

Members Present: Teresa Anderson, Mary-Lynn Bowen, Lillie Clinton, Paula Danielson, Cindy Ference, Lyumila Kacherovskaya, Khanan Peyrik, Elizabeth Miller, Tammy Morris, Amy Pawloski, Barbara Rice, Rose McCoo

KCHA Staff: Rickie Robinson, Bill Cook, MaiLing Martin, Gina Guerrero

KEY POINTS DISCUSSED

NO.	TOPIC	HIGHLIGHTS
1	Welcome, Introductions, ACOP & Review Notes	<ul style="list-style-type: none"> July 2013, August 2013, September 2013
2	Family Definition Changes	<ul style="list-style-type: none"> Brief Overview Live-in Aide Policy
3	Housing Survey Results	<ul style="list-style-type: none"> Mixed Population Buildings
4	Other Business	<ul style="list-style-type: none">

Welcome and Introductions – Rickie Robinson welcomed everyone to the meeting and introductions were made around the room. Lillie Clinton asked about the Children’s Savings account presentation. She also mentioned that she is still waiting to hear an update on the grievance and hearing policy. Rickie Robinson confirmed that there is nothing new to report on the updated grievance policy. When there is something new to report, the RAC will be informed and a copy will be distributed. Cindy Ference stated that she felt that having the meetings recorded would help in reviewing the notes. She also suggested that the draft of the meeting notes be sent out as soon as available instead of waiting until right before the next meeting. 10 of the 12 RAC members present voted to approve the July 2013. Lillie felt that she was unable to vote to approve the July 2013 meeting notes. Lillie also stated that she did not want her non-vote to be counted as an abstention. Cindy F. abstained from voting on the meeting notes because she felt that the meetings were too long ago to recall accurately. The August and September 2013 meeting notes were approved with Cindy F. abstaining from voting. Tammy Morris mentioned that she would like to have Eden Bossom return to present at the RAC meeting at a future date.

Rickie R. passed out a handout to the RAC members which gave direction on where to find the Admission and Continued Occupancy Policy (ACOP) for public housing on the KCHA website. Bill Cook mentioned that the non-smoking and pet policy can also be found on the KCHA website. Public Housing application can also be found on the website. The applications can be printed and mailed into the Central Application office.

Family Definition and Live-in Aide Policy Changes – Gina Guerrero presented the changes to the live-in aide policy. A live-in aide is a person who resides with one or more elderly persons, near elderly persons, or persons with disabilities and who is 1) determined to be essential to the care and well-being of the person, 2) is not obligated for the support of the persons, and 3) would not be living in the unit except to provide the necessary supportive services. KCHA has been running into the issue of a LIA

being approved through the reasonable accommodation process, and then the LIA will move out a few short months later and not being replaced. The current policy does not require notification to the Housing Authority (HA) when household members leave. Since the HA has gone to reviews being performed every two to three years, there are cases where an empty additional bedroom has been subsidized. In an attempt to limit this, KCHA is proposing a change requiring that the Head of Household (HOH) report when an LIA moves out of the unit within 30 days. The family will be given 180 days from the date the LIA left the unit to move-in a replacement. Time limit extensions may be granted through the reasonable accommodation process. If a new LIA has not moved in within that time frame, the voucher will be reduced to the appropriate size for the remaining members.

Gina G. also gave a brief overview of the suggested changes to the definition of family. The truly needed are not getting their turn at a voucher. Vouchers are being treated as family heirlooms and being passed from generation to generations allowing people to essentially bypass the waitlist. The changes would prevent new family members such as aunts, uncles, cousins, and siblings from taking over the voucher when the original voucher holder vacates. To combat this, KCHA is proposing changes that would limit issuance of vouchers to families with children under 18, to those 62 and older, or to those whose head or spouse is disabled. Once on the program, the family would have to remain eligible. KCHA would still allow family members to be added to the unit, however, only those related by birth, adoption, marriage, foster or legal custody would increase the voucher size and be allowed residual rights to the voucher. Families may add other relatives but it would not increase the voucher size nor would they be allowed any residual rights to the voucher. It is the responsibility of the family to report changes in family compositions such as a child leaving to attending university and living in the dormitories. There was some confusion regarding conflicting changes regarding college students. Lillie C. and Cindy F. requested a copy of proposed changes. Bill C. explained that will be a full presentation on the proposed changes as well as a public comment hearing before this goes to the Board of Commissioners. This will probably happen around June or July. If approved, suggested changes would be streamlined over a period of time to give those affected some time to adjust and possibly move off of the subsidies.

Housing Survey Results – Bill C. presented on the results of the 2013 housing survey results. This survey was conducted at the mixed population sites. Copies of the PowerPoint slides were handed out to those present. The response rate for this year was 37% which is pretty good. Some of the properties that had high response rates were Gustaves Manor, Briarwood, and Westminster Manor. 47% of respondents stated that they have lived in their unit for 10+ years as compared to previous years. Cindy F. says that the Resident Services support coordinators should take credit for helping the elderly to age in place. Results show the residents are generally satisfied (70%+) in all categories.

Bill Cook pointed out to Paula Danielson that Northwood would be getting a property manager in about a week. Most property managers manage between 2-7 properties and can't be on site 5 days a week. KCHA has a pretty lean staff and can be stretched thin. The survey results show that residents contact with management and maintenance vary between 1-6 times a year. This means that that one or two contacts need to be the best experience possible. Over the years, the results of the survey show that residents believe that they have less of an understanding of the rent form, calculation and lease agreements. The lease agreement is in the process of being revised. When the lease is finished being revised, it will be brought to the RAC for comment. KCHA is in the process of changing the management software. The contract will be signed this week, but it will probably be 8-10 months yet until residents

will notice a difference. The survey results on safety issues show that residents feel less safe in their parking lots. Better lightening is being installed at many properties. The most common resident complaints include pest control, trash accumulation, parking, and laundry room issues. The parking issue seems to be decreasing due to the new parking policy limiting residents to one car per person. High-energy efficient washing machines that have been installed at most sites. Another concern going forward is the elevators will need to eventually replace.

Other interesting data from the survey is around the non-smoking policy. 70% of residents believe the policy is being enforced effectively, but 46% believe that some residents are still smoking in their units. Many residents also believe that KCHA should provide some sort of covered shelter for smoker. The problem is that at many sites that there is not adequate room to install such a shelter up to code for ADA accessibilities.

Approximately 54% of residents that responded stated that English is their primary language. 46% said that they need translated documents. This year, resident services staff requested surveys in the specific languages in their buildings and went door to door to distribute as well as helping some resident fill out the surveys. The HA will provide translation services but many residents will bring family members to meetings to help interpret for them. However, if there is a sensitive or confidential topic, the Housing Authority will still provide the interpreter. Spanish, Korean, and Russian speakers were among the highest return rate.

Some of the desired services at the mixed population sites include dental services, programs and activities for older adults, food bank information and computers/internet. Resident Services is talking with the University of Washington to see about the possibility of working with them, but this is no guarantee that it will happen. Interest in information about computers and the internet is growing. 43% of resident now own a computer, 36% actually have internet access, and 67% own a cell phone.

Other Business – Tammy M. asked if there was any update on the payment standards for Section 8. Gina G confirmed that at this time there is no further information or update. Cindy F. asked about the upcoming proposed lease changes. Bill C. confirmed that there will be a lot of changes. He mentioned that right now there are quite a few different versions of the lease agreement for the many different types of properties. The goal is to make the leases the same and easier to understand with less legal jargon. The process will be that once the draft version is ready for staff to take look and make comments or suggestions and then to the RAC for review. After the RAC makes their comments, the lease changes will be available for a public comment period. Once all of these steps are finished, it will go before the Board of Commissioners. The non-smoking addendum will probably still be a separate piece.