



Tenant Focus

Volume 17, Issue 5

July — August 2023

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Sac Resident Advisory Board:

SacRAB Elections

Every three years at our second quarterly meeting we have elections for the executive committee. This took place at the April 28, 2023 meeting.

Taking office by July 1, 2023 in their positions will be:

- Barbara Stanton, President
- Anthony Mann, Vice President
- Delores Flores-Dixon, 2nd Vice President
- Kathy Smith, Secretary
- Gale Morgan, Treasurer

We are currently gathering data for the Annual plan, specifically the ACOP and Admin Plan.

The board is also looking to fund minor improvements for resident amenities at assorted properties this year.

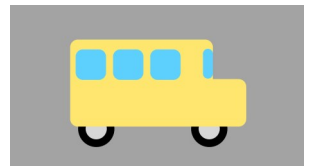
Downtown Grocery bus trips:

ACC Rides provides shuttle service to the West Sacramento Wal*Mart each month. Reservations are required as seating may be limited.

Call 916-393-7433 for an application and/or to reserve a seat.

Next trips:

July 5
Aug. 9
Sept. 6



SHRA is making improvements in our housing using the RAD program.

Communication is an important part of the process. The Sacramento Resident Advisory Board is coordinating Zoom meetings to help. SHRA is providing interpreters available at all meetings as needed for ASL, Chinese, and Spanish.

It is our goal to keep you informed about the complete process all along the way.

Riverview, Big Trees, Pine Knoll

SHRA 正在使用 RAD 计划改善我们的住房。

沟通是这个过程的重要组成部分。萨克拉门托居民咨询委员会正在协调 Zoom 会议以提供帮助。SHRA 会根据需要在所有会议上提供美国手语、中文和西班牙语口译员。

我们的目标是让您始终了解整个过程。

SHRA está realizando mejoras en nuestra vivienda utilizando el programa RAD.

La comunicación es una parte importante del proceso. La Junta Asesora de Residentes de Sacramento está coordinando reuniones de Zoom para ayudar. SHRA proporciona intérpretes disponibles en todas las reuniones según sea necesario para ASL, chino y español.

Nuestro objetivo es mantenerlo informado sobre el proceso completo a lo largo del camino.



SARS-CoV-2 Lock Down Over!

The lock-down is over. SHRA is now trying to catchup on all the things they let slide as they worried about COVID-19 outbreaks. If you have any maintenance issues that need attention please call you management office and create a work order. Make sure you get and keep the work order number so that you can follow up later.

Recently, 30-day notices went out to some RAD conversion, SHRA, and SHARP residents saying they owe back money or rent. [Capitol Terrace, Edge Water, and Broadway/San Jose will be sent out in the next couple of weeks.]

If you question the accuracy please contact your management office and they can go over the data with you to verify it.

SHRA encourages you to set up a payment plan with them if you are behind or need time to get current. However, if they made an error, they would like to correct it as soon as possible.

Did you get a 30 day Notice? Important instructions:

1. Do not ignore the letter.
2. Call the phone number on the letter to set up an appointment to find out when any alleged error took place, so you can show proof of payment (Receipts or bank statements showing proof will remove the 30-day notice from your record.)
3. If you do owe money, set up a payment plan and make the payments in order to be in good standing.

RENT CAFÉ Provides an easy way to pay your rent each month. Go online to www.shra.org and click on the [Pay Rent] box. You can pay directly from you checking account, an ATM card, or a credit card. The software will reply with a receipt with in a few hours. You may also set up automatic payments for each month. Rent Café is now available to all SHTA tenants.

HVAC Care and Use From SMUD Heating & Cooling tips

Summer thermostat In the summer months, set your thermostat to 78° or higher. You'll save around 5-10% on cooling costs for every two degrees you raise the temperature.

Use fans Use fans instead of central air conditioning whenever possible. A fan costs about 90% less to operate.

Change your air filter Change the air filter regularly. A unit with dirty filters can use 5-10% more energy. You can improve energy efficiency and improve your indoor air quality by cleaning or replacing your filters every one to three months. You can find your filter in the return air register (may be on the wall or ceiling) or on the inside HVAC unit itself.



If you rent your home, ask your building management who is responsible for filter checking and replacement to be certain that filters are changed on a regular basis.

Outside of AC unit To help your air conditioning system work as efficiently as possible, keep the exterior of the

outdoor unit, or condenser clean. Remove dirt and debris, and trim back tree branches, foliage, or any vegetation within two feet of the unit. Keep furniture away from the unit, both the inside and outside.

Precooling If your home cools easily and can maintain a consistent temperature, try precooling your home: Turn on the air conditioning in the morning.

Raise your thermostat setting to 78 degrees (or turn it off) during the peak hours of 5 PM - 8 PM.

Enjoy the cool air you have stored up.

Air flow Keep vents open and air flowing. Closing doors and room vents puts extra strain on the central system.

Non-summer thermostat In the fall, winter and spring, set the thermostat to 68° or lower. Lower it to 55° at night or when no one's home.

Use portable heaters Use portable heaters only in rooms that don't get enough heat, or if your home doesn't have a central heating system. Remember to turn them off when the room's not in use.

What is NSPIRE? – the National Standards for the Physical Inspection of Real Estate – is the new physical inspection model designed to promote HUD's goal of reducing health and safety hazards in the home. To achieve this goal, NSPIRE prioritizes the condition of residents' homes. NSPIRE aligns multiple HUD programs to a single set of inspection standards so that the same expectations of housing quality can be achieved across HUD programs.

NSPIRE introduces a new, innovative approach for developing, updating, and adapting standards and scoring based on continuous learning and improvement. To develop NSPIRE, HUD is collaborating with a diverse group of stakeholders, including property owners and managers, public housing agencies, public health and public safety professionals, and resident groups, who are providing critical input to the standards, processes, and protocols. These aspects of NSPIRE are being tested at volunteer properties throughout the two-year NSPIRE Demonstration, currently in progress, with feedback from inspectors and properties used to update and refine the inspection model.

NSPIRE is also being updated using data gathered from a concurrent demonstration that HUD is conducting for the Housing Choice Voucher program. Both demonstrations reflect HUD's congressional mandate to implement a single inspection protocol for public housing and voucher units. Under NSPIRE, HUD plans to leverage inspection data, lessons learned, and stakeholder feedback to update standards and scoring at least every three years.

NSPIRE makes key improvements to inspections to increase their objectivity, accuracy, and consistency. Under NSPIRE, inspections are based on deficiency indicators to ensure deficiencies cited by inspectors accurately reflect substandard conditions within a property. Each inspection standard is supported by a rationale, which is a clear and

concise explanation of the potential risk a defect presents.

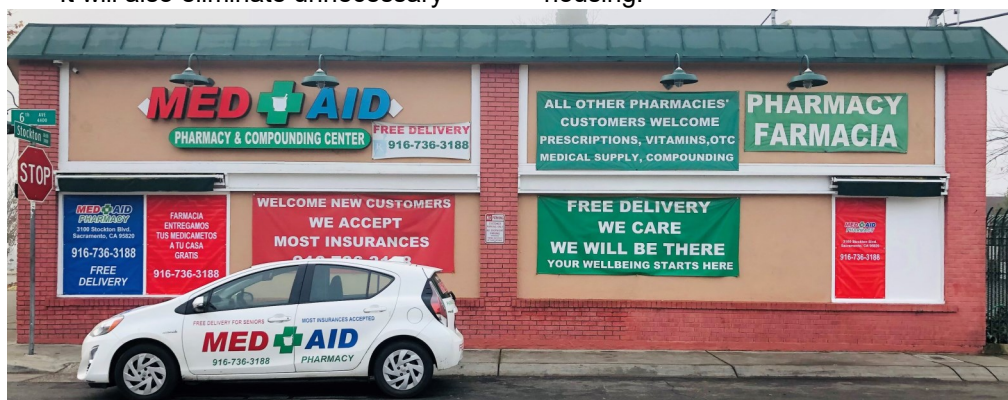
What will it accomplish?

With NSPIRE, inspectors for HUD-assisted and HUD-insured housing will be able to conduct objective, defensible, and consistent assessments to evaluate housing conditions. This will result in inspection results that more accurately indicate property conditions and promote better living conditions for residents. NSPIRE inspections will more accurately reflect the true physical conditions of properties and ensure that property owners adopt sound maintenance practices to eliminate health and safety hazards that may pose a threat to residents. By placing more emphasis on the condition of residents' homes, the new inspection model aligns more closely with stakeholder expectations regarding housing quality. As a result, NSPIRE will encourage property owners to perform year-round maintenance and address health and safety deficiencies in a timely fashion. Properties will not be expected to expend more resources, but rather shift their maintenance plans to prioritize residents' health and safety. It will also eliminate unnecessary

complexity by aligning inspection standards across diverse HUD programs, while accommodating flexible protocols.

How will it do that?

NSPIRE focuses on the condition of dwelling units and modernizes and streamlines HUD's physical inspections processes using objective, defensible, and repeatable quality indicators focused on those things most important. Inspections will prioritize health and safety conditions that are critical to quality, and properties will not be able to pass inspection if dwelling units fail the inspection. HUD also understands the importance of collaborating with its stakeholders in the design and implementation of NSPIRE. The NSPIRE Model will be tested during a demonstration, with feedback collected from stakeholders and sources to develop and refine the standards. Having volunteer properties collaborate with HUD in the NSPIRE Demonstration is an essential part of this process. With their input, HUD will establish inspection standards that accurately evaluate the most important aspects of HUD housing.



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Tenant Advocates

**SHRA closed
July 4, 2023**

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automatically address this publication to
multiple recipients.

SRAB QUARTERLY MEETING

The next Sacramento Resident Advisory Board
meeting has been set for
1:30 pm, July 28, 2023 at:

1725 K Street, Sacramento, CA 95811.

This meeting will be conducted in-person and
via Zoom. From a computer, tablet,
or smart phone go to:

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

To join **by phone**: Dial 669-900-9128
The webinar ID is: **850 0278 6198 #**

We ask that you mute your mic except when you
are asked to speak. To mute or un-mute you phone
use *6, and use *9 to raise your hand.

Presenters and voting members will be upgraded to
'Presenter' upon joining.

Energy Assistance Program Rate (EAPR) smud.org/LowIncome	Provides a monthly discount on a qualified customer's energy bill.
Medical Equipment Discount (MED) Rate smud.org/MED	Provides a \$15 per month discount on your monthly bill for customers with qualified medical equipment.
EnergyHELP smud.org/EnergyHELP	Sign up to help families in financial crisis for as little as a few dollars a month.
HomePower® smud.org/HomePower	HomePower will repair or replace common electrical components in your home when they fail due to normal wear and tear for just \$7.50 a month.
Bill Pay Your Way smud.org/BillPayYourWay	You've got options for a predictable monthly bill. Sign up for Budget Billing, Custom Due Date and Paperless Billing.
Vulnerable Population Program smud.org/Vulnerable	The Vulnerable Population Program allows customers to self-identify so they receive advanced communications of de-energization events related to potential wildfire risks.
SMUD Energy Store SMUDEnergyStore.com	Find the best energy products and smart tech with exclusive rebates for SMUD customers.
Supporting our seniors smud.org/Seniors	Easily access our programs and services that seniors and their caregivers need most.
Additional community resources smud.org/CommunityResources	Please visit this page as we continue to find other valuable resources that might help.

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