

Members Present: Mary-Lynn Bowen, Lillie Clinton, Paula Danielson, Cindy Ference (phone), Koffi Hoto, Elsie Linebarger, David Madison, Mary Mangrum, Rose McCoo, Elizabeth Miller, Tammy Morris, Amy Pawloski, Linda Sanchez-Suwaneh, Terry Lynn Stewart, Eugene Young, Osha Morningstar, Barbara Rice

KCHA Staff: Rickie Robinson, Jenn Ramirez Robson, Mailing Martin, Kristy Johnson, Katie Escudero, Bill Cook, Steve Jefferis, Elizabeth Westburg

KEY POINTS DISCUSSED

NO.	TOPIC	HIGHLIGHTS
1	Welcome, Introductions, Review Notes	<ul style="list-style-type: none"> July 2014
2	MTW Plan 2015	<ul style="list-style-type: none"> Brief Overview
3	Other Business	

Welcome and Introductions – Rickie Robinson welcomed everyone to the meeting. Introductions were made around the room. Mary Mangrum noted her last name was spelled incorrectly. A correction was made to the North RAC Notes. Both North and South RAC notes were approved by all members present.

Lillie Clinton asked for clarification on what “contract rent” means. Bill Cook said that contract rent is the full rent that a landlord charges. Overhoused means that a household (is living in a unit larger than they qualify to live in (e.g. 2 persons in 3 bedroom). The transfer policy is part of the ACOP which determines how people are housed. Rickie Robinson informed the RAC that proposed changes in family definition that were presented at the last meeting has been postponed.

MTW Plan 2015 – Katie Escudero presented the 2015 MTW Plan. The plan is posted on the KCHA website for public review beginning on Aug. 22 and concluding Sept. 23. A meeting with service providers and partners was held to discuss the plan. KCHA will also hold a Public Hearing to review and receive comment regarding the draft 2015 MTW Plan at 6 p.m. Sept. 22, 2014. The plan is due to HUD on October 15th. She continued giving a brief overview of the “Moving to Work” history. KCHA has been a MTW agency for 12 years. There are five major ongoing goals for 2015.

- A. 139 new public housing units – KCHA just broke ground on a 77-unit complex at Vantage Point for elderly and disabled. KCHA will also be leveraging banked public housing subsidies which will allow KCHA to convert 62 more units into Public Housing.
- B. \$33 million to be invested in capital improvement projects – Steve Jefferis spoke about upcoming proposed capital improvements. He stated that approximately \$11-12 million will be spent next year on capital improvements. The decision process began with going to the property managers and having them identify what needs improvement. This list is compared with Capital Needs Assessment. Bill Cook and his staff worked to prioritize this list. There are a

number of new projects as well as the continuing over projects that were started in 2014. About \$6.5 million is being carried over for those projects that will not be completed in 2014. A majority of the new projects will be envelope projects to include Riverton Terrace, Pickering Court, and Forest Grove. A site upgrade project is being conducted up in Shoreline at the Northridge property. He continued to mention a list of proposed updated and improvements. Lillie mentioned that Wells Wood is in need of some upgrades and repairs.

- C. Flexible rental assistance program for survivors of domestic violence – Kristy Johnson stated that KCHA is hoping to develop in early 2015 Domestic violence program that will use flexible funding outside of Section 8. This would provide temporary short term assistance to those in need due to a DV issue. This assistance would not necessarily be rental assistance but could be a security deposit or moving assistance. Kristy confirmed that the intent is to partner with outside providers (Lifewire for the Northeast & DAWN for the South). KCHA would provide the funding and these service providers would provide the services. Resident Services does have a point person for current residents that have experienced Domestic Violence. KCHA will take 20 S8 vouchers and repurpose these vouchers into dollars (approximately \$8-10K per voucher). The amount of these vouchers will be rolled into a contract with Lifewire and DAWN for a year. Osha Morningstar suggested that agencies do more outreach and marketing at community colleges. Kristy J. agreed and will let the contracted agencies handle the outreach.
- D. Opportunity Neighborhoods – KCHA plans to continue mobility counseling, helping households settle in to these higher opportunity neighborhoods as well as continue to acquire and preserve properties in these neighborhoods. KCHA is also looking into the offered subsidy levels for these areas.
- E. New computer software system to be implemented – This new software is aimed at streamline our business practices and efficiency. The new software, TenMast, will help with improved tracking and reporting. Hopefully in the future, service providers will be able to connect and share information through different portals. Private and sensitive client information will only be available by KCHA staff. KCHA is converting all of its paper files in an online electronic database. This allows staff to save room and better access files more quickly.

New Activity/Initiative Proposals

- A. New Service Program Project-Based Assistance – KCHA is looking into how these funds are administered to service providers more efficiently. KCHA wants to cut down the amount of time it takes staff to process certifications. It is estimated that the streamlining processes could save up to 400 hours of staff time. This is meant to allow case managers more time with clients instead of doing paperwork. Kristy J. made a clarification that these proposed changes are for new programs. There was some discussion regarding staff turnover and lack of time for case management. This is specifically for the new homeless youth programs.
- B. Reporting on use of net proceeds from Disposition Activities – There is approximately \$5 million left over. HUD requires a separate report format on these funds but in the MTW Plan, KCHA is asking permission of HUD to report these together with other required reporting.

Other Business

A discussion regarding a community room at Wells Wood and other properties was brought up. Bill Cook mentioned that funding for this type of request would generally be grant funded which is a very competitive process. Osha brought up the idea of reaching out to other organizations that have mobile services such as Library 2 Go or DSHS. Jenn Ramirez Robson

mentioned that Resident Services coordinators are always looking into new ways to bring services to the properties. There are other programs available such as the Resident Opportunity Plan (ROP) and Family Self-Sufficiency (FSS). Resident Services also partner with other organization such as Neighborhood House to build resources. Paula Danielson suggested that some of the Resident Services coordinators have “bad” attitudes and mentioned a couple examples. Rickie asked that Paula give Jenn and Rickie a call the next day to discuss these issues.

Lillie C. brought up the issue of the community room at Wells Wood that is being used as storage for replacement appliances. The office that is used at Wells Wood is a very tiny space in the laundry facilities that is inadequate for the purpose of storing appliances. Bill C mentioned that appliances are stored for the purpose of quickly replacing appliance that break down in units.

On the MTW plan, Lillie brought up a question of the average monthly rent in the summary. It is unclear what the amount listed is for such as what size bedroom or area. Katie E. agreed that that should be clarified. Mary M. brought up her electric bill being abnormally high. She had Puget Sound Energy do an energy audit and it was determined that it was her appliances that were using so much electricity. Bill Cook mentioned that our resource conversation manager looks into these issues on a regular basis to find out if we qualify special promotions such as the one with PSE. Recently, KCHA received 60 new toilets for a property in Shoreline from Seattle City Light.

Tammy Morris asked if individual problems could be brought up at the end of the meeting after the subject matter has been fully discussed. TerryLynn Stewart asked for clarification of recent acquisitions mentioned in the Executive Summary of MTW plan and suggested that these properties should be listed by name and region. Lillie asked about multi-tiered payment standards mentioned in the MTW. Katie clarified that this would be for families looking to move into higher opportunity neighborhoods like Bellevue and Kirkland. The banked public housing refers that the units that were turned over under the Hope VI project. KCHA is working to quickly turn these back into new public housing units. There are no planned changes to rent policies but it something that will continue to be in the plan. Lillie asked about future of the 509 properties if the government keeps cutting funds. Kristy explained that KCHA has about 2,300 units under the project-based section 8 and if funding is cut, KCHA would preserve KCHA-owned properties like Wells Wood and begin with cancelling contract with private owners and non-profit organizations.

Lillie asked about self-sufficiency. Specifically, she wanted to know why Wells Wood had no access to the water spouts in order to water the garden. Bill C. explained that unfortunately due to the misuse by a large number of others, these resources are being restricted. Mary M. asked about providing rain barrels. If people are interested in rain barrels, Rickie asked that they contact him directly. Bill C. also mentioned that residents can contact their city to set up a barrel. Cindy Ference asked Bill C. to clarify how the COLA will be applied. Bill said that he didn't have too much information but Judi is working on it. Basically, KCHA is trying to automatically apply the COLA and the utility allowance all in the same month. The only other discussion of potential changes to the rent policy would be possibly changing the family participants to a 3

year cycle. If there are any other rent policy changes in the upcoming year, these changes would be presented to the RAC. It was also mentioned that if a participant has extremely high medical expenses and can document these expenses, they have the right to ask for an interim review. There is a RAC glossary in the back of the binder that lists many of the acronyms. HUD has multiple definitions of Family Self-Sufficiency. Rickie explained that “Self-Sufficiency” was developed by social scientists as a term to free oneself from government subsidies. The government’s idea (not KCHA’s idea) is that when one is receiving government subsidies that there is no independence.