

Members Present: Teresa Eazor, Lyudmila Kacherovskaya, Khanan Peyrik, Amy Pawloski, Elizabeth Miller, Linda Sanchez-Suwaneh, Teresa Anderson, Lillie Clinton, Tracy Davis, Cindy Ference, Michelle Elworth

KCHA Staff: Rickie Robinson, Bill Cook, Judi Jones, MaiLing Martin, Gina Guerrero, Linda Weedman

KEY POINTS DISCUSSED		
NO.	TOPIC	HIGHLIGHTS
1	REVIEW OF NOTES	<ul style="list-style-type: none"> Notes were accepted with correction to members present. Added: Cindy Ference
2	EMERGENCY PREP	<ul style="list-style-type: none"> Brief overview
3	PROPOSED PAYMENT STANDARDS	<ul style="list-style-type: none"> Proposed 4-tiered payment standards based on zip codes
4	UPDATES	<ul style="list-style-type: none"> 509 project Service Coordinator - Grant application
5	MTW REPORT & FY 2013 ACTIVITY	<ul style="list-style-type: none"> MTW plan was approved by HUD 2013 Initiatives moving forward

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 September 2012 meetings. The notes were approved with correction of adding Cindy Ference.

Emergency Prep – Rickie directed everyone’s attention to the refresher material on emergency preparation on a budget that was mailed in the most recent RAC packet. Additional handouts regarding emergency preparation were passed around for all to look. Additional handouts will be mailed out in a few weeks to those interested. KCHA is working on a grant application to FEMA which is being headed up by Mark Abernathy & Tim Baker.

Proposed Payment Standards – Gina Guerrero presented the proposed payment standards for Section 8. The proposed idea would be to take the current two areas and use a four-tiered zip code system. In some cases the payment standard may go up or down slightly. These guidelines are not yet approved.

Updates – Linda Weedman gave a brief update on the 509 project. On November 1, 2012, 21 of the 22 properties in the 509 Project were transferred by KCHA to its nonprofit affiliate, Moving King County Residents Forward. The final property, Eastridge House, was transferred on November 20, resulting in KCHA’s disposition of all 509 units of Public Housing to MKCRF. The 509 Disposition was the opportunity for qualified residents at these properties to receive a tenant-based voucher and move to private rental housing. To receive a voucher, qualified tenants had to give notice by November 30 and apply for the voucher by year end. 287 of 482 qualified tenants (60%) gave notice by the deadline. By

mid-January, 260 (54%) of those residents had been issued tenant-based vouchers and 124 (26%) had located a unit. Once a resident receives a voucher, they have six months to find and relocate to new housing, so this phase of the 509 Project is expected to continue through July 2013. At that time, we expect to review information on the movement of these families and the primary reasons they chose to move which we can share at the next RAC meeting.

Lastly, Resident Services has applied for a ROSS grant for a Service Coordinator. If granted, the service coordinator will work with residents at Valli Kee and Cascade and the position will be contracted to ReWA.

MTW Update – Judi Jones reported that the 2013 MTW plan was approved by HUD. The following 2013 initiatives are moving forward are as follows:

1. Passage Point Conditional Housing
 - ✓ Passage Point is a development in Maple Valley that is currently used for inmates that have recently been released and who are trying to reunite with their children while working with service providers and attending job training. Upon completion of predetermined steps and criteria outlined, these previous inmates may qualify for a transfer into public housing when they would not necessarily pass a criminal background check.
2. Rent Reform
 - ✓ Proposed revision of rent policies for “Mixed Family” Households – would assign additional rent due on a per person basis for each non-documented resident (proposed \$50-100)
 - ✓ Proposed revision to require an interim review when household income rises above an established level and/or when income has decreases through fault of the tenant (i.e tenant quits job)
3. KCHA has three categories: Disabled, Near Elderly (ages 55-61), and Elderly (62+) which is problematic for housing staff. KCHA is looking at merging the Nearly Elderly and Elderly categories to simplify the process.

Judi continues to work on the 2012 MTW Report and should be available by the next RAC meeting in June or July.

Other Business – Rickie asked if anyone would be interested in providing their email addresses to be shared with other RAC members. A sign-up sheet was distributed among those present.

Cindy F. brought up concerns regarding the non-smoking policy at KCHA properties asking about medical exceptions to the non-smoking policy and staff training. Linda W. mentioned that a medical exception (Reasonable Accommodation) is reviewed on a case-by-case basis and is covered by HIPPA regulations. Bill Cook addressed the staff training question around the non-smoking policy. Residents can address concerns directly to property management. There is no need for concerns to be put in writing and a phone will suffice. Management will contact both parties. A home visit by management is preferred to see if any remnants of smoking can be detected. Bill C. also took note of the walkway issue and will address the concern of moss growth, disrepair walkways, and ADA requirements.

Lillie Clinton raised her concerns regarding private landlords' definition of ADA property/unit. She has been finding it challenging to find an apartment using her Section 8 voucher. KCHA does not regulate private landlords. A list of non-profit organizations is available to help in the housing search.

Bill C. will look into Parkway Apartments to take a look at placement of communal ashtrays near the local bus stop to see if there would be a more appropriate place.