



Tenant Focus

Volume 17, Issue 6

September — October 2023

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**Happy Labor Day
To ALL Of You**



Sac Resident Advisory Board:

We are currently in the 45 day Public comment period for the ACOP and Admin Plan. Use the following link to SHRA for annual plans: <http://www.shra.org/financial-performance-and-strategic-planning-documents/>, then select "**Public Housing Agency Plans and Reports**"

The board is looking to fund minor improvements for resident amenities at assorted properties this year. Items that we are funding are community room/lobby TVs, picnic tables with umbrellas for meeting areas, or gazebos.

A recycle dumpster bin has been placed in alley behind **Riverview Plaza** and **Edge Water**. Please put only recyclables in this dumpster. Recycle these items: Paper and Cardboard, Metal Beverage and Food Cans, Glass Bottles and Jars, Plastics Bottles and Containers. No plastic film, and do not bag items, they must be loose. **This is not a food waste container!**

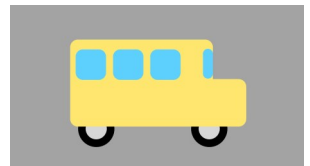
Downtown Grocery bus trips:

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:

Sept. 6
Oct. 4
Nov. 8
Dec. 6



Meals on Wheels by ACC is in the process of reopening their **All Seasons Cafés**. While participants socialize and enjoy a nutritious lunch, we encourage everyone to remain safe. Wearing masks is optional and not required.

Participants are asked to not attend a cafe if they have COVID symptoms or have tested positive. A participant that has tested positive may return to the café after 5 days and testing negative. We ask that caution be used when returning to keep other

participants and staff safe.

Are you aged 60 or better and enjoy getting out of the house for lunch and friendship? If so, check out one of our **All Seasons Cafés**, where we serve hot nutritious meals to seniors!

All Seasons Cafés are located throughout Sacramento County at churches, senior independent living facilities, and community centers.

Although most of the cafés serve lunch every weekday, some have

limited days of service. If you're interested in having lunch at a cafe, it is recommended that you call the café in advance to confirm when lunch is served, as some cafés have limited schedules and service capacity.

Sky Line (600 I Street) will open after the RAD project is complete. **Comstock** (K St.) is currently open Monday, Wednesday, and Friday.

<https://www.mowsac.org/our-meals/our-cafes/>



COVID-19 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 residents saying they owe back money or rent.

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

Rent payments are due on the 1st of each month and late after the 5th or if the 5th is on the weekend or holiday, the first day thereafter. Stay in good standing, pay before the 5th.

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 SHRA tenants.



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sutterhealth.org/pace

Participants must receive all needed health care services through the PACE plan network, except in the case of emergency services. Participants may be fully and personally liable for the cost of out-of-network services or services without prior approval.

Be careful what you flush!

Experts agree
only flush
three things
down the toilet
— the 3 'P's.

- Poo
- Pee
- TP

**Keep you toilet
flowing**

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° (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.



Changes In Schedules

On October 1, 2023 three schedules will be updated.

- **Flat Rent**
- **Maximum Rent**
- **Utility Allowance**

Your local community office will mail a notice to you if any of these directly affect you. You can also call the rental office for more information.



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Sacramento Resident
Advisory Board

1725 K Street #101
Sacramento, CA 95811

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

Tenant Advocates

**SHRA closed
Sept. 4, 2023**

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SRAB QUARTERLY MEETING

The next Sacramento Resident Advisory Board
meeting has been set for 1:30 pm, Friday
October 27, 2023 at:
The All Seasons Café

**1725 K Street,
Sacramento, CA 95811**

The meeting will be an in-person meeting.
The agenda will include the 2024 budget.

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.

**For more about SMUD programs and services, call 1-888-742-7683.
Visit <http://www.smud.org> for more info and programs.**