

TENANT FOCUS

Volume 14, Issue 4
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SACRAMENTO RESIDENT ADVISORY BOARD
1725 K Street #101, Sacramento, CA

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The **WEST BROADWAY SPECIFIC PLAN** is a **30–year plan, not a project**

WEST BROADWAY SPECIFIC PLAN FREQUENT QUESTIONS

Frequently Asked Questions (FAQ)

1. Is my housing in danger of being demolished?

The Housing Authority has no plans to demolish the housing at Alder Grove, Marina Vista, or any of its existing Public Housing properties. The Housing Authority is working to rehabilitate all of its Public Housing communities over the next 7 to 10 years.

2. What is the **WEST BROADWAY SPECIFIC PLAN**?

The **WEST BROADWAY SPECIFIC PLAN** is simply a **PLAN** that the City of Sacramento is proposing that would help shape guidelines that future developers would need to consider and/or follow when proposing rehabilitation or construction in the **WEST BROADWAY** area. It is not an order by the City directing developers to demolish Alder Grove or Marina

Vista.

3. Is this related to the Choice Neighborhood Initiative grant (CNI) planning that happened a few years ago?

This is indirectly related. If that grant had been implemented, and this **PLAN** was approved and in place, the construction project would have needed to adhere to the guidance and restrictions placed in the **PLAN**. The Housing Authority opted to not proceed with the CNI project at these two sites.

4. I heard that SHRA is planning to use the Rental Assistance Demonstration program to improve my housing. What is that program?

The Rental Assistance Demonstration Program is a program created by HUD to allow Housing Authorities to move

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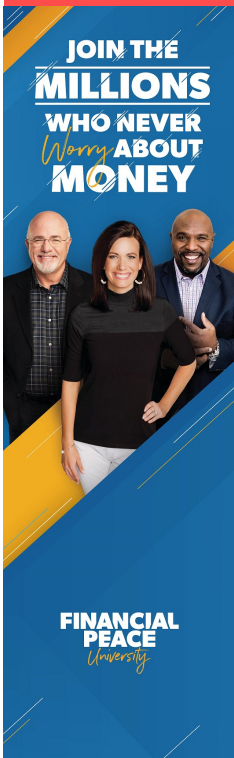
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COVID-19 IMPACTS

Remember there are still temporary restrictions in place to slow the spread of COVID-19. These restrictions are mandated by California Department of Public Health and Sacramento County Public Health Officer.

Here is a partial list of restrictions:

- Offices are closed to the public without an appointment
- All Community rooms are closed to general use
- Face masks are to be worn in public indoor areas
- Practice social distancing (6')



DAVE RAMSEY'S FINANCIAL PEACE UNIVERSITY

SRAB has teamed up with Ramsey Solutions to bring **Financial Peace University** to Sacramento.

Learn to control your budget with the Financial Peace University (FPU), 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** to sign up!

The class is be open to residents, SHRA 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**

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their Public Housing units over to a more stable project-based Section 8 program. Properties can basically carry debt and have private investment, which would help to fund the needed capital improvements for each property (for example, allowing the Housing Authority to provide new cabinets, countertops, roofs, windows, air conditioning, etc.).

The Housing Authority is in the middle of its first RAD project, converting 124 units of Public Housing across 6 sites. Construction will be completed before Summer 2021.

5. When will the Housing Authority begin work on Alder Grove and Marina Vista?

These two communities are the largest within the Housing Authority's portfolio—and as a result have some of the highest costs for rehabilitation. The Housing Authority plans to address Marina Vista in 2023 and construction happening in 2024—based on funding availability, approval and engagement with Marina Vista residents, and approval from HUD and the local governing bodies. Alder Grove is looking to be addressed in 2030, and construction starting in 2031, based on funding availability, engagement and approval from Alder Grove residents, approval from HUD and the local governing bodies.

6. 2023? 2030? That's a long time from now, what if there are building/unit needs between now and then?

The Housing Authority will continue to receive funds from HUD in the form of the Capital Fund Grant. This grant will be specifically used to address capital needs/improvements on the property. Some of the work that we've used these funds on are:

- Roof replacement
- HVAC repair/replacement
- Sidewalk and Fencing repairs
- Gas line replacement

The Housing Authority is committed to providing decent, safe, and sanitary housing and will continue to utilize the funding available to it to preserve its current housing inventory, even as other properties are rehabilitated.

7. How can I learn more information about this **PLAN** and its potential impact on the future of my community?

Please feel free to reach out to your respective Regional Managers.

Alder Grove: Robbie Folkes 916-449-6291
Marina Vista: Sarah Alegria 916-449-6382

Questions will be collected and answers will be, in due course, posted to the SHRA website.

SHRA PUBLIC HOUSING MANAGEMENT LIST

New updated list of assignments:

Portfolio Manager Areas 1 - 3: **vacant**

REGION 1: Jennifer Carroll;
RAD Pilot, SHARP, River View Plaza, Houses,
& small sites (Section 18)

REGION 2: Sherri Spaulding;
Central City, Non-ACC sites

REGION 3: Sarah Alegria;
Marina Vista & Meadow Commons

Site Manager: Jaime Knacke Regions 1, 2, & 3

Portfolio Manager Areas 4 - 5: Diana Pop

REGION 4: **vacant**;
Rio Garden, Sun River, & The Mill

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

Site Manager: Kitina Galvan Regions 4 & 5

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

READY TO BUY A HOME?

Travis Credit Union wants to help. Travis Credit Union wants to help make your dream of homeownership a reality. Here are two programs that could help you purchase a home.

Work force Initiative Subsidy for Homeownership (WISH)

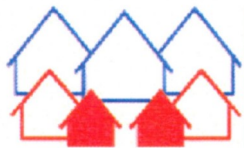
- Up to \$22,000 in down payment assistance through a 4-to-1 match
- Fully forgiven after 5 years of owner occupancy of home

- Buyer has one year from enrollment to open escrow on a purchase.

Individual Development and Empowerment Account (IDEA)

- Up to \$22,000 in Down Payment Assistance through a 4-to-1 match
- Buyer contribution must be from an Individual Development Account (IDA) or Family Self-Sufficiency Account (FSSA) and buyer must have contributed savings to IDA/FSSA for 10 months

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ILLEGAL ACTIVITY IS NOT TOLERATED HERE

TO REPORT CRIME ANONYMOUSLY, CALL

ANONYMOUS **Wetip** SE HABLA ESPAÑOL

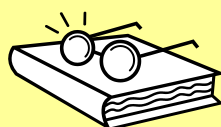
1-800-78-CRIME
27463

WWW.WETIP.COM

UP TO
\$1,000 REWARD

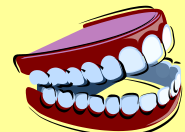
Do you have Medicare and Medi-Cal?

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



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http://www.sacrab.org

Tenant Advocates

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NOTICE OF SRAB MEETING

The next **Sacramento Resident Advisory Board 'Quarterly Meeting'** has been set for 1:30 pm October 23, 2020 on *Zoom*. Social distancing rules apply so

this meeting will be conducted via Zoom video conference.

Please email tenantfocus@sacrab.com for the *Zoom* link. It will be sent out a week before the meeting. www.sacrab.org

SRAB EXECUTIVE OFFICER ELECTIONS:

The **Executive Officers** (Board of Directors) were elected for a three year term at the July 24, 2020 meeting. The new Executive Officers are:

- ◆ Chairman: G Morgan
- ◆ 1st Vice Chair: B Stanton
- ◆ 2nd Vice Chair/Parliamentarian: A Mann
- ◆ Secretary: J McSweeney
- ◆ Treasurer: D Flores-Dixon

The Executive Officers represent all of the Residents of SHRA managed properties and 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.

While we will not be serving refreshments at the meetings, masks and hand sanitizer will be available. See: <https://www.sacrab.org/>

For future meetings, including any resident meetings, we plan to use Zoom Meetings (zoom.us) for those members who ill, are at risk, or wish to attend remotely.

**SacRAB
elected
officers
at the July
meeting**

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- Fully forgiven after 5 years of owner occupancy of home
- Buyer has five years from enrollment to open escrow on a purchase

For additional information please contact Rickey Bradley at rbradley@traviscu.org.

traviscu.org Federally insured by NCUA.

For the definition of a first time homebuyer, please visit:

<http://www.fhlsf.com/community/docs/imp-plan.pdf>

Applicant must meet Travis Credit Union membership and account qualifications

To qualify for **WISH** or **IDEA**

- Borrower must be a first-time homebuyer and must occupy the property as primary residence
- Borrower must complete a HUD-certified homebuyer counseling program
- Household must not exceed 80% of HUD Area Median Income Limits for Sacramento County