

Members Present: Teresa Anderson, Sharon Bosteder, Lillie Clinton, Paula Danielson, Teresa Eazor, Michelle Elworth, Lyudmila Kacherovskaya, Peyrik Khanan, David Madison, Elizabeth Miller, Amy Pawloski, Mary Rogers, Terry Stewart

KCHA Staff: Rickie Robinson, Bill Cook, Judi Jones, Linda Weedman, MaiLing Martin, Tim Locke, Megan Hyla

KEY POINTS DISCUSSED		
NO.	TOPIC	HIGHLIGHTS
1	REVIEW OF NOTES	<ul style="list-style-type: none"> Notes were accepted with no corrections
2	OPPORTUNITY NEIGHBORHOODS	<ul style="list-style-type: none"> Comprehensive set of characteristics
3	NEW MARKET TAX CREDIT UPDATE	<ul style="list-style-type: none"> 2011 Tax Credits
4	MTW UPDATES	<ul style="list-style-type: none"> 2012 MTW plan was approved
5	PARKING POLICY Q&A	
6	OTHER BUSINESS	<ul style="list-style-type: none"> Possible funding for service coordinators 509 disposition

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

Review of Notes – Rickie asked if there are any corrections needed on the notes from the November 2011 meetings. The notes were approved with no corrections.

Opportunity Neighborhoods – Megan Hyla stated that over the next several months, the KCHA Board of Commissioners will be adopting a general policy on “opportunity neighborhoods.” Opportunity neighborhoods are areas with broad access to quality schools, public transportation, healthy food, living-wage jobs, parks, and other amenities. This policy will help to guide future decisions on KCHA’s developing mobility initiative, as well as potential property acquisitions.

The Kirwan Institute, in partnership with the Puget Sound Regional Council, has developed a comprehensive set of characteristics that contribute to neighborhood quality. They divide the County into five levels of opportunity (very high, high, moderate, low, and very low) using these indicators:

Education	Economic Health	Housing & Neighborhood Quality	Mobility & Transportation	Health & Environment
<ul style="list-style-type: none"> • Math Test Scores • Reading Test Scores • Student Poverty • Teacher Qualification • Graduation Rates 	<ul style="list-style-type: none"> • Access to Living Wage Jobs • Job Growth Trends, 2000-2010 • Unemployment Rate 	<ul style="list-style-type: none"> • Vacancy Rate • Foreclosure Rate • High Cost Loan Rate • Housing Stock Condition • Crime Index 	<ul style="list-style-type: none"> • Cost per Commute • Proximity to Express Bus Stops • Average Transit Fare Cost • Percent of Commuters who Walk 	<ul style="list-style-type: none"> • Distance to Nearest Park or Open Space • Proximity to Toxic Waste Release • Percent of Area That is Within a Food Desert

Some of these indicators will increase the opportunity level, while some will reduce it. Not surprisingly, many parts of North and East King County are considered high or very high opportunity, and most low and very-low opportunity census tracts are found in South King County. KCHA's tenant-based vouchers are twice as likely to live in low or very-low opportunity neighborhoods as opposed to high or very-high.

New Market Tax Credits – Tim Locke gave a brief update on the New Market Tax Credits for 2011. Rehab of the mobile home park raised about \$5 million and the NAVOS project raised about \$10 million. KCHA applied for more tax credits but unfortunately did not receive any this time. Another application is due in 2 months and possibly another before the end of the year. Lastly, Tim read to the committee a letter of gratitude from NAVOS.

MTW Update – Judi Jones stated that the MTW plan for 2012 was approved by HUD. She is currently working on the 2012 MTW report and should have a draft available at the next resident committee meeting.

Parking Policy Q&A – Lillie Clinton and Sharon Bosteder voiced issues about the new parking policy and that they want one assigned parking space per unit. The new parking policy states that residents can have one parking space per unit and the car must be registered with the property management office to someone listed on the lease. Also there will not be assigned parking by unit. The only exception is through the Reasonable Accommodation process for a designated handicap parking and this will still only allow for one space per unit. Sharon B. and Terry Stewart mentioned that the extra cars come in after business hours and on weekends when management staff is not around to enforce the rules. Bill Cook mentioned that there is a possibility of looking into a courtesy patrol during these off hours at problem sites. Lillie C. brought up the issue of a live-in aide that has a car and the resident does not. It seems likely that a resident with a reasonable accommodation for a live-in aide and a disable parking placard would need a handicap space close to their unit. Rickie Robinson asked if the parking policy includes towing and Bill C. confirmed that towing is mentioned in the policy. A parking audit was done two years ago and the findings were that there were approximately 1.6 parking spaces per unit at family sites but only 0.47 spaces per unit at Senior/Disable buildings. The use of the additional parking spaces is up to the discretion of the property managers to choose whether to rent the space for \$25/month or make as visitor parking. There has not been any money collected for additional parking space, but any collected money in the future will be used for that particular property.

Other Business – Linda Weedman mentioned that Resident Services has applied for two different grants. The first is grant is for 2 service coordinators for 3 years, but will be chosen by lottery. The

second is 4 FSS Section 8 service coordinators for 1 year. There are currently 3 FSS Section 8 positions and 1 Public Housing at KCHA. Linda W. asked for council approval and the council members unanimously agreed. Rickie R. also mentioned that there is a new service coordinator in the North/East region and her name is Natasha Hundley.

Rickie R. informed the council that the 509 disposition was recently approved by HUD. Linda W. stated that there will be community meeting held in April and that letters will be sent to affected residents. No one will be forced to move.