

TENANT FOCUS

NOW IN YOUR MAILBOX

Here is some history about the Tenant Focus, some news on current improvements and what changes we are making this year.



Tenant Focus Printer

In April of 2007 we took on the job of publishing the newsletter. SHRA Resident Services was no longer in a position to create and send out the publication. We changed the emphasis to be on residents needs and information they should have. It was re-named Tenant Focus and has been the official oracle of the Sacramento Resident Advisory Board (RAB).

Each year we bring news of the Annual Plan updates including the 5 year Capital Fund and the ACOP. There are notices of RAB meetings and other meetings of

value to the SHRA residents. Announcements of SMUD discount rates and programs along with other programs and services are shared.

This year the staff at the Tenant Focus is taking a new step in reaching all the tenants we represent. With the redevelopment of Twin Rivers many people will live away from other SHRA residents. The outlying county properties have been difficult to post. Many of the smaller sites lack a caretaker, thus putting the burden on maintenance staff.

Now the **Tenant Focus will be mailed to most of our readers.** It is our desire to provide the most current information to all our readers.

CASH FOR A PERFECT INSPECTION BY D LEEPER

It is REAC inspection time again. Based on the score your community receives; you may not be inspected again for up to three years. Now don't go doing the happy dance just yet. In order for us to have inspections every three years, your community must score 91% or higher on the inspection. If your community scores from 80-90%, you will be inspected every two years. And finally, if your community



Rewards Program

scores below 80%, you will be inspected every year.

We want all of our communities to score above 90%, and in order to achieve this we need your help. You have a large part of the responsibility in how well your community scores because they take points away from SHRA for items that you as a tenant may either be

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Volume 12, Issue 1

January—March 2018

Special points of interest:

- Tenant Focus to be mailed to all
- Great REAC scores make everyone happy
- Reduce the cost of schooling

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REAC INSPECTIONS CONTINUED

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responsible for or are aware of long before SHRA knows there is a problem. Also if you fail to report a needed repair in your unit, or know of a needed repair around the outside of your unit, we probably will lose points. Some items you may think are no big deal might not be scored that way by the HUD inspector.

Working as a team with your management and maintenance staff will help us get the high score we are looking for, making this a win-win situation for both the agency and you as a tenant.

As an added incentive, if your unit is inspected and you receive a perfect score, you will receive \$50.00 cash money!! So take the time now to prepare for that perfect inspection! Contact you management office if you have items that are broken or in need of repair.

Remember: Your unit should always be maintained in a safe and sanitary manner no matter how many inspections you may or may not have. You must report any items not working properly to your management office so that it does not cause property damage or health and safety issues to you or your family.

SHRA will be sending out a REAC inspection letter very soon. Please take the time to read it and make sure that you understand everything that is needed to make it a successful inspection. We appreciate your help and understanding in this matter. If we work together we will have a great REAC inspection process.

Please contact your management office if you have any questions regarding this process.



\$50.00
Cash Rewards

SRAB SCHOLARSHIPS

The SRAB Scholarship is once again being offered to residents who have returned to school or have enrolled in higher education classes.

Children aged five to 18 pursuing an education in public schools are exempted from our program.

Applications will be accepted starting January 2nd In 2018 to qualify for up to a \$500 award, students must have completed 12 units, live in housing served by SRAB, provide a current address, phone number, student ID, and email address.

Students can apply from January 2, 2018 to March 1, 2018. Those

attending Sac City College should apply online at www.scc.losrios.edu/foundation/scholarships other students should apply using the form at www.sacrab.org/books.html

We believe that a trained and educated workforce will change lives and ultimately strengthen the community.

If you are not a Sac City student submit your completed application to:

SRAB
Attn: D Surret
1725 K Street #101
Sacramento, CA 95811

The awards will be given in the latter part of March 2018.



Books are one of the more expensive accessories for education.

916 AREA CODE BY [HTTP://WWW.CPUC.CA.GOV/916AREACODE/](http://www.cpuc.ca.gov/916areacode/)

On February 09, 2017, the California Public Utilities Commission (CPUC) approved an overlay that will add the new area code 279 to the 916 area code region. Under the overlay plan, current 916 Area Code customers can keep their numbers, but as of February 10, 2018, all calls made from the 916 Area Code will have to be dialed using 1 + area code + 7-digit telephone number. This means that all calls in the 916 Area Code that are currently dialed with 7 digits will need to be dialed using 1 + area code + 7-digit telephone number.

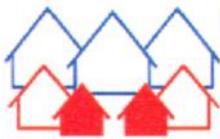
- Beginning August 12, 2017, customers in the 916 Area Code may begin using the new 1 + 10 digit dialing procedure (1 + area code + telephone number) when placing calls. If customers forget to use the new dialing procedure and just dial the seven-digit telephone number, calls will still be completed until February 10, 2018.
- Beginning February 10, 2018, callers

must use the new 1 + 10-digit dialing procedure for all calls. After this date, if customers do not use the new dialing procedure, their calls will not be completed and a recording will instruct them to hang up and dial again.

- Beginning March 10, 2018, new telephone lines or services may be assigned numbers using the 279 area code.

Dialing 1 + area code + 7-digit telephone number does not change what a call costs and does not mean that a call is a toll or long distance call. Calling areas and rates will not change - what is a local call now will remain a local call. Calls to 911, as well as 211, 311, 411, 511, 611, 711 and 811 will not be affected, and will continue to be dialed with 3 digits.

The overlay will primarily affect the greater Sacramento area, which includes parts of El Dorado, Solano, Sutter, Yolo, Placer, and Sacramento Counties.



ILLEGAL ACTIVITY IS NOT TOLERATED HERE

TO REPORT CRIME ANONYMOUSLY, CALL

ANONYMOUS **Wetip** SE HABLARA ESPAÑOL

1-800-78-CRIME
27463

WWW.WETIP.COM

UP TO \$1,000 REWARD

SMUD programs can help qualified customers save!

Low-income discount
Visit smud.org/FinancialAssistance

Medical Equipment Discount
Visit smud.org/MED

FREE energy-efficient refrigerator
Call 916-732-5659

FREE home weatherization
Call 916-732-5659

Powering forward.
Together.





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

Phone: 916-443-5547
Fax: 916-545-2166
E-mail: tenantfocus@sacrab.com

Tenant Advocates

We Are On The Web

<http://www.sacrab.org>

NOTICE OF SRAB QUARTERLY MEETING

The next Sacramento Resident Advisory Board **Quarterly Meeting** has been set for **1:30 pm** on **January 26 2018** at:

All Seasons Café
1725 K Street,
Sacramento, CA 95811

We expect a report on the Twin Rivers CNI progress.



A light lunch will be served at 1:00 pm for those who arrive early

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