

**Members Present:** Sharon Boseteder, Elsie Linebarger, Linda Radelich, Mary Rogers, Susan Scroggs, Terry Stewart

**KCHA Staff:** Rickie Robinson, Bill Cook, Judi Jones, MaiLing Martin, Tan Nguyen, Linda Weedman

### KEY POINTS DISCUSSED

NO.	TOPIC	HIGHLIGHTS
1	REVIEW OF MINUTES	<ul style="list-style-type: none"> <li>Notes were approved</li> </ul>
2	EMERGENCY PREP	<ul style="list-style-type: none"> <li>Brief overview</li> <li>Emergency Flipcharts</li> </ul>
3	PROPOSED PAYMENT STANDARDS	<ul style="list-style-type: none"> <li>Proposed 4-tiered payment standards based on zip codes</li> </ul>
4	UPDATES	<ul style="list-style-type: none"> <li>509 project</li> <li>Service Coordinator - Grant application</li> </ul>
5	MTW REPORT & FY 2013 ACTIVITY	<ul style="list-style-type: none"> <li>MTW plan was approved by HUD</li> <li>2013 Initiatives moving forward</li> </ul>

**Welcome and Introductions** – Rickie Robinson welcomed everyone to the meeting and introductions were made around the room.

**Review of Minutes** – Rickie asked if there are any corrections needed on the notes from the September 2012 meetings.

**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. Bill Cook reminded the group that they are working towards having an Emergency Flip Chart zip-tied to the hot water heater in every apartment. Susan Scroggs suggested the idea of floor wardens. KCHA is working on a grant application to FEMA which is being headed up by Mark Abernathy & Tim Baker.

**Proposed Payment Standards** – Tan Nguyen 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 \$75-100+)
  - ✓ 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** – Linda Radelich asked about having water barrels being provided at Burndale Homes. Rickie will follow-up with the new property manager, DeMarcus. Sharon Bosteder brought up concerns about resident safety with the recent events at Mardi Gras. Unfortunately, the eviction process is determined by the court process. There was a suggestion to hold community-wide mental health trainings with residents. Bill Cook suggested the best course of action is to contact the property manager and have public housing work with the other resident.

KCHA is federal property and is ruled by federal law so therefore marijuana smoking is still not allowed plus non-smoking policy extends to marijuana smoking as well. Terry Stewart requested “No smoking” signs in stairwells.

Mary Brown had questions regarding her Section 8 voucher and her landlord. Landlords are able to request a rent increase once a year and the rent increase is subject to rent reasonableness. Questions should be directed to the caseworker.

Linda R. inquired if residents will ever be able to make rent payments with a debit card or online. Bill C. it is quite possible down the road. KCHA is in the process of looking into a new computer system. The next meeting should be in June or July and will likely be one big meeting with the North and South meeting in the Snoqualmie room

Bill Cook mentioned that Housing Management is looking into the option of holding an open Town Hall meetings for residents to ask questions and bring up concerns.