

Members Present: Sharon Bosteder, Mary-Lynn Bowen, Elsie Linebarger, David Madison, Mary Rogers, Terry Stewart

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

| KEY POINTS DISCUSSED | | |
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| NO. | TOPIC | HIGHLIGHTS |
| 1 | REVIEW OF NOTES | <ul style="list-style-type: none"> Notes were accepted with no corrections. |
| 2 | NEW MARKET TAX CREDITS | <ul style="list-style-type: none"> Recently applied for \$75 million in credits; should know about Feb 2013 if received |
| 3 | 509 UPDATE | <ul style="list-style-type: none"> 509 units, 22 properties 13 community meeting to be held |
| 4 | SECTION 8 | <ul style="list-style-type: none"> Tabled until next meeting |
| 5 | MTW PLAN | <ul style="list-style-type: none"> 2013 Draft Overview |

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 June 2012 meetings. The notes were approved with no corrections.

New Market Tax Credits – Tim Locke told the committee that KCHA had applied for \$75 million in new credits. It will be February 2013 by the time, KCHA should know if any credits were approved. Previous tax credit projects included NAVOS and the rehab of mobile home parks, Wonderland Estates and Tall Cedars.

509 Update – Beth Pearson presented an update on the 509 disposition project. The reason for the name of this project is because 509 units over 22 smaller KCHA properties are being converted to Project-based Section 8. There is more federal funding for vouchers than for public housing. This allows for upgrades and maintenance to these units if residents choose to apply for a voucher and move out. 13 community meetings will be held over the next few weeks so that those residents still living at these properties can sign the project-based section 8 leases by November 1st. Terry Stewart asked how many public housing units were lost in this project. Beth P. clarified that no public housing units were lost. KCHA still retains all of the units and that as tenants move out with Section 8 vouchers that units will be upgraded as needed.

Section 8 – Tabled until the next meeting.

MTW Updates – Judi Jones presented an overview of the 2013 MTW Plan. The Plan handed out should be considered a draft. A public meeting is being held on September 14th at 6pm. The plan will be presented to the Board and then submitted to HUD on October 15th.

Section V addresses possible new items for 2013. All members agreed that these futures projects would be positive. David Madison voiced how impressed he was with the three future projects and how the projects targeted with current issues.

1. Passage Point Conditional Housing
 - Passage Point is a development in Maple Valley that is currently used for inmates that have recently been release 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, these previous inmates may qualify for a transfer into public housing when they would not necessarily pass a criminal background check.
2. Flexible Rental Assistance Program
 - This may allow KCHA to give the calculated subsidy to a service provider/caseworker to manage.
3. Short-term Rental Assistance Program
 - KCHA will be working with the Highline School District to identify families with minor children that are in danger of losing housing. This will be a small pilot for no more than 20 families will receive temporary assistance on a short-term basis (6-9 months) in order to help stabilize the family.

Section VI is a list of previously approved MTW initiatives and updated statuses. Major areas of focus include:

1. HQS Inspections
 - Possible implementation of additional changes to streamline program administration
2. Program Eligibility
 - Limit eligibility to elderly, disabled, and families with minor children
3. 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). Terry S. suggested that the amount should be \$75 per person from her discussions with other residents about rent.
 - Proposed revision to require an interim review when household income rises above an established level and when income has decreases through fault of the tenant (i.e. tenant quits job)
 - Additional changes to blend operations of Easy Rent and Win Rent programs and simplify program administration.
4. FSS Program
 - Policy changes to streamline operations and encourage expanded participation