIL, the Tobacco Resource And Information Line for Sacramento County at (916) 660-5825 or visit www.sactrail.com

- **English 1-800-NO-BUTTS**
- **Cantonese 1-800-838-8917**
- **Korean 1-800-556-5564**
- **Mandarin 1-800-838-8917**
- **Spanish 1-800-45-NO-FUME**
- **Vietnamese 1-800-778-8440**



This material was made possible by funds received from the California Department of Public Health under contract 09-13058 and from First 5 California.

NEED CASH ??? BY KAREN WALLACE

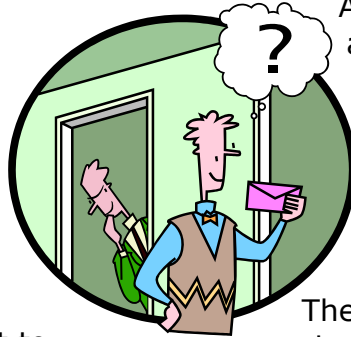
IT'S AS SIMPLE AS MAKING A REFERRAL

If you are a resident of Sacramento Housing and Redevelopment Agencies Public and Affordable Housing, you are being offered the opportunity to receive a \$50.00 stipend for making a referral for Public and Affordable Housing to your friends and/or family that make it through the lease up process and move in to one of our units.

In order for the tenant to receive credit for the lease up, the applicant must complete the application and when they arrive at question #29

(How did you hear about this waiting list?

Friend Newspaper
Radio/TV Advertisement



- Other: _____)
- The applicant should check the
- circle for ***other*** and enter the tenants name that referred them to Sacramento Housing Authorities application and rental process.

Once the applicant has been approved and has moved into the unit, a check will be processed for the referring tenant.

There is no limit to the number of people you can successfully refer.

For more information, please call Debbie Cyrus at (916) 440-1314.

REFERRALS

- FREE RENT
- LINE #29
- CALL SHRA

TIPS TO KEEP WILDLIFE OUTDOORS THIS SEASON

(NewsUSA) - As colder weather settles in, many creatures are looking for a warm place to spend the winter. Rodents, birds, raccoons and other wildlife are seeking refuge from the cold -- in your home.

Mice will snack on holiday foods, and raccoons will paw through garbage. These over-eager guests can spread disease by leaving droppings and urine around your home and wreak havoc on wires and insulation, increasing the risk of an electrical fire. Plus, mice can bring fleas, mites, ticks and lice into the home.

However, if homeowners are prepared, they can prevent a wildlife problem before damage ensues. Check out these tips from the National Pest Management

Association to help keep wildlife from becoming a nuisance this winter:

Seal all cracks, holes and voids. Mice can squeeze into spaces as small as a nickel. The best way to keep mice and other rodents outside is to eliminate all holes and entry points. Look for them in attics, basements and other storage areas that aren't often frequented.

Keep debris piles away from the house. Some rodents, like rats, take cover in brush, logs or whatever shelter is around. Remove anything that could harbor rodents, including sources of moisture or dampness. Look for mice and rats in pantries, cupboards or any other space where dry foods are stored.

Keep pet food and trash covered and out of birds' reach. Nothing is more inviting than a smorgasbord of scraps for birds to snack on. Also avoid letting pools of water collect in gutters or other spots. Standing water provides birds with a much-needed water source, which encourages them to nest.

To learn more tips about pest prevention, check out www.pestworld.org.

REPORTING CRIMES & CRIMINALS IS EVERYONE'S RESPONSIBILITY

GRAFFITI, DRUGS, GANG VIOLENCE

Help Stop the Serious Crimes Happening in your School, Community or Workplace!

If you know anything about a major crime OR the people involved in them, CALL: W E T I P

1-800-78-CRIME (27463)

Se Habla Espanol
www.wetip.com

ANONYMOUS

24 Hours A Day, 7 Days A Week
up to \$1000 reward

DRUGS

Drugs are having a serious effect on a generation of young Americans. Drug use affects families, friends, schools and society as a whole. Youth alcohol or drug use may lead to earlier sexual initiation and unprotected sexual encounters. Youth substance abuse is also associated with increased risk of suicide.

Violent assaults, domestic violence, robbery, burglary, child abuse and rape have all been related to drug use and the erratic behavior caused by drugs. Become a part of the solution instead of a part of the problem. If you have information about drug activity in your school, community or workplace Call WeTip at

1-800-78-CRIME or visit www.wetip.com.

- If a reward is to be made, arrange a day and time for you to pick it up from a post office of your choice.

GRAFFITI

Graffiti is not a victimless crime. It is the most common type of property vandalism (35%) according to the Bureau of Justice statistics. Preventing graffiti is the best solution but immediate removal, within 24-48 hours, is the key to successful graffiti prevention. Removal costs of graffiti run into the millions of dollars. Arrest data shows that 50-70 percent of all street graffiti is created by adolescents, predominately males



between ages 12-19. Graffiti always attracts more graffiti which stigmatizes the area and diminishes the quality of life in the impacted communities.

If you have information about graffiti vandals, drugs or gangs or any other illegal activity, call the WeTip Number (800)7827463 24 hours a day. You could receive up to \$1,000 for information leading to an arrest and conviction. No one will ever ask your name. you will remain anonymous.

GANGS

Gang violence creates fear in our neighborhoods and schools. Retaliation is a way of life; innocent loved ones are killed in senseless violence. National researchers have found that the median age at which youths begin hanging out with gangs and joining gangs, as well as the first arrest all typically occur at the young age of 14. The gang member's criminal career begins with property offenses, (e.g. auto theft, burglary) and progresses within 2 years to drug related crimes and violent crimes. Gang members are much more likely than non-gang members to possess powerful and highly lethal weapons.

Anyone that wants to report information about gang activity can call WeTip and remain totally anonymous.

When you call, a five operator will.-

- Take your information and tell you NOT TO GIVE YOUR NAME.
- Ask if you are interested in a reward following an arrest and conviction and give you a 3 part code name.
- Tell you to call back in 6-8 weeks to check on the status of your case.

REPORTING CRIMES & CRIMINALS IS EVERYONE'S RESPONSIBILITY

Keep your community safe

1-800-78-CRIME

ANONYMOUS

No one will ever know that you made the call.

UP TO \$1,000 REWARD

Cash For a Perfect Inspection!!

By Angie Cantrill

Get ready; HUD's REAC inspections are coming to your community soon. Due to changes in the way HUD will inspect, they are requiring that every community have another REAC inspection this year even though you already may have had one. HUD is calling this a baseline inspection. Based on the score your community receives; you may not be inspected again for up to three years. Now don't go doing the happy dance just yet. In order for us to have inspections every three years, your community must score 91% or higher on the inspection. If your community scores from 80-90%, you will be inspected every two years. And finally, if your community scores below 80%, you will be inspected every year.

We want all of our communities to score above 90%, and in order to achieve this we need your help. You have a large part of the responsibility in how well your community scores because they take points away from us for items that you as a tenant may either be responsible for or are aware of long before we know there is a problem. Also if you fail to report a needed repair in your unit, or know of a needed repair around the outside of your unit, we probably will lose points. Some items you may think are no big deal might not be scored that way by the HUD inspector. Working as a team with your management and maintenance staff will help us get the high score we are looking for, making this a win-win situation for both us as an agency and you as a tenant.

As an added incentive, if your unit is inspected and you receive a perfect score, you will receive \$50.00 cash money –

ON THE SPOT!! So take the time now to prepare for that perfect inspection! Contact your management office if you have items that are broken or in need of repair.

Remember: Your unit should always be maintained in a safe and sanitary manner no matter how many inspections you may or may not have. You must report any items not working properly to your management office so that it does not cause property damage or health and safety issues to you or your family.

We will be sending out a REAC inspection letter very soon. Please take the time to read it and make sure that you understand everything that is needed to make it a successful inspection. We appreciate your help and understanding in this matter. If we work together we will have a great start to the new REAC inspection process.

Please contact your management office if you have any questions regarding this process

- **NO SMOKING**
- **PETS**
- **GARDENS**
- **HOUSE KEEPING**
- **WINDOW COVERING**
- **INSECT ABATEMENT**
- **SMOKE DETECTORS**





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E-mail: tenantfocus@sacrab.com
Web: www.sacrab.com



Tenant Advocates

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

Tenant Focus

CALENDAR OF EVENTS

The **Winco Grocery bus** is scheduled for: October 4th, Nov. 3rd and December 6th.

The **Wal*Mart Grocery bus** is scheduled for: October 5th, Nov. 4th, and December 7th.

The **SRAB Executive Committee** meets on the 1st Wednesday at 1:00 pm and on the 3rd Wednesday at 11:00 am of each month 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.

The SRAB Ex-Comm will meet with the **Site Managers** on October 25, 2011

The **SRAB** will hold a '**Quarterly Meeting**' on October 28th 1:30pm at the Comstock Community Room at 1725 K Street. The next edition of the **Tenant Focus** is scheduled for the first week of January.

Article submission is allowed until Dec. 15. Please Email articles to tenantfocus@sacrab.com



Be sure and pencil in all important meetings!