

Tenant Focus

FROM S H R A

Air Conditioning Tips

During the hot summer months, our air conditioners are stressed to work extra hard. To get the most efficiency out of your A/C unit, it is recommended to run your A/C unit continually. During the hottest part of the day, A/C units should be set at no lower than 72 degrees. Thank you for doing your part in energy efficiency.

Paying Rent on Time

Residents are encouraged to pay their rent in full, and on time, each month. Failure to pay rent on time could result in a lease violation. Residents will also incur a \$20 late fee.

There are various methods to pay rent:

- Money Order
- Check
- Via Rent Café system

Residents Earn \$50 on REAC Inspections

Real Estate Assessment Center (REAC) inspections are conducted by HUD contractors every one to three years. Residents who have their units inspected

and receive a score of 100% (with no deficiencies) may earn \$50 cash. The most common REAC unit inspection issues are:

- Health and safety issues
- Leaks
- Trip hazards
- Blocked egress (exits)
- Front door missing locks
- Privacy locks in bathrooms
- Missing/tampered smoke detectors

Communities will receive at least 14 days advance notice informing them of the upcoming REAC Inspection. Residents are encouraged to keep their units in good working order. You can be the next winner of \$50!

Non-Smoking Facility Policy

The Non-Smoking Facility Policy prohibits smoking inside the residential units, and any common interior areas, including but not limited to hallways, laundry, rooms, stairways, elevators and within 25 feet of buildings(s) including entry ways, porches, balconies, windows and patios. This policy applies to all staff, residents, guests, visitors and contractors. Residents who fail to comply with this policy may receive a lease violation.

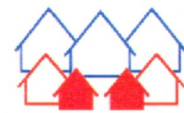
RAD Update

The Agency is continuing to make good progress with its Rental Assistance Demonstration (RAD) endeavors. RAD Pilot, the original scattered site project, will be celebrating its 1-year anniversary of construction completion in July 2022! This project was able to rehabilitate 124 units that were formerly Public Housing with brand new finishes and much needed repairs.

Construction on our second project, Central City I, is well underway. We are a little over the half way point with construction intending to wrap before the end of November 2022. The Agency is appreciative of the patience of our residents, and we look forward to providing the residents of Edgewater and Capitol Terrace with their newly revitalized homes.

The RAD team is hard at work on our

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TOLERATED HERE**

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\$1,000 REWARD**

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SPECIAL POINTS OF INTEREST

- New waste food recycling rules for city and county!
- Resident meetings are on a conference call using Zoom.
- SMUD tips for a cool summer!

Free Pail for City Residents



Sample food waste collection pail

RAD continued

(Continued from page 1)

Central City II project, which will include the Big Trees, Pine Knoll and Riverview Plaza communities. Plans are passed the conceptual stages, and we are working on submitting the project for financial consideration. If all goes well, we will be looking to tentatively start construction in April 2023.

We're excited to be able to work on these projects for you, our residents, in order to ensure that you have modernized places to call home. Thank you for being with us on this journey.

KITCHEN FOOD SCRAP COLLECTION PAIL GIVEAWAY

Starting July 1, all food scraps, food-soiled paper, and yard trimmings must be placed together in your organic waste container (currently your yard/green waste container). Organic waste will be collected weekly for all customers. The new recycling program is required by state law, Senate Bill 1383, which mandates all organic waste be diverted from the landfill and recycled. Californians throw away nearly 6 million tons of food scraps each year, accounting for 15-20% of all landfilled material. The new organics recycling program will turn these food scraps into nutrient dense compost.

To help transition customers into the new program, the City of Sacramento is offering City customers a free kitchen countertop food waste pail to collect food scraps and food-soiled paper for curbside organic waste recycling. Kitchen pails will be available for pickup at seven community centers located throughout the City from mid-June to mid-September, and at two Saturday giveaways at Sutter's Landing Park on June 18th and July 9th.

Each City household is eligible for one pail while supplies last.

The kitchen pail is not required for recycling organics but intended to help customers transition into recycling food

(Continued on page 3)

RESIDENT MEETINGS

SRAB uses Zoom for meetings. You can join by laptop, tablet, or smart phone; log into the meeting via internet to:

<https://us02web.zoom.us/j/89427240352>

By phone you can dial 669-900-9128 and

you will be able to talk in the meeting. Please review the chart below for your committee meeting date and time.

Follow the instructions when the call is connected. **Meeting ID: 894 2724 0352#**
Your phone provider may charge you long distance rates.

Committee Meeting	Day	Time	Date ¹	Date ¹
Alder Grove resident meeting	Thurs	5:30 – 6:30pm	July 21	Aug. 18
Arden Arcade resident meeting	Wed	2 – 3pm	July 13	
Big Trees resident meeting	Tue	1 – 2pm	July 26	Aug. 23
Capitol Terrace resident meeting	Tue	10 – 11am	July 19	Aug. 16
Colonial Heights resident meeting	Mon	10:30 – 11:30am	July 18	Aug. 15
Comstock resident meeting	Mon	1:30 – 2:30pm	July 18	Aug. 15
Edge Water resident meeting	Tue	3 – 4pm	July 12	Aug. 9
Gibson Oaks resident meeting	Tue	2 – 3pm	July 19	
Gran Casa Linda resident meeting	Wed	2 – 3pm	July 20	
Marina Vista resident meeting	Tue	5:30 – 6:30pm	July 26	Aug. 23
Paradise Manor resident meeting	Thurs	1 – 2pm	July 21	
Pine Knoll resident meeting	Tue	2 – 3pm	July 12	Aug. 9
Rio Linda resident meeting	Thurs	10:30 – 11:30am		Aug. 11
Riverview Plaza resident meeting	Thurs	3 – 4pm	July 21	Aug. 18
Sherman Oaks resident meeting	Mon	3 – 4pm	July 11	Aug. 8
Sierra Vista resident meeting	Thurs	2 – 3pm	July 21	Aug. 18
Sun River Communities meeting	Wed	1:30 – 2:30pm		Aug. 24
Suttersview resident meeting	Mon	1:30 – 2:30pm	July 25	Aug. 22
Washington Plaza resident meeting	Thurs	1:30 – 2:30pm	July 28	Aug. 25
William Land Villa resident meeting	Wed	1 – 2pm	July 13	Aug. 10

¹ Dates subject to change if need be

scraps at home. The pail best fits a 2- or 3-gallon bag but can be used without a bag or you can line it with paper. Only compostable bags made of BPI-certified plastic may be used. We will be giving one roll of compostable plastic bags with each pail.

The dimensions of the pail are:

Width: 11", Height: 9.5", Depth: 8.5"

Residents must register to pickup a pail, and bring their confirmation to the pickup (paper copy or digital). If picking up multiple pails for friends/neighbors/etc., please have them register and bring their confirmation emails. This way we can ensure we have the inventory at your pickup location.

Please use this link to register: <https://saccity.maps.arcgis.com/apps/webappviewer/index.html?id=70ac868024904181bbe60d15f3fa9b54>

You will first be asked to confirm your address is eligible (within City limits), then a link will pop up to a short registration form and you will be able to view pickup dates and locations and make your choice.

Preceding From City of Sacramento

Following from Sacramento Bee:

WHAT HAPPENS IF YOU DON'T FOLLOW THE CITY OF SACRAMENTO'S FOOD WASTE MANDATE?

As Sacramento gears up for the next steps in its residential food waste program this summer, residents are wondering what the consequences are for not complying with the statewide mandate.

A reader emailed The Bee's Utility Team this question: "What consequences are [property managers/landlords] subject to if one of our tenants does not comply with the regulations on putting out their containers?"

The inquiry inspired The Bee to broadly answer how the mandate will be enforced.

Simply: you're off the hook — for now.

In an email to The Bee, Jesa David, a spokeswoman for Sacramento's Recycling and Solid Waste Division, said residents won't see any consequences for not recycling their food waste properly until after the first year of the waste program.

Instead, David said the city will focus on educating its residents about the program. According to CalRecycle, jurisdictions are required to inspect and enforce those generating organic waste for the program.

"If there is a recurring issue of contamination in a property's solid waste containers, our Code enforcement officers will contact the property owner and/or tenant to educate them on the City code, issue warnings and eventually levy fines if they don't comply," David said.

Starting in 2024, fines can be up to \$500.

According to the city's code enforcement page, if a tenant or property owner receives a notice from the city to correct a violation, the person has 30 days to correct it or to appeal the notice.

HOW DO I COMPLY WITH SACRAMENTO'S FOOD WASTE PROGRAM?

Here's what you need to know to comply with Sacramento's organic waste mandate:

City residents living in apartment buildings of five units or more should've been recycling their organic food waste in property-provided bins since the beginning of the year, according to the city of Sacramento. The start date for residents living in single-family homes and duplexes up to fourplexes is July 1.

The county's organics program is similar to the city's, except for a few details.

Starting July, residents living in the unincorporated part of Sacramento County who receive curbside green

waste service will be required to toss their organic food and green waste material into their green waste cart (soon to be organics cart) for weekly pick up, according to the county's waste management and recycling page.

WHAT GOES IN MY ORGANICS BIN?

Before tossing any organic food waste material into the bin, remove stickers, twist ties and rubber bands from the produce.

Here's what should be recycled as organic food and green waste material, according to the county website, which is the same for the city's:

Fruit, Vegetables, Bread, Cereal, Dairy, Meat (including bones), Shells, Coffee grounds, Paper coffee filters, Tea bags, Food soiled paper: paper towels and napkins, paper plates, greasy pizza boxes, paper lunch bags, Food scraps: moldy food, leftovers, rotting food

Green waste: branches, grass, leaves, tree trimmings, prunings

Here's what shouldn't go into the bin, according to the website:

Plastic bags, Styrofoam, Takeout containers, Utensils, Glass, Metal, Liquids, Pet waste, Water hoses

Pet waste shouldn't be placed in your organics bin. The city strongly suggests people continue to place their pet waste and cat litter in garbage bins.

Read more at: <https://www.sacbee.com/news/local/article261829095.html#storylink=cpy>



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Tenant Advocates

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automatically address this publication to multiple
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NOTICE OF SRAB MEETING

The next Sacramento Resident Advisory Board
'Quarterly Meeting' has been set for
1:30 pm, July 22, 2022.

This meeting will be conducted via Zoom video
call. From a computer, tablet, or smart phone go

to: <https://us02web.zoom.us/j/85002786198>.

We ask that you mute your mic except when you
are asked to speak. We will enable presenters at
1:30, please join the meeting before that time.

To join **by phone**: Dial 669-900-9128

Webinar ID: **850 0278 6198** #

SMUD OFFERS TIPS TO STAY COOL AND SAVE MONEY

Release: June 9, 2022

The first heat wave of 2022 is expected to begin on
Friday with high temperatures through the week.
Power reliability is a core value and SMUD has
enough power resources to meet demand, barring
a regional or state grid emergency, and we have
additional crews on standby in the event of local
outages.

While SMUD customers enjoy some of the lowest
rates in California, air-conditioning needs can drive
customers' energy usage and bills.

It's easy to keep energy use in check without
giving up cooling comfort. The first step is keeping
your home from heating up, which can reduce
immediate cooling costs and help save on long-
term costs from wear and tear on cooling
equipment.

SMUD has energy-saving solutions available on its
website and offers the following tips to save
money:

- In the summer, use fans and close blinds on
windows that get direct sun.

- Set your thermostat to 78 degrees. For every
two degrees that you turn your thermostat up,
you can save 5-10 percent on cooling costs.
- Use a programmable/smart thermostat to help
control HVAC.
- Turn off lights and/or switch to LEDs.
- Avoid running large appliances at the same
time and/or run them in the morning to save
money.
- Prepare cool meals or use the BBQ or small
kitchen appliances that don't heat up your
home.
- Customers can save money and still stay
comfortable by conserving power between the
5 p.m. to 8 p.m. time frame.
- Customers can also get customized tips,
manage their bills and set up alerts on the
website.

In the event of an outage, customers can report
and track restoration times at SMUD.org/Outages
and on the SMUD app.