

# TENANT FOCUS

Volume 15, Issue 5  
September – October 2021



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

Printed 8/25/2021

## 2022 ACOP CHANGE

Inside this issue:	
ACOP	1
WORK ORDERS	1
SERA & RENT	2
RESIDENT MEETINGS	2
RAD	3
SMUD	3
SHRA NOTES	4

Each year SHRA submits changes to the Admissions and Continued Occupancy Policy (ACOP) to the boards and HUD for approval and implementation. Here is this years change: (*removing the gray text and adding the red text*)

### Chapter 20 – Reasonable Accommodation Policy and Procedures B – Exceptions to Occupancy Standards

A ~~medical health care professional~~ **doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual's**

**disability may also provide verification of a disability,** must verify requests for a larger number of bedrooms due to medical equipment. A ~~licensed physician or an attending health care professional~~ **doctor or other medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual's disability may also provide verification of a disability** must also verify all requests based upon health-related needs.

*Explanation of Change:  
Language changed to be in alignment with Section 504.*

## WORK ORDERS – A TEAM EFFORT

To provide clarity on the Work Order process, the RAB and Public Housing management collaborated and established the following process when residents call in a Work Order:

The site staff will provide the Caller with:

- ◆ The Work Order Number
- ◆ The Priority given to the Work Order (ie. Routine, Urgent, or Emergency)
- ◆ The notes the site staff wrote in the Description Box of the Work Order

Residents can also do their part.

When the Caller reaches a voice mail:

- ◆ The Caller should leave a detailed message, describing the issue,

their name, address and phone number (including area code)

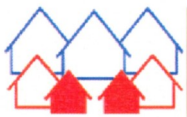
- ◆ The Caller should write down the day and time they left a message.

When the Caller reaches a live person:

- ◆ The Caller should write down the Work Order number for future reference.
- ◆ The Caller should also write down the name of the person they spoke to and date and time of the call.

When both parties do their part, researching an outstanding Work Order will be much easier.

Thank you for doing your part.



**ILLEGAL ACTIVITY IS NOT TOLERATED HERE**

TO REPORT CRIME ANONYMOUSLY, CALL

ANONYMOUS **WetIP** SE HABLA ESPAÑOL

**1-800-78-CRIME**  
2 7 4 6 3

**WWW.WETIP.COM**

UP TO  
**\$1,000 REWARD**

### Low-Income Tenants, Eviction Moratorium Extension & Additional Legislation

Governor Gavin Newsom signed legislation June 28, 2021 to extend the state’s eviction moratorium through **September 30, 2021** and clear rent debt for low-income Californians that have suffered economic hardship due to the pandemic. Under AB 832, California will significantly increase cash assistance to low-income tenants and small landlords under the state’s \$5.2 billion rent relief program, making it the largest and most comprehensive COVID rental protection and rent relief program of any state in the nation.

SERA 2  
extended

In an agreement forged between the Governor, the Senate and the Assembly, AB 832 increases the value of the reimbursement the state’s emergency rental assistance program provides to now cover 100 percent of past-due and prospective rent payments, as well as utility bills for income-qualified tenants. AB 832 also allows tenants to access rental funds directly if their landlord chooses not to participate and ensures landlords can receive compensation even if their otherwise income-qualified tenants have already vacated a unit. [HOUSEHOLDS CAN APPLY FOR THE SACRAMENTO EMERGENCY RENTAL ASSISTANCE PROGRAM EVEN AFTER THE EVICTION MORATORIUM ENDS ON SEPT 30, 2021.](https://www.gov.ca.gov/2021/06/28/governor-newsom-signs-nation-leading-rent-relief-program-for-low-income-tenants-eviction-moratorium-extension-additional-legislation/)

<https://www.gov.ca.gov/2021/06/28/governor-newsom-signs-nation-leading-rent-relief-program-for-low-income-tenants-eviction-moratorium-extension-additional-legislation/>

### RESIDENT COMMITTEE MEETINGS

SRAB uses Zoom for meetings. You can join by laptop, tablet, or by phone; log into the meeting via internet to: <https://us02web.zoom.us/j/89427240352>

By phone you can dial 669-900-9128 (SAN JOSE, CA) 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 after the call is connected.

**Meeting ID: 894 2724 0352#**

Note: Your phone provider may charge you long distance rates.



Committee Meeting	Day	Time	Date	Date
Alder Grove zoom meeting	Thurs	5:30 – 6:30pm	Sept. 16	Oct. 21
Arden Arcade zoom meeting	Wed	2 – 3pm	Sept. 8	
Capitol Terrace zoom meeting	Tue	10 – 11am	Sept. 21	Oct.19
Colonial Heights zoom meeting	Mon	10:30 – 11:30am	Sept. 20	Oct.18
Comstock zoom meeting	Mon	1:30 – 2:30pm	Sept. 20	Oct.18
Edge Water zoom meeting	Tue	3 – 4pm	Sept. 14	Oct.12
Gibson Oaks zoom meeting	Tue	2 – 3pm	Sept. 21	
Gran Casa Linda zoom meeting	Wed	2 – 3pm	Sept. 15	
Marina Vista zoom meeting	Tue	5:30 – 6:30pm	Sept. 28	Oct.26
Paradise Manor zoom meeting	Thurs	1 – 2pm	Sept. 16	
Pine Knoll zoom meeting	Tue	2 – 3pm	Sept. 14	Oct.12
Rio Linda in-person / zoom meeting	Thurs	10:30 – 11:30am	Sept. 9	Oct.14
Riverview Plaza zoom meeting	Thurs	3 – 4pm	Sept. 16	Oct. 21
Sherman Oaks zoom meeting	Mon	3 – 4pm	Sept. 13	Oct.11
Sierra Vista zoom meeting	Thurs	2 – 3pm	Sept. 16	Oct.21
Sun River Communities meeting	Wed	1:30 – 2:30pm		Oct. 27
Suttersview zoom meeting	Mon	1:30 – 2:30pm	Sept. 27	Oct.25
Washington Plaza zoom meeting	Thurs	1:30 – 2:30pm	Sept. 23	Oct.28

**Rental Assistance Demonstration (RAD) update:**

On August 11, 2021 the California Tax Credit Allocation Committee (CTCAC) met and approved several 4% tax credit applications. One of these was the Central City 1 project. The developer is Sacramento Housing Authority Repositioning Program, Inc. (SHARP).

Sacramento Housing and Redevelopment Agency (SHRA) will now move ahead with the process of upgrading Capitol Terrace Apartments and EdgeWater Apartments. Look for more information in your upcoming resident meetings. See the chart on the left for your meeting dates.

**SMUD**

Energy assistance rate

Eligible low-income customers can apply online for our Energy Assistance Program Rate which provides a monthly discount based on household size and income.

We've recently adjusted our guidelines so more customers can qualify.

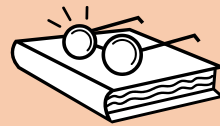
See if you qualify on line.

<https://www.smud.org/en/Rate-Information/Low-income-and-nonprofits>

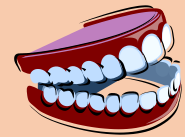
MED-Rate discounts are available for those with medically required devices that use electricity. Some restrictions apply.

**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**



**Med+Aid Pharmacy**

**3100 Stockton Blvd. Sacramento, CA 95820**

**Phone 916-736-3188**

**Free Delivery For Easy Transfer, Call**

**We accept Medical, Medicare and Most Insurances!**



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

PRSRT STD  
U.S. POSTAGE PAID  
SACRAMENTO CA  
PERMIT NO. 2010

Phone: 916-443-5547  
tenantfocus@sacrab.com  
http://www.sacrab.org

Tenant Advocates

Type address here or use Mail Merge to automatically address this publication to multiple recipients.

## NOTICE OF SRAB MEETING

The next Sacramento Resident Advisory Board **'Quarterly Meeting'** has been set for 1:30 pm October 24, 2021

This meeting will be conducted via Zoom video call. From a **PC, Mac, iPad, iPhone or**

**Android** device 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#**

## SHRA INFO AND NOTES

Contact Names, Numbers, and email for **Region 1 Communities**:

**RAD Pilot**: 916-449-6260  
CPR: Onyx Crawford, ocrawford@shra.org

**Section 18**: 916-449-6320  
CPR: Erica Joe, ejoe@shra.org

**Section18/RAD Pilot**: 916-449-6395  
CSR: [OPEN](#), [@shra.org](#)

**Riverview Plaza**: 916-449-6298  
CPR: Sushila Sanchez, ssanchez@shra.org

**Sierra Vista**: 916-449-6360  
CPR: [OPEN](#), [@shra.org](#)

**Sutterview**: 916-449-6355  
CPR: Patricia Lang, plang@shra.org

**Washington Plaza**: 916-449-6230  
CPR: Jason Woods, jwoods@shra.org

Regional Manager: [916-449-](#),  
[OPEN](#), [@shra.org](#)

Portfolio Manager: 916-449-6223  
Diana Pop, dpop@shra.org

### Note:

Smoking is not allowed in you unit or within 25 feet of the building. Please be respectful of others.

**The California Fire Code restricts BBQ grill use**—and the use of any open-flame cooking device—in the following ways:

- Open-flame cooking devices can't be operated on "combustible balconies."
- At least 10 feet of clearance is required between active grills and "combustible construction."
- A maximum of 1 gallon propane tank (camp stove size) may be used on the property.
- Charcoal, lighter fluid, and propane gas may not be stored in your apartment. It must be used when purchased.
- Please stay safe for the holidays.