

Members Present: Sharon Bosteder, Koffi Hoto, Elsie Linebarger, TerryLynn Stewart
KCHA Staff: Rickie Robinson, Bill Cook, Linda Weedman, MaiLing Martin, Tan Nguyen

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 OverviewLive-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">Linda Weedman is retiring in August

Welcome and Introductions – Rickie Robinson welcomed everyone to the meeting and introductions were made around the room. The July, August, and September 2013 meeting notes were approved. 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.

Family Definition and Live-in Aide Policy Changes – Tan Nguyen 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 a 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.

Tan N. also gave a brief overview of the suggested changes to the definition of family. The truly needy are not getting their turn at a voucher. Vouchers are being treated as family heirlooms and being passed from generation to generation 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.

Housing Survey Results – Bill Cook 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. 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. 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. Plaza 17 is a pilot program where KCHA asked for volunteers that were long-term residents. These residents will need to vacate their unit for a few days in order for new carpets to be installed and painting to be done. The resident is responsible for finding a place to stay and KCHA is taking care of the moving and storage portion. TerryLynn Stewart had concerns regarding the new carpet fumes on elderly residents. KCHA has gone to great lengths to use natural carpet fibers and low-VOC glue.

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 brought to the RAC for comment.

The survey results on safety issues show that residents feel less safe in their parking lots but feel safe inside their units and common areas. 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 that KCHA has taken seriously is the bed bug issue. It is costly to treat for bed bugs which include brining in large heaters for a 48 hour period. Another concern going forward is the elevators will need to eventually replace and this will be very costly.

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. Two shelters have already been installed with two more planned for this year. 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. 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 – Rickie R. 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. Linda Weedman announced that she will be retiring in August of this year.

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