

AGENDA
SPECIAL MEETING
STRATEGIC PLANNING/TEAM BUILDING RETREAT

Tuesday, October 18, 2011
Alberta Jackson Administration Complex
421 South El Dorado Street, Stockton, CA 95203

At the order of the Chairperson of the Housing Authority of the County of San Joaquin, a Special Meeting of the Commissioners is hereby called for October 18, 2011, at 8:00 a.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

8:00 Continental Breakfast

8:30 Call to Order.

Roll Call.

Welcome, Purpose of the Retreat, and Introduction of the Facilitator and Recorder – Rudy Willey, Chairperson.

Public Comments.

Role of the Facilitator, Recorder, Group and Public; Strategic Planning Elements; Agenda – Marilyn Snider, Facilitator – Snider and Associates.

Introduction of the Group.

Housing Authority of the County of San Joaquin:

- Mission/Purpose Statement
- Vision Statement
- Core Values/Guiding Principles
- Five-Year Goals (2007-2012)

What Are the Accomplishments of the Housing Authority of the County of San Joaquin since the November 18, 2010 Strategic Planning/Team Building Retreat?

What are the HACSJ's Current Internal Weaknesses/Challenges?

What are the External Factors/Trends (e.g., economic, political, demographic, technological, environmental) that Will/Might have an Impact on the HACSJ in the Coming Year?

- Positively (opportunities)?
- Negatively (threats)?

Review and Revise, if Needed, the Three-Year Goals (what needs to be accomplished).

Develop 12-Month Strategic Objectives (how the goals will be addressed – by when, who will be accountable, for what specific, measurable results) for each of the Five-Year Goals, Including Budgetary Priorities (high, medium or low).

Next Steps/Follow-Up Process to Monitor Progress on the Goals and Objectives.

Summary of the Retreat.

Closing Remarks.

12:30 Adjourn for Lunch

1:00 – 1:30 Reconvene.

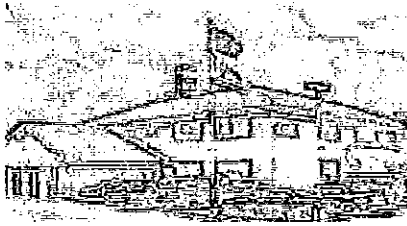
Reports: Quarterly Report – Financial Write-Offs.

Closed Session:

Conference with Labor Negotiator – Agency Negotiator: Alan Coon. Employee Organizations: San Joaquin County Housing Authority Employees Association and San Joaquin Housing Authority Management Association, pursuant to Government Code §§54954.5 and 54957.6. Conference with Real Property Negotiators. Government Code §54956.8
Property: Franco Center, 144 Mun Kwok Lane, Stockton, CA. Agency Negotiator: Alan Coon. Negotiating Parties: Alan Coon and Susan Lenz, Trustee for Bob Franco Trust. Under Negotiation: Price and terms of payment and/or early retirement of bond and release of appraisal.

Please come for continental breakfast and informal conversation at 8:00 a.m. There will be a mid-morning break with a group lunch at 12:30 p.m. No cell phone calls/audible pagers/scheduled meetings during the retreat. Please bring the latest update of the goals and objectives (the completed grid) and your calendar.





Quarterly Report -- Financial Write-Offs
October 12, 2011

Subject: Housing Authority Owned Properties Collection Write-offs of Vacated Tenant Accounts

Below is a recap of collection write-offs for the Board of Commissioners' approval. The write-offs cover a two month period ending September 30, 2011. The chart includes a comparison of income versus write-off by project for the period of August 1 - September 30, 2011. The collection loss for this period consists of 27 accounts in the Public Housing sector totaling \$18,270.00 and no accounts in the non - Public Housing sector for this quarter.

Project	Tenant Portion Rent & Charges	Write-Offs	Percentage		
			Current	Previous	Change
Sierra Vista	\$187,966	\$8,396	4.47%	0.10%	4.36%
Tracy	\$102,127	\$5,488	5.37%	0.77%	4.60%
Mokelumne	\$23,151	\$1,033	4.46%	0.00%	4.46%
Conway	\$196,690	\$3,353	1.70%	0.69%	1.01%
Franco Center	\$0	\$0			
Sartini	\$0	\$0			
Eighth Street	\$0	\$0			
Mourfield	\$0	\$0			
West Park	\$0	\$0			
Washington Street	\$0	\$0			
Claremont Manor	\$0	\$0			
Central Ave	\$0	\$0			
Total	\$509,934	\$18,270	3.58%	1.57%	2.02%

Approved: Melinda Hazard
Melinda Hazard, Director of Finance

Note: In these months, August 1, 2011 through September 30, 2011, a total of: \$1,020
was recovered from accounts written off to collection loss in previous periods:

Sierra Vista \$980 Tracy \$40