

Members Present: Sharon Bosteder, Mary-Lynn Bowen, Lillie Clinton, Paula Danielson, Cindy Ference, Elsie Linebarger, Elizabeth Miller, Tammy Morris, Amy Pawloski, Mary Rogers, Linda Sanchez-Suwaneh, Terry Lynn Stewart, Charmaine Dancy, Barbara Rice

KCHA Staff: Rickie Robinson, Judi Jones, MailIng Martin, Linda Weedman, Gina Guerrero

KEY POINTS DISCUSSED

NO.	TOPIC	HIGHLIGHTS
1	MTW PLAN 2014	<ul style="list-style-type: none"> Summary of Initiatives

Welcome and Introductions – Rickie Robinson welcomed everyone to the meeting.

MTW Plan 2014 – Judi Jones presented an overview of the 2014 MTW Plan. The plan covers January 1st through December 31st. KCHA was established as a Moving to Work agency back in 2003 which allows for modification to rules and policies for Section 8 and Public Housing to help better operate better in our region and improve efficiency. The Annual plan will include a number of topics such as number of voucher, capital projects, and the unit of units to be added to the housing stock. This MTW plan must be submitted to HUD on October 15th.

Judi mentioned that there are very few new initiatives or changes for 2014 due to sequestration. MTW allows for funds to be pooled together and used where necessary. Historically KCHA has over-issued housing choice vouchers. Being an MTW agency, KCHA was been able to house 400+ households over allotment in 2012 without penalty. At the end of 2013, it is anticipated that KCHA will be 190+ household over baseline with the goal of being at 100% of baseline by the end of 2014. Lillie Clinton asked about all the acronyms. It was pointed out that the glossary for most acronyms was included in the RAC packets originally given out. A copy of the glossary was handed out to all members present at the meeting.

Judi brought special attention the Short-term Assistance for Homeless Youth initiative. KCHA anticipates implementing this activity by transferring up to 10 units of subsidy previously allocated to the Coming Up program in order to develop a housing assistance program for homeless young adults that encourage income and self-sufficiency progression under a time-limited model. Working with existing sponsor-based Coming Up program sponsors in south King County, KCHA will begin establishing time-limited assistance for current participants - setting clear expectations for the length of time the rental assistance will be available. Terry Stewart voiced her support of this particular initiative.

Modifications currently being reviewed by KCHA for possible implementation in 2014 include revisions to KCHA’s definition of “Family”. As proposed, KCHA would begin to require that each household include at least one family member who is either an elderly or disabled person member or a minor child in order to be eligible for a federally subsidized unit. This would help to streamline the waitlist

and focus KCHA resources on those greatest in need. Also there is a possibility of expanding the shared housing program. Paula Danielson asked if Section 8 vouchers have increased with rental rates. Judi referred to the current payment standards and explained that rental rates are continually monitored as well as the success rate of lease-ups.

Also, Judi pointed out that Section VI is a list of previously approved MTW initiatives and updated statuses such as HQS Inspections and the possibility of implementing additional changes to streamline program administration such as reduction in repeated visits to the same property annually by using finding from a similar or recent inspection. KCHA would look into the feasibility of skipping annual inspections for residents that pass regularly. Cindy Ference suggested this would be much like a performance-based inspection. If a unit does not pass inspection, the inspections would continue until all the issues are properly addressed. Terry S. asked if this was really feasible. Judi J. explained that in some cases it would depend on the development or property. Paula D. asked if there would be any cuts to maintenance staff. Bill Cook said that at this time that there are no anticipated cuts. Paula remarked that at Northwood the hallway halls are dirty and have not been cleaned in some time. She also mentioned that the shrubs around the property need to be trimmed back away from the building. Bill C. agreed to look into the issue. He explained that each property manager is in charge of setting their annual budget for anticipated projects and encourage residents to let the managers know of maintenance issues.

KCHA is considering possible changes to Easy rent to mirror Win rent with Income Bands which is a sliding scale that allows income to grow without impacting rent. Win rent is based off of the lower income of the bandwidth. A copy of the current Win rent income bands will be mailed to all RAC members. Judi J. cautioned everyone that this is the current income bands and it not what will be if rent reform is moved forward. Other continuing initiatives include how KCHA looks at assets and streamlining verification of assets by changing definition to include only assets valued above \$50,000. Cindy F asked if there would be a proposed cap on assets. Judi stated that this affects probably around only 100 households and that KCHA maintains the right to implement if it does become a larger issue. Judi J explained that ESCO stands for Energy Savings Corporation. KCHA developed and operates an ESCO which allows for borrowing money to do repairs and energy saving upgrades. A percentage of the energy savings is recouped and put back into KCHA.

Other Business – Lillie Clinton voiced her opinion about previous meeting notes and using the microphones available in the Snoqualmie conference room. She also requested for the revised grievance policy when available.