

RESIDENT ADVISORY COMMITTEE (RAC)

King County Library Bellevue Branch, 1111 110th Ave NE, Bellevue WA ■
Room 1 ■ September 6, 2016 ■ 5:30 – 7:00 PM

Members Present	Lyudmila Kacherovskaya, Marcia Magee, Elizabeth Miller, Lynn Miner, Amy Pawloski, Khanan Peyrik, Mary-Lynn Bowen
KCHA Staff Present	Rickie Robinson, Katie Escudero, Bill Cook, Beth Meshke, Michael Anderson, Nikki Parrott, Shawli Hathaway

KEY POINTS DISCUSSED

	TOPIC	HIGHLIGHTS
1	Welcome, Introductions, Review Notes	Notes from June 2016 RAC meeting were approved.
2	Moving to Work Contract	KCHA’s MTW contract was extended.
3	Proposed <i>2017 Moving to Work Plan</i>	Katie Escudero briefed us about the proposed 2017 plan and collected input from RAC members.
4	Meeting Feedback Activity	All

Prior RAC Meeting Notes

RAC members approved the notes from the June 1, 2016 meeting. These notes will be posted at KCHA’s web site: <http://www.kcha.org/residents/rac/>

Welcome and Introductions

Rickie Robinson welcomed everyone to the meeting. Introductions were made.

Moving to Work Contract Extension

KCHA’s Moving to Work contract with Housing and Urban Development (HUD) expires in 2018. We have been offered to renew it, extending it another 10 years until 2028. The contract will not be changing, just extended.

Moving to Work 2017 Plan

Katie Escudero from KCHA’s Policy group came to share information about, collect ideas for, and answer questions about the draft *2017 Moving to Work (MTW) Plan*. Her talk had these four parts.

1. What it means to be a Moving to Work (MTW) agency.

MTW gives Public Housing Agencies exemptions from many existing public housing and voucher choice (Section 8) rules and more flexibility with how they use their Federal funds in order to better serve local needs. Because of this flexibility, since we became a MTW agency in 2003 KCHA has been able to serve 39% more households than we were serving before.

2. What will we keep doing as an MTW agency in 2017? These items were approved in prior MTW plans and do not need to be re-approved in the 2017 plan. Listed below are ongoing goals KCHA will continue to pursue through its MTW flexibility in 2017:

- a. Expanding housing opportunities for low-income King County residents by adding an additional 485 households to our federally subsidized programs in 2016-2017.
- b. Increasing access to high opportunity neighborhoods by implementing multi-tiered payment standards, providing supportive services to families pursuing these areas, and seeking opportunities to acquire and develop units in these neighborhoods.
- c. Supporting families in gaining greater economic independence by developing and evaluating programs that promote improved economic outcomes among residents and their children.
- d. Preserving our existing affordable housing stock by investing \$15.5 million in capital improvement projects. Katie handed out a list of proposed 2017 Capital Improvement Projects listing planned improvements. Every year the properties on the list of properties to improve changes. These are the properties on the list for 2017:

Ballinger Homes, Boulevard Manor, Burien Vets House, Cascade Homes, Firwood Circle, Forest Glen, Juanita Court, Juanita Trace, Kings Court, Kirkland Place, Lake House, Northridge, Valli Kee, and Yardley Arms.

- e. Serving diverse populations, such as those exiting homelessness or a domestic violence situation, with targeted supportive housing programs.
 - f. Increasing operational efficiency by streamlining business processes and adopting new technologies.
3. For 2017, we don't have any brand new activities for which KCHA would need a waiver from the usual HUD rules in order to implement. In 2017 we propose to fine tune and ramp up our existing programs. These are the new activities KCHA is proposing in the draft *2017 MTW Plan*.
- a. Strengthening landlord relationships by creating a landlord liaison staff position dedicated to recruitment, retention and relationship-building with landlords.

- b. Increasing voucher holder' success leasing up by dedicating additional resources to assist vulnerable households that may be exiting homelessness and struggling to find a place to live. Potential supports include a rent readiness program and discretionary funds for deposits, application fees, and moving costs.
 - c. Streamlining the move process by not doing a full income recertification every time a resident requests to move units. A household's recertification schedule would remain on the same biennial or triennial review schedule whether or not that household moves.
 - d. Expanding flexible rental assistance by experimenting with new ways to effectively use housing assistance dollars to successfully address the needs of our region's growing homeless population.
4. RAC members' feedback about the proposed *2017 MTW Plan*. Katie will present the 2017 MTW Plan to the KCHA Board of Commissioners in October 2016, and will incorporate RAC member comments in her presentation to the Board.

Comments from September 6, 2016 meeting in Bellevue:

- a. Residents living in KCHA-owned properties would like to have the choice to pay rent electronically and/or automatically, but not require electronic payment. Bill Cook responded that this doesn't require MTW approval. It is a matter of whether the software KCHA uses can do it. KCHA is looking into this now and hopes to have a preliminary recommendation about electronic payment of rent by the end of 2016.
- b. KCHA should buy more mobile home and manufactured home parks. KCHA should consider establishing new mobile home and manufactured home parks if KCHA can acquire unused land.
- c. The 2017 Plan looks good.
- d. Some KCHA-owned properties do not have enough parking (e.g. Northwood, Northlake House). Nikki Parrot and Bill Cook said that converting some properties such as Northwood and Northlake House from Project-Based Section 8 to Public Housing will produce in more capital funds for those properties and puts them on the "radar screen" of Nikki's department, which typically only upgrades Public Housing properties.
- e. Increase energy improvements at more properties, such as replace light bulbs with high efficiency LED bulbs.
- f. KCHA needs to help residents remain comfortable (cool enough) in the summer, even though the climate is warming up.
- g. Create more senior/disabled buildings with elevators, including at Family developments. Have more backup-generators to run elevators when the power goes out.

Facilitator Volunteer for Next Meeting

Marcia M. volunteered to facilitate the next RAC meeting. The next meeting will probably be in January, 2017.

Day and Time Survey for Next Meeting

RAC members filled in a survey about what day of the week (Monday through Friday) and what time of day (morning, afternoon, or evening) they prefer for future RAC meetings. The meeting length will remain 1½ hours. Those members not at the meeting will be asked their opinion after the meeting.

Meeting Feedback From Bellevue Meeting September 6, 2016

Kudos / Good News:

- Healthy snacks (fruit) option.
- Bellevue Library is a nice location.
- Love the location.
- Like having the meeting on the eastside.
- Liked the meeting not on Wednesday.

What worked: [nothing submitted]

What Didn't Work:

- How to get more Section 8 representation at RAC meetings
- Low attendance at RAC meeting

Future meeting topic suggestions:

- KCHA should allow (but not require) automatic/electronic rent payments.
- Invite Resource Conservation team. What is the conservation plan? How can KCHA mitigate increasing temperatures related to climate change? What will we do as the weather gets hotter?
- Invite property managers to attend RAC meetings. (Bill Cook responded that he shares RAC comments with his property management staff.)
- Invite Asset Management to hear about their property issues and to listen to our suggestions about improving things at Asset Managed properties.
- Some properties need upgrading and cleaning (e.g. Northlake House.)
- Discuss feedback RAC members gave to outside facilitator T. Moore about the RAC.
- Talk about safety at KCHA properties when the power goes out.