

Members Present: Mary-Lynn Bowen, Lillie Clinton, Terri Dige, Teresa Eazor, Michelle Elworth, Cindy Ference, Lyudmila Kacherovskaya, Khanan Peyrik, Rose McCoo, Elizabeth Miller, Tammy Morris, Amy Pawloski, Linda Sanchez-Suwaneh

KCHA Staff: Bill Cook, Ted Dezember, Katie Escudero, Shawli Hathaway, Karen House, Judi Jones, Tiffany Ngo, Jenn Ramirez Robson, Rickie Robinson

KEY POINTS DISCUSSED

| NO. | TOPIC | HIGHLIGHTS |
|-----|---------------------------------------|--|
| 1 | Welcome, Introductions, Review Notes | <ul style="list-style-type: none"> September 2014 notes were tabled for review at the next meeting |
| 2 | 2014 MTW Report | <ul style="list-style-type: none"> Katie gave an overview of the report |
| 3 | Education Initiatives | <ul style="list-style-type: none"> Ted presented on the current KCHA Education Initiatives |
| 5 | New Market Tax Credit | <ul style="list-style-type: none"> Tim explained the requirement to have a forum for NMTC issues and collected signatures certifying that RAC is the designated forum |
| 3 | Proposed Public Housing Lease Changes | <ul style="list-style-type: none"> Judi discussed proposed changes Cindy requested further discussion on the proposed changes |
| 6 | Other Items | <ul style="list-style-type: none"> RAC meeting schedule will be discussed soon and then communicated to RAC members once it has been established |

Welcome and Introductions – Rickie Robinson welcomed everyone to the meeting. Introductions were made around the room.

MTW Report 2014 – Katie Escudero presented the 2014 MTW Report. She gave a quick overview of the report:

- Served 15,000 households in 2014
- 98% of households served were very low-income
- 35% live in high opportunity neighborhoods
- Served more vulnerable households
- Over 40% of households entering into our program were homeless
- 46 families stabilized housing through the Rapid Rehousing program
- Invested \$24 million in upgrade repairs
- Saved and redirected 12,000 hours of staff time
- Streamlined forms and data processing

Rose McCoo asked if the MTW program is the same as the Self-Sufficiency program and Katie explained that it is not the same program but MTW allows flexibility for KCHA to make changes to Self-Sufficiency

programs like the Resident Opportunity Plan. Cindy Ference asked if the full MTW report is online and Katie said yes, it is and she will send a link to be distributed to the group.

Education Initiatives – Ted Dezimmer discussed KCHA’s Education Initiatives. He handed out a report that details the Education Initiatives at KCHA. There are 20,000 kids across King County that are living in KCHA-assisted housing and span across 19 school districts. The Education Initiatives focus on multiple areas: Housing Security, Classroom Stability, Geographic Choice, Access to High Quality Early Learning, High Quality Out-of-School Programs, and Parent Engagement.

KCHA is involved in education because we want kids to be prosperous and graduate high school prepared to do whatever they want to do. The work is aimed at ending the cycle of poverty. Not very many school districts and housing authorities have partnered around the common cause of ending the cycle of poverty, which makes these initiatives exciting.

The focus of the Education Initiatives began with elementary schools but is now expanding to middle and high schools. The Initiatives focus on four strategies:

- Access to High Quality Schools - Community Choice Program provides families with the choice to move to higher opportunity neighborhoods
- Rapidly Rehousing Homeless Families - KCHA works with McKinney-Vento liaisons in Highline Public Schools to help house homeless families, which saves the school district transportation costs
- Aligning Home, Neighborhood, and Schools for K-12 Success - Partnering with school districts and communities on Place-Based Initiatives to make sure that every child is successful
- Strengthening Classroom Stability - KCHA helps families in Highline Public Schools move within the school district and encourages families that must move to do so during the summer in order to avoid interrupting children’s learning

Teri Dige asked if there is anything in the Education Initiatives about drugs, alcohol, and violence. Ted responded that all of the youth providers that we have contracts with have components of their curriculum that are dropout prevention, drug and alcohol prevention, and counseling available for kids through partners. Teri also asked if it KCHA has considered going to Alcoholics Anonymous or Narcotics Anonymous to have people come present about recovery to youth. Ted said that it is a good idea and made note of it.

Lillie Clinton asked how KCHA is involving parents in the 0 to 5 age group to help them encourage learning of basic information such as names of parents. Ted responded that KCHA is still building what the strategy looks like for the 0 to 5 group. A lot of family engagement programs have come out recently such as Kaleidoscope’s Play & Learn, which helps parents and caregivers engage with their children in learning. Lillie also asked if families are encouraged to go to libraries as well and Ted said that yes, they are encouraged to go to libraries and libraries are partners with KCHA on these Education Initiatives as well.

Rose asked if KCHA has a plan for children that are slipping through the cracks and not involved in programs. Ted explained that KCHA is working with school partners to identify at-risk students that could benefit from the programs that KCHA is building. He added that his vision is that KCHA’s youth

programs will become so high quality that students will want to stay in the programs and avoid becoming at-risk.

Khanan Peyrik asked if KCHA plans to partner with police due to violence in schools. Ted said yes, police are engaged in conversations around what we are doing in KCHA communities to make them safer places to live. Schools would have to make their own policies around safety within the schools.

Review Notes – Lillie requested that RAC members take home the notes from the September 2014 meeting to review since they were not included in the packets that were mailed to members. Any recommended changes would be discussed at the next meeting and the notes would be up for official approval. The group agreed to do so and will make a decision on the notes at the next meeting.

Proposed Public Housing Lease Changes – Judi Jones presented on the draft revision of the Public Housing lease. This only applies to Public Housing residents, not Section 8 residents. The new form is more streamlined and most of the changes are clarifying things that we already do. Lillie asked what the difference is between Public Housing and Section 8 voucher holders that are in actual single housing. Judi explained if it is a Public Housing unit owned and operated by KCHA, then this lease would apply to them.

Mary-Lynn Bowen said she was told by her manager at Village at Overlake Station that they are no longer leasing but still accept Section 8. She wanted to know what that means so Judi responded that if they still take Section 8 then Mary-Lynn shouldn't be effected as far as she is aware. Mary-Lynn added that her rent is going up in June but she hasn't heard what her portion of rent would be so she was wondering what to do. Judi said she should contact her Housing Specialist for more information. Marcia Magee asked why Section 8 rent at Village at Overlake Station is higher than market rate. Judi said she would need to look at the numbers Marcia is looking at in order to understand the situation and suggested contacting the property manager about the issue to receive accurate information.

Judi explained that part of the process of revising the lease is making sure people can understand it and receiving feedback on the revised version. She walked through the proposed changes:

- **First page:** EASY Rent and WIN Rent program information was inserted as well as an explanation of how rent is calculated, which eliminates the need for the addendum that we currently use.
 - Teri commented that the part about tenants using more than the maximum allowance for any utility service is scary. Judi explained that KCHA has three properties (Firwood Cicle, Burndale Homes, and part of Valli Kee) that are on master meters so instead of having individual utility bills, residents at the three sites get billed for excess usage if their unit goes over the maximum allowance. KCHA is currently working on getting individual meters for those properties.
 - Linda Sanchez-Suwaneh asked if people are notified if they people over the limit and Judi said yes, residents at the three properties are notified if they go over.
 - Rose asked if Budget Billing is available and Judi said residents that are being billed directly have the ability to work that out with the energy companies on their own.
 - Teri asked about rent being paid on the first of the month and was wondering what happens if people do not get paid on the first of the month. Judi responded that KCHA does not charge delinquent amounts until after the seventh of the month. Rose added

- that people have different paydays and asked about exceptions to the rule. Judi explained that rent is not considered late unless it is received after the seventh of the month. If KCHA is aware that there is a legitimate issue with a resident paying by the first of the month, they will work with them to get the rent paid ahead so they are still able to pay on time.
- Marcia asked about why rent went up at Village at Overlake Station due to property taxes when she is under the impression that KCHA does not pay property taxes. Judi said just because KCHA owns a property does not mean we don't pay property taxes. She recommended contacting KCHA's Asset Management department for specific details related to Village at Overlake Station.
 - Lillie asked why the seventh is the deadline for rent. Judi said KCHA monitors when payments are coming in by working with the bank. KCHA can then tell if there has been a delay and can push the deadline back further for certain cases. Lillie said she received a late fee but did not get a late rent notice. Judi suggested talking to the property manager about the issue to get it resolved.
 - Khanan asked if the information about the fines has been shared with managers and Judi said yes, it has been shared with KCHA property management. The lease in discussion does not apply to Cascadian, which is not managed by KCHA.
- **2. Use and Occupancy of Dwelling:** Wording was added to include situations where a tenant may refuse a reasonable accommodation.
 - Laural Gray asked what type of hazard this change is referring to. Judi said it could be constant hazardous behavior caused by Alzheimer's or dementia such as always leaving the stove on, etc.
 - Rose asked if there are other means to dealing with situations like this besides making residents move. Judi said that if all options to remove the hazard have been refused then a resident could be asked to move because KCHA can't allow a hazardous situation to remain at a KCHA development.
 - Cindy said the proposed change does not state that this rule applies to only residents with a physical challenge. Judi explained that the change does say, "the Tenant develops a physical or mental impairment which is permanent or is of long continued duration and which impedes the Tenant's ability to meet the requirements of the Lease..."
 - Cindy asked why KCHA is making this addition. Judi responded that a tenant can refuse a reasonable accommodation so this is a protection for the Housing Authority and everyone that lives at the development.
 - Teri asked if residents would rather go to an assisted facility if KCHA would help with that. Judi said Resident Services would try to find a place for the resident to go.
 - Cindy asked if the resident who declined the offer of a reasonable accommodation would have the ability to go through the reasonable accommodation grievance procedure before KCHA moves towards eviction. Judi responded that yes, the resident would be able to go through the grievance procedure. Evictions are a last resort for the Housing Authority. These changes are being added as a precaution and are not taken lightly. The proposed changes have also been reviewed by an attorney to make sure it makes sense.
 - Rose asked if the offer of a reasonable accommodation would be in writing. Judi said that yes, typically it is documented in writing.

- Rose asked how long the hardship process takes. Judi stated that it depends on the situation.
- **3. Termination of the Lease:** Language was added to strengthen the lease to help ensure that children living in KCHA developments are attending school.
 - Lillie asked what would happen in a situation where a single parent has a teenage child that refuses to go to school. Judi explained that, as a parent, you are required by the Becca bill to make sure your child is in school. Lillie continued, asking what if the parent has no control over the child – would the parent be put out along with the child or if the parent puts the child out, is there any intervention for the child and will the parent be moved to a single apartment? Judi said that in such a situation, the resident would be in violation of the new lease. However, KCHA has not tested it yet but other Housing Authorities have. This is more of a tool to wrap school district services in with Housing Authority services. Our goal is not to evict anybody.
 - Teri shared a story of a young resident who committed suicide and expressed concern about not wanting to see a situation like that happen again. Judi said that sometimes kids get the support they need from schools, which is another reason why KCHA is wanting to ensure that children are getting the education they need.
 - Cindy requested an additional RAC meeting to discuss the Proposed Public Housing Lease Changes due to time constraints. Judi encouraged people to give her a call at 206-574-1152 with any additional comments on the proposed changes. KCHA staff will meet on Friday, April 17th, to discuss future RAC meetings and will also discuss this request. Once a decision has been made, the information will be distributed to RAC members.