

**Members Present:** Mary-Lynn Bowen, Paula Danielson, Cindy Ference, Elsie Linebarger, David Madison, Rose McCoo, Elizabeth Miller, Tammy Morris, Amy Pawloski, Linda Radelich, Mary Rogers, Linda Sanchez-Suwaneh, Terry Lynn Stewart, Hekmatallah Fahandejsaadi, Mary Mangrum, Lillie Clinton

**KCHA Staff:** Rickie Robinson, Judi Jones, MaiLing Martin, Linda Weedman, Tan Nguyen, Eden Bossom, Claude DaCorsi, Steve Jefferis

<b>KEY POINTS DISCUSSED</b>		
<b>NO.</b>	<b>TOPIC</b>	<b>HIGHLIGHTS</b>
1	REVIEW OF MEETING NOTES	<ul style="list-style-type: none"> <li>Notes were tabled due to additions that needed to be added</li> </ul>
2	SECTION 8 FOCUS GROUP	<ul style="list-style-type: none"> <li></li> </ul>
3	FAMILY SELF-SUFFICIENCY PROGRAM	<ul style="list-style-type: none"> <li>Voluntary program that helps families to develop career strategies that lead to greater employment earnings</li> </ul>
4	MTW PLAN 2014	<ul style="list-style-type: none"> <li>Summary of Initiatives</li> </ul>
5	OTHER BUSINESS	<ul style="list-style-type: none"> <li>RAC Liaison</li> <li>Open position as resident commissioner on the KCHA board of commissioners</li> </ul>

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

**Review of Notes** – Rickie R. asked if there are any corrections needed on the notes from the July 2013 meeting. Lillie Clinton asked that the following statements be added. Lillie said that she would not approve the July notes until the revised notes were redistributed. The review of notes will be tabled until a later meeting.

- Lillie Clinton asked how are residents and RAC members supposed to be educated enough to give an opinion on policy changes if they have not been given a copy of the current grievance procedure.
- Also, Lillie said that she was unclear which program the grievance policy covered; Section 8 and public housing, or both.
- In regards to the hearing packet being mailed in advance, Lillie and Terry Stewart both disagreed with the proposed timeframe of 7 days.

**Section 8 Focus Group** – Eden Bossom explained that are currently only 4 Resident Services Coordinators focused on Section 8 and that 3 are FSS coordinators. Because of this gap in human services, the sole Resident Services Coordinator for Section 8 at KCHA spends the majority of staff time providing triage support for acute crises that threaten a family’s housing voucher and increase the risk of homelessness. As such, KCHA is keenly aware of the increased and unmet needs among the Section 8 population and has advocated for greater support for these families and individuals. With the

introduction of a Master of Social Work practicum student as support for the Resident Services Coordinator, two community outreach meetings for Section 8 participants were planned, one in Redmond on the north side of King County and one in Kent to the south. The community outreach initiative for Section 8 households was a novel approach by KCHA and a first for Resident Services. Staff from the Family Self Sufficiency program, Section 8 and Resident Services attended. In all, Heart & Home connected over 30 Section 8 households to 11 community organizations and service providers. It is clear that Section 8 households face unmet needs and a disconnection with social support services. Terry Stewart asked if there will be a future focus group held at Greenbridge. Linda W. mentioned that the focus is on areas of larger concentration of HCV and not project-based. If there are any further questions, Eden Bossom may be contacted at 206-214-1367 or [edenb@kcha.org](mailto:edenb@kcha.org).

**Family Self-Sufficiency Program** – Rickie R. gave a brief summary of the Family Self-Sufficiency (FSS) program. Any family currently participating on the Housing Choice Voucher program or a Public Housing resident that wishes to seek or increase their employment earnings and pursue career goals is eligible for the program. FSS is a voluntary program that helps families to develop career strategies that lead to greater employment earnings. The goal of FSS is to work with families towards establishing and setting goals and connecting participants to resources that will help them achieve employment and self-sufficiency. Participants are assigned a case manager from KCHA or the YWCA who will help them identify and choose suitable career and educational goals.

The head of household signs a 5-year contract of participation. As a household's rent increases due to an increase in rent is deposited into an escrow account. A household is eligible to receive the escrow funds once they have successfully completed the contract or leaves subsidized housing. Client responsibilities after signing the contract of participation are be free of TANF for 12 consecutive months prior to the end of the contract, agree to meet their case manager on a quarterly basis, and attend pertinent trainings and workshops.

Mary Rogers and Lillie Clinton both stated that at some point that they had inquired about the FSS program but were told that they could not participate. Rickie reiterated that they would be eligible for the program as long as they were looking to pursue career goals and increase their employment earnings. Lillie asked about a longer contract if someone needed more time to finish classes. Rickie confirmed that an extension can be granted in some instances but that the goal is to be free of TANF 12 months prior and employed. There is no requirement to leave Section 8 or public housing upon completion. Rose McCoo and Lillie inquired what happens if one is unable to accomplish the set goals. The escrow is forfeited if goals are not reached or the household drops out of the program. Mary-Lynn Bowen asked about time requirements. Rickie explained that orientation and quarterly meetings would take approximate an hour and workshops can be 6-8 in length. Mary R. asked about success stories and Lillie C. asked if there was any follow-up with people that had successfully graduated from the program. Rickie shared with the group that there are a few KCHA employees that are/were on the FSS program and are still doing very well.

**MTW Plan 2014** – Judi Jones presented an overview of the 2014 MTW Plan. The plan that was distributed should be considered a draft. A public meeting is being held on August 29<sup>th</sup> at 6pm at the Birch Creek Family Center. The plan will be presented to the Board in September and then submitted to HUD. King County Housing Authority is an MTW (Moving to Work) agency which allows us to change rules to help more families. Section I is the introduction highlights initiatives for 2014. Section II has the

operating information regarding housing stock, leasing and waiting list information as well as the capital construction plans.

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. Another short-term assistance program provides short-term rental assistance to homeless households referred through the Highline School District in order to increase family stability. 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.

Other items of mention include trying to make the rent programs easier to understand and upgrading software programs. Cindy Ference asked if any of this will change how rent is calculated. Judi explained that it should not affect this, but if it does residents will be properly notified. The Mobility Initiative is focused on the Section 8 side which encourages families to move during the summer instead of during the school year. It would also encourage Section 8 families to look at certain areas of King County with better educational systems and student achievement.

Although KCHA is committed to maintaining its Public Housing developments as efficiently and effectively as possible, given the age of KCHA's inventory, it is clear that the level of funding available through HUD's Capital Fund repair program is simply not enough to adequately fund necessary repairs. As a result, KCHA has increasingly relied on the MTW working capital and the funding flexibility of the MTW program to leverage resources need to complete necessary capital improvements to its Public Housing communities.

Major rehabilitation activities together with their projected FY 2014 related expenditures are shown below:

- Site Improvements – Deterioration of existing infrastructure including paving, sidewalks, storm drainage systems, and other related components at Burndale Homes (50 units - Auburn, WA), Firwood Circle (50 units – Auburn, WA), Lake House (70 units – Shoreline, WA), Valli Kee (114 units – Kent, WA), and Newport (23 units – Bellevue, WA) have resulted in significant failures at these sites.
- Building Envelope Upgrades –The capital needs assessment has indicated the need for building envelope upgrades for Hidden Village (78 units – Bellevue, WA), Island Crest (30 units – Mercer Island, WA), and Spiritwood Manor (130 units – Bellevue, WA). The envelope work will be completed with funding from KCHA's MTW block-grant resources, reserves, and other sources
- Sewer, Storm Water, Domestic Water and Waste Lines, and Other Systems Upgrades – At KCHA's Wayland Arms development (67 units – Auburn, WA), the structural concrete slab at the first floor will be removed and replaced. New pin piles, grade beams, and concrete slab will be installed. As well as systems upgrades will be completed at Cascade Homes (108 units – Kent,

WA) and at Valli Kee where the under-slab waste lines will be replaced due to severe deterioration.

Lillie C. asked about the community room at Wells Wood. Claude DaCorsi explained that there is no more room to expand the current community room. Cindy F. asked how it is determined what projects need to be addressed and when. Claude mentioned that there is a rating scale (1-5) for the level of deterioration. Category 1 means issues need to be addressed within 12 months; category 2 is urgent and needs to be addressed 12-24 months; category 3 is 24-48 months; category 4 is 48+ months; and category 5 is to watch the life cycle with annual inspections. Meetings are held 6-7 times a year to assess these needs. They also review work orders and meet with property management. Cindy F. mentioned that she did not see anything about the Northridge project in the plan. Paula Danielson asked if there were any plans for Northwood due to rotting decks. Judi J. explained that this is only a plan which lists what KCHA proposes and that it is a work in progress. She asked the RAC member to submit comments to her in writing.

**Other Business** – Linda W passed out a memo stating that Rickie Robinson would be the RAC liaison for any future question from RAC members. Also, special attention was brought to the application for the open resident commissioner on the KCHA board of commissioners. The application is on the web and was also sent to all RAC members in the previous packet. Lillie C. requested that all RAC members receive a copy of the revised grievance policy. It was explained that there have been no changes as of yet, but a copy of the current grievance policy would be mailed out to all members. Also, Lillie requested that “Wellswood” be corrected to “Wells Wood” in the MTW Plan. Paula D. brought up a concern about a security incident at the Northwood property in which police were called to the scene. Cindy F. pointed out that in the MTW Plan that there was mention if Resident Services support services will be fully funded for 2014. She voiced her support of this program.