

TENANT FOCUS

TENANT FOCUS JULY—SEPTEMBER 2007

COMMUNITY FUND RAISING [ARDEN VILLA](#)

What can we do to raise money? You think; the wheels of your mind turn; the idea hits you. You envision dollar after dollar marching into your treasury. You have started on your yard sale journey.

Notices requesting donations were posted. We agreed to institute a 50/50 policy. Donators would receive half the money on their sold items, the treasury the other half. Most donators were willing to give 100% to the treasury.

Be careful about what you ask for; you might get it. Donations rolled in. They came from residents, family, friends, and caretakers. Our work was cut out for us.

Everything was inspected. Clothing which had tears or

stains was discarded. Non-clothing items which needed cleaning were cleaned; things were tested to be sure they worked. Batteries were installed. Yes! We sewed torn seams and did eight loads of laundry to freshen the clothing. Every 50/50 item had to be listed so we could keep track.

We sized, priced and boxed and those boxes accumulated rapidly. Since Arden Villa has no large, secure storage area, my apartment became one. By June half the floor space in both my dining area and living room was consumed. I was living in a warehouse.

We did sell some things before the actual yard sale and had \$120 in the treasury to pay for expenses incurred.

Acquiring donations is just one aspect of a yard sale. How do you display them? St. Ignatius Church kindly lent us 15 long tables. Since it would be a hot day we decided to sell soda and water. Then, up to the bank to get dollar bills and change.

D-day was dawning! We drove around posting yard sale signs in what we hoped were conspicuous places. We cordoned off the guest parking lot where the sale was to be held. We placed larger signs with balloons at the community entrance. Tomorrow is THE DAY!

7:30 am. We begin setting up tables. A big problem

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RAB CALENDAR OF EVENTS

We have posted meeting times for Committees on the web at sacrab.com follow the link to Google calendars.

Our first annual Picnic will be September 29th at William Land Park. See page two.

The next Quarterly meeting for the RAB will be in November.

There will be several more presentations of the 2008 ACOP changes. Buena Vista, Midtown Manor, Oak Park, The Mill and Twin Rivers will be on Sept. 10, 6:30pm at 2526 L Street. Rio Garden and Sun River will be on Sept. 14 6:30pm at the Advent Lutheran Church 5901 San Juan Avenue. The Gold Ridge Community

will meet at the Carl's Jr. community room on Sunrise & White Rock Road on the 17th at 6:30pm. Marina Vista, Meadow Commons, and Pointe Lagoon will meet on the 24th at 6:30 pm. at the Colonial Heights Library located at the corner of Stockton Blvd. and 21st Ave. There is ample parking as well as RT access. If you are not on the list, come to the closest location.

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ACOP = Admissions and Continued Occupancy Plan



The RAB 1st Annual Picnic
Saturday, September 29, 2007
William Land Park (Village Green)
10:00 am to 3:00 pm

- Picnic will be at the corner of Sutterville Road and Freeport Blvd.
- Menu: Burgers, hot dogs with the trimmings, and potato salad.
- Games, fun, and a good time.
- No alcohol, drugs, pets or guests will be allowed as this function is for conventional public housing residents only.
- Call (916) 443-5547 to sign-up. If no one is available, leave your name and number please.
- Come join the fun, activities and food!!!

PUBLIC HOUSING ADMISSION AND CONTINUED OCCUPANCY PLAN SIGNIFICANT CHANGES INCOME

Increases in Income to be reported

Families are required to report all increases in income or assets that occur between regularly scheduled annual recertification. (See C. Reporting Interim Changes). Increases in income, less than two hundred dollars (\$200) per month, between each annual recertification will be noted in the file, but a rent adjustment will not be calculated until the next annual recertification or the addition of a household member.

Transfers

A family may be eligible to transfer for valid and certifiable reasons such as enabling the family:

- To live within fifteen (15) miles of the place of employment of at least one family member
- To live within fifteen (15) miles of a relative who will care for the children of a working parent
- To live within fifteen (15) miles of a required medical treatment center
- To move from an upstairs to a downstairs unit for medical or accessibility reasons

Social Security Card Requirement

Social security card required for all family member at least one year old

Application Processing

Applicants will only be called in one time, and must request to be rescheduled. Applicants who fail to respond to the initial invitation to complete the application process will be withdrawn

Live-In Aide

A person cannot be approved for conventional housing while serving as a live-in for another conventional housing or serving as a live-in aid for an Housing Choice Voucher participant. They must be removed from the current resident or Housing Choice Voucher participant household prior to the initiation of a Conventional lease

Applicants With Non-Biological Minor Children:

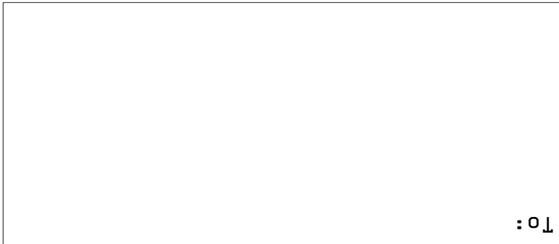
An applicant who includes minor children on their application for whom they are not the biological parent must provide documentation to demonstrate they have legal custody or guardianship of the child(ren). A letter of court approved guardianship; placement by the Department of Human Assistance (DHA), or foster care/adoption agency are acceptable forms of documentation. An applicant who is receiving financial assistance for the child(ren) from the DHA will be qualified as the guardian for program eligibility purposes only (not legal).

A letter from the biological parent(s) of the child(ren) absent of a letter of court approved guardianship and/or DHA, foster care or adoption agency placement is not acceptable.

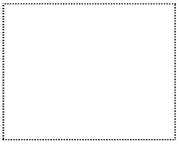
School records including the applicant's address may be accepted as a supplement to one of the above mentioned acceptable forms of verification but cannot be the only source of documentation

Violence Against Woman Act VAWA

In compliance with the Violence Against Women (VAWA) no applicant for the CNV program who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if they are otherwise qualified. (PIH Notice 2006- 42).



To:



http://www.google.com/calendar/embed?src=sacrab%40gmail.com
http://residentadvisory.blogspot.com/
http://www.sacrab.com
WE'RE ON THE WEB!

Phone: 916-443-5547
Email: sacrab@gmail.com

1725 K Street # 101
Sacramento, CA 95811

THE SACRAMENTO RESIDENT
ADVISORY BOARD

TENANT FOCUS



GARAGE SALE CONTINUED

here - too much stuff. About half of it had to be left in boxes. Its 10 o'clock and the customers start arriving. Sales weren't brisk, but we did sell. We closed at 5:00 with many items left. We groaned at the thought of repacking and reversing the process the next morning. Two Good Samaritans came to our rescue and acted as security guards.

Day two of the yard sale wasn't exciting, but we did sell. 3:00 o'clock has come - time to put it all away, go home and collapse. But there was so much

left! Back to my apartment it came and I was once again living in a warehouse.

Now that we're seasoned veterans we decide to have another yard sale two weeks later.

Seasoned veterans or gluttons for punishment? We didn't do too well on this one; nevertheless, the treasury is \$400 richer after expenses and cost-sharing. Leftover items were donated to a charity.

What we learned the hard way:

1. Hold your yard sale in a place which is accessible to the general public.

2. Advertise anywhere you can: web sites, Craig's List, word of mouth. The Bee and Pennysaver will charge you \$20 per ad.

3. Be sure you have enough manpower, especially for heavy tasks.

A 50/50 situation is not good. Keeping track of sales for later accounting is far too complicated.

GOOD LUCK!



Hold your yard sale in a place which is accessible to the general public.

Would you like to be part of our newsletter?
Send an e-mail to: sacrab@gmail.com