



Open House

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Resident Newsletter of the Housing Authority
of the County of San Joaquin

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The Housing Authority of the County of San Joaquin announces new Executive Director



I am thrilled to be a new addition to the HACSJ family and look forward to getting to know the residents of our properties around the county. We face some challenging times as affordable housing simply isn't the priority it should be in Washington, DC but rest assured that despite these challenges HACSJ will strive to be the best agency and landlord we can possibly be. Customer service will be a major focus in 2016 for the agency and I want you to know we value you as residents. Further, HACSJ will be evaluating our aging housing stock in this coming year and developing a strategy for all our properties for capital improvements and/or potential redevelopment. We will be asking you for input as together we will be able to come up with the best plans to compete against other agencies in the state for precious and highly competitive redevelopment dollars. I believe we have a compelling story to tell. Again, I am very, very happy to be here and look forward to continuing the tradition of excellence at the Housing Authority of the County of San Joaquin.

Thank You,

Peter Ragsdale
Executive Director

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Housing Authority
of the County of San Joaquin

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Construction at Conway Homes and Sierra Vista Homes is making big strides to the finish line

The HACSJ is nearing completion of the twelve (12) Public Housing units, eight (8) at Conway Homes and four (4) at Sierra Vista Homes.



Photo: A newly constructed unit at Conway Homes

The construction of the modular units began in March 2015 and is now entering the final stages of construction. In an effort to avoid the upcoming winter conditions the HACSJ hopes to complete construction by early 2016.

To mark the completion, the HACSJ plans to hold a ribbon cutting ceremony on December 10, 2015 at 2:00 p.m. at Conway Homes. Please join us as we celebrate this milestone.

Changes in Payments to the Housing Authority

Effective November 1, 2015, the HACSJ will **no longer accept cash** payments for rents and/or any charges owed to the HACSJ. All payments **MUST** be in the form of money orders, cashier's check or if eligible, personal checks. Please contact your public housing office for additional questions.



Dome of Hope honors Ms. Georgia Brownlee, Sierra Vista Homes resident



Dome of Hope is honoring nine (9) people with the Etta Mae Ford Golden Heart Award. Congratulations to Ms. Georgia Brownlee, Sierra Vista Homes resident, for receiving the award for her efforts to improve the lives of others through education.

Utility Allowance Changes

The HACSJ annually reviews the utility allowance schedule used when calculating the tenant's portion of rent. Effective January 1, 2016, the Housing Authority utility allowance will change. Please contact the Public Housing office if you would like a copy of the notice.



Resident Recipe Banana Bread

Ms. Pandora Crowder, Conway Homes

Ingredients

- 1 cup of sugar
- 1 stick of unsalted butter
- 2 eggs
- 3-4 ripe bananas
- 1 tablespoon of milk
- 1 teaspoon of cinnamon
- 2 cups of all-purpose flour
- 1 teaspoon of baking powder
- 1 teaspoon of baking soda
- 1 teaspoon of salt
- 1 cup of chopped walnuts (optional)

Directions

1. Preheat the oven to 350° F.
2. With an electric or stand mixer, mix the sugar and butter until it becomes light and fluffy.
3. Add one (1) egg at a time to the mixture.
4. In a small mixing bowl, mash the peeled bananas, milk, and cinnamon.
5. In another small bowl, sift the flour, baking soda, baking powder, and salt (dry ingredients).
6. Add the banana mixture to the sugar, butter, and egg mixture and mix.
7. Then add the dry ingredients (and the walnuts, optional) mixture to the sugar, butter, egg, and banana mixture. Mix until the dry ingredients are no longer visible.
8. Pour the mixture into a loaf pan.
9. Bake for 1 hour 10 minutes or until brown and a knife inserted into the center comes out clean.
10. Remove from the oven and let cool.
11. Slice, serve, and enjoy!





IMPORTANT ANNOUNCEMENT

Congratulations to the newly elected Sierra Vista and Tracy Resident Council Members

<u>Sierra Vista Resident Council</u>	
<i>President</i>	<i>Georgia Brownlee</i>
<i>Vice President</i>	<i>Virginia Maloney</i>
<i>Treasurer</i>	<i>Annisha Mack</i>
<i>Secretary</i>	<i>Pending Election</i>
<i>Resident Advisor</i>	<i>Christina Ayala</i>

<u>Tracy Resident Council</u>	
<i>President</i>	<i>Peggy Arnold</i>
<i>Vice President</i>	<i>Pending</i>
<i>Treasurer</i>	<i>Johanna Trejo</i>
<i>Secretary</i>	<i>Gelenda Brown</i>
<i>Resident Advisor</i>	<i>Chelle Tevis</i>

All residents are welcomed *and encouraged* to attend the Resident Council meetings. Residents can get updates on community activities and also have an opportunity to have their voices and concerns heard. If residents want to get involved and attend meetings, please see the Calendar of Events on the back page of this Newsletter for dates and times of Public Housing community meetings.

MAKING A DIFFERENCE IN THE COMMUNITY

Resident Council Election - Mokelumne Manor

The ballots are out for Mokelumne Manor Resident Council Elections. Beginning November 2, 2015 at 7 a.m. through December 2, 2015 at 3 p.m., ballots will be available at the Mokelumne Manor Office for residents. In order for a ballot to be counted, the resident or any members of the household who are 18 years of age or older and whose names appear on the lease MUST list their address. Ballots without the address are considered incomplete and will not be counted.

All ballots must be submitted to the Mokelumne Manor Office by 3 p.m. on December 2, 2015. Any ballots submitted after the deadline will not be counted.

Mokelumne Manor Office: 26188 N. Manor Drive Thornton, CA 95686



Resident Council Nominations

The Sierra Vista Resident Council has a vacant position for secretary. Sierra Vista residents are encouraged to nominate a resident or themselves to fill the vacancy. Nomination interest applications are now available and can be picked up at the Sierra Vista Homes office. All nominations must be submitted to the Sierra Vista Homes office no later than November 25, 2015 by 3 p.m.

Tracy Resident Council also has a vacancy. Nominations will be posted shortly.

Tenant Commissioner Vacancy

A tenant-commissioner position for the HACSJ Board of Commissioners is vacant. If you are interested in becoming a tenant-commissioner,



please contact the San Joaquin County Clerk of the Board at (209) 468-2350 or log onto [http://www.sjgov.org/WorkArea/](http://www.sjgov.org/WorkArea/DownloadAsset.aspx?id=6722)

[DownloadAsset.aspx?id=6722](http://www.sjgov.org/WorkArea/DownloadAsset.aspx?id=6722) to obtain the application for appointment to the HACSJ Board of Commissioners.



Utility Reimbursement Payments

The HACSJ is currently in the process of amending the Admissions and Continued Occupancy Policy (ACOP) to reflect that the Utility Reimbursement Payment (URP) will no longer be paid by mail to the tenant, but will be sent directly to the gas and electric company. The tenants of the public housing development have an opportunity to comment on this change by December 16, 2015. You may send your comments to HACSJ URP—Changes, Attention: Kara Maguire P.O. Box 447 Stockton, CA 95201.

Bed Bugs—Know the Facts

The HACSJ would like for all residents to become aware of signs of bed bugs. This will assist our property management staff in the efforts to reduce, treat and eliminate any possible bed bug infestations.

Early identification and reporting of infestations will limit the spread of bed bugs. If you suspect possible bed bugs in your unit, contact the office immediately. The office will schedule an inspection of your unit for bed bugs and treatment options. If the inspector locates bed bugs, the Authority will treat the bed bugs at **no cost** to the tenant.

If treatment is required, the tenant will receive a list with guidelines on how to prepare the unit for treatment. In order to meet the needs of all HACSJ residents, we must effectively schedule maintenance staff or contractors to perform treatment. Failure to follow listed guidelines will result in a non-prep fee charged to the tenant of \$50.00, subject to increase, which will appear on the monthly rental statement.

Upcoming Events*

November 4, 2015.....Computer Lab open at Conway Homes
November 10, 2015.....Sierra Vista Homes Resident Council Meeting
November 11, 2015.....Offices Closed for Veterans Day
November 11, 2015.....Computer Lab open at Conway Homes
November 11, 2015.....Mokelumne Manor Resident Council Meeting
November 12, 2015.....Nutrition on the Move at Conway Homes
November 12, 2015.....Board of Commissioners' Meeting
November 18, 2015.....Computer Lab open at Conway Homes
November 25, 2015.....Computer Lab open at Conway Homes
November 26, 2015.....Offices Closed for Thanksgiving
November 27, 2015Offices Closed for the Day After Thanksgiving

December 2, 2015.....Computer Lab open at Conway Homes
December 8 2015.....Sierra Vista Homes Resident Council Meeting
December 9, 2015.....Computer Lab open at Conway Homes
December 9, 2015.....Mokelumne Manor Resident Council Meeting
December 10, 2015.....Nutrition on the Move at Conway Homes
December 10, 2015.... Special Board of Commissioners' Meeting
December 16, 2015.....Computer Lab open at Conway Homes
December 23, 2015.....Computer Lab open at Conway Homes
December 24, 2015.....Offices Closed 1/2 Day for Christmas Eve
December 25, 2015.....Offices Closed for Christmas
December 30, 2015.....Computer Lab open at Conway Homes

January 1, 2016.....Offices Closed for New Year's Day
January 6, 2016.....Computer Lab open at Conway Homes
January 12, 2016.....Sierra Vista Homes Resident Council Meeting
January 13, 2016.....Computer Lab open at Conway Homes
January 13, 2016.....Mokelumne Manor Resident Council Meeting
January 14, 2016.....Nutrition on the Move at Conway Homes
January 18, 2016.....Offices Closed for Martin Luther King Day
January 20, 2016.....Computer Lab open at Conway Homes
January 21, 2016.....Board of Commissioners' Meeting
January 27, 2016.....Computer Lab open at Conway Homes



Resident Council Meeting Dates, Times, and Locations

Sierra Vista Homes Resident Council

Every 2nd Tuesday of the month
4:00 p.m.

Sierra Vista Community Meeting Room
2436 Belleview Street

Mokelumne Manor Resident Council

Every 2nd Wednesday of the month
4:30 p.m.

Thornton Management Office
26188 N. Manor Drive

**Meetings dates and times are subject to change.*