

**Members Present:** Teresa Anderson, Lillie Clinton, Paula Danielson, Michelle Elworth, Cindy Ference, Lyumila Kacherovskaya, Khanan Peyrik, Rose McCoo, Elizabeth Miller, Tammy Morris, Amy Pawloski, Barbara Rice, Linda Sanchez-Suwaneh, Mary Mangrum, Maria Becerra, Tiffany Gomez

**KCHA Staff:** Rickie Robinson, Jenn Ramirez Robson, Mailiing Martin, Loretta Pagan, Natasha Hundley, Judi Jones

### KEY POINTS DISCUSSED

NO.	TOPIC	HIGHLIGHTS
1	Welcome, Introductions, Review Notes	<ul style="list-style-type: none"> <li>• April 2014</li> </ul>
2	Family Definition Changes	<ul style="list-style-type: none"> <li>• Brief Overview</li> </ul>
3	Other Business	<ul style="list-style-type: none"> <li>•</li> </ul>

**Welcome and Introductions** – Rickie Robinson welcomed everyone to the meeting. Rickie also introduced Jenn Ramirez Robson as the new Director of Resident Services. Jenn gave a brief introduction of her background. Introductions were made around the room

**Family Definition Changes** – Judi Jones presented a brief overview of the suggested changes to the definition of family. Judi started off by mentioning that she will be backing away from writing the MTW plan which will be taken up by Megan Hyla.

One of the things on the 2014 MTW plan was a change in how the Housing Authority views a family. When a policy change is made in Section 8, the Housing Authority tries to make a similar change on the public housing side as well so that each program is equally beneficial.

The reason for the proposed changes to the definition of family is because partly due to the continued reduction in funding and that the truly needy are not getting their turn at a voucher or public housing such as elderly, disabled and families with young children. The first step would be targeting at initial eligibility which means that only households that meet this new criteria would be able to apply. A few years ago there was a rule that you couldn't be a single individual to apply for housing but two or three single fully able people started applying as household and bypassing the intent of the new rule.

There are people that are already housed that don't meet the new proposed criteria. The question is how do we allow and how long should they be allowed to stay before moving off the program. The housing authority recognizes that there will be some cases where there will be exceptions. The intent is not to pull the assistance from a family that is truly working to become self-sufficient or may be participating on program that are supported such as FSS (Family Self-Sufficiency) or ROP (Resident Opportunity Plan).

The Housing Authority is looking to also expanding the definition of dependent from 18 to under the age of 23 which would allow a student who graduated from high school to follow and complete a college education and then transition out. On top of that, the Housing Authority recognizes that there may be a "58 year-old person" that raised their family in public housing and to have that person turn around and become self-sufficient right away may be very difficult. Therefore, the Housing Authority is looking to also change the requirement for those currently in our programs from elderly to near elderly (55-62 years old). This is meant to protect current residents or Section 8 voucher holders that are nearing retirement age. Lillie Clinton asked about income eligibility and Judi confirmed that there would be no changes to income requirements. The only proposed changes are regarding changes to the family composition. Judi explained that Section 8 households can income out when they begin paying contract rent. The voucher is then discontinued. On public housing families don't income out because there is no voucher to discontinue. With our rent policy and the income tiers, once a family's income is up to that level where they could pay for rent in the private market, the rent in public housing is actually more than the private market. There are no more flat rent households.

Paula Danielson asked how the housing authority is going to handle those households that no longer meet the new criteria. Judi explained that these changes will be brought to the Board of Commissioners in August. If approved, the change would take effect September 1, 2014 for applicants and those on the waitlist.

The Housing Authority recognizes that for those families currently housed or on a program, we cannot implement these changes immediately and expect them to move out. We are developing a transition plan for those already in occupancy that do not meet the new criteria. Resident Services will be brought in to help these households to create a softer landing outside of the housing programs. If approved, suggested changes would be streamlined over a period of time to give those affected some time to adjust and possibly move off of the subsidies. Cindy Ference asked if there are currently any mechanisms in place with Resident Services to help families in this situation. Judi confirmed that we will be developing a stronger transition plan. There are households in the system right now that do not indicate that there is an elderly or disabled person, but might possibly have an undiagnosed disability or elderly member. Resident Services will be working with these households to make sure that we are not discontinuing a voucher or asking a household to move that truly qualifies.

KCHA is seeing a number of households that have been treating vouchers or public housing units as family heirlooms and being passed from generation to generations allowing people to essentially bypass the waitlist. As presented that the RAC meeting in April, KCHA is writing policy changes to prevent new family members such as aunts, uncles, cousins, and siblings from taking over the voucher when the original voucher holder vacates. KCHA is proposing changes that would limit issuance of vouchers to families with children under 18, to those 62 and older, or to those whose head or spouse is disabled. Once on the program, the family would have to remain eligible and only those original household members would retain residual rights. KCHA would still allow family members to be added to the unit, however, only those related by birth, adoption, marriage, foster or legal custody would increase the voucher size and be allowed residual rights to the voucher. Families may add other relatives but it would not increase the voucher size nor would they be allowed any residual rights to the voucher. It is the responsibility of the family to report changes in family compositions.

Rose McCoo asked what happens when a family is overhoused and needs to be moved to a smaller unit but there are households on the waitlist for that unit. Judi explained that there is transfer policy that dictates how units are filled. Units are filled by a preset ratio where transfers and applicants are filtered in.

Many different scenarios were presented by members for clarification including questions regarding marital and domestic partnership. Judi explained that residual rights would only be granted to legally acknowledged relationships (marriage or registered domestic partnership). KCHA would not acknowledge a relationship without legal paperwork for the residual rights. Therefore, these members (boyfriend/girlfriend) can be added to household but no residual rights. Exception to both initial and continued eligibility may be made at the discretion of the Housing Authority in the case of death of a Head of Household or cases of domestic violence when it is determined in the best interest of dependents, and/or disabled and elderly members of the original household in order to maintain family stability.

Cindy F. asked about what happens to those people that are between 55-62 at the senior/disabled buildings where the criteria is 55 and older if the requirement changes to 62. Judi said that for public housing the Housing Authority would continue to follow the designation plan and confirmed that 55-62 is considered nearly elderly. There are plenty of elderly and disabled people on the waiting list that have priority. There are people that have been on the waiting list for 8 years due to the facts that they are not elderly or disabled and take the lowest priority. Tammy Morris inquired if KCHA makes an effort to direct those that are bumped on the waitlist to other resources or agencies. KCHA posts notifications from other Housing Authorities.

Mary Magrum asked for a little more detail on what will be done to assist those KCHA identified households that may need to move out of housing. Judi said that this was part of the reasoning behind delaying implementing the policy change for current residents. There are a few programs already in place for such residents (FSS & ROP). Jenn said that Resident Services will be working on this next year to make sure that these identified households are directed to other programs and resources. Natasha Hundley said that what is being done now for household getting ready to leave is that they are directed to other resources and other affordable housing where rent is significantly cheaper than the market rate. Judi also mentioned that the Housing Authority also manages a number of private market units that are just under market value.

Lillie C asked more about the single adult of working age moving out or off of a program. Judi pointed out that a single working adult can easily find a roommate to help offset rent much more easily than a family with children. If the person is on Section 8, the Housing Authority will stop making payments on the Section 8 voucher when they have "incomed out" and the tenant can continue to pay the full market rent on that unit without having to move. Cindy asked about those that are currently in housing who are affected. Judi said KCHA is working with the new software company to help better identify and streamline notices. It is anticipated that that current affected residents will be notified about a year after the policy is accepted. Questions or comments should be directed to Judi.

KCHA is also talking and looking at changes to the current public housing lease to consolidate the various addendums (rent, non-smoking policy) in a single document. The pet policy will still be a stand-alone contract. Something that might be added to the lease is a clause that requires children to be

enrolled and attending school. A draft is being sent to the attorneys for review. A copy of the proposed lease might be available for review by the end of August. Residents will be given 30 days for public comment just like the MTW plan. When the lease is close to be finalized, it will be presented to the residents. Cindy asked about the different sites with the unique requirements. Judi said this would be addressed with broader language.

**Other Business** – Lillie mentioned that she would like to see the students are her property acknowledge for graduating high school and moving onto college. Natasha agreed but explained that her budget this year for any such event went into the community gardens. Multiple questions were asked about specific leases and rent increases but without having the actual rent calculations to look at it is difficult to pinpoint why there was an increase or difference. Paula Danielson complained about new heat lamps with fans that were installed in the bathrooms and her refrigerator. Judi suggested putting in a work order or contacting Bill Cook.

The April 2014 notes were approved by a vote of 14-2 with Lillie Clinton and Peyrik Khanan voting against approving. The notes are intended to be a brief summary/overview of topics presented and not a dictation. There is a review session at the beginning or end of the meeting for members to ensure that anything that may be missed can be added. Lillie would like to add to the April 2014 notes that she had asked Bill Cook about adding more one bedrooms to the KCHA inventory.