

RESIDENT ADVISORY COMMITTEE

KCHA – Snoqualmie Room

■ April 15, 2015

■ 5:00 PM – 6:30 PM

Members Present: Sharon Bosteder, Koffi Hoto, Elsie Linebarger, David Madison, Noke Phoumkeo, Susan Scroggs, TerryLynn Stewart

KCHA Staff: Bill Cook, Ted Dezember, Katie Escudero, Chelsey Geraghty, Gina Guerrero, Shawli Hathaway, Judi Jones, Tiffany Ngo, Jenn Ramirez Robson, Rickie Robinson, Elizabeth Westburg

KEY POINTS DISCUSSED

NO.	TOPIC	HIGHLIGHTS
1	Welcome, Introductions, Review Notes	<ul style="list-style-type: none"> September 2014 notes were approved
2	2014 MTW Report	<ul style="list-style-type: none"> Katie gave an overview of the report
3	Education Initiatives	<ul style="list-style-type: none"> Ted presented on the current KCHA Education Initiatives
5	New Market Tax Credit	<ul style="list-style-type: none"> Tim explained the requirement to have a forum for NMTC issues and collected signatures certifying that RAC is the designated forum
3	Proposed Public Housing Lease Changes	<ul style="list-style-type: none"> Judi discussed proposed changes HUD rules require that the revised lease be sent to all KCHA Public Housing residents who then have thirty days to submit comments in writing to KCHA
6	Other Items	<ul style="list-style-type: none"> RAC meeting schedule will be discussed soon and then communicated to RAC members once it has been established

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

MTW Report 2014 – Katie Escudero presented the 2014 MTW Report. She gave a quick overview of the report:

- Served 15,000 households in 2014
- 98% of households served were very low-income
- 35% live in high opportunity neighborhoods
- Served more vulnerable households
- Over 40% of households entering into our program were homeless
- 46 families stabilized housing through the Rapid Rehousing program
- Invested \$24 million in upgrade repairs
- Saved and redirected 12,000 hours of staff time
- Streamlined forms and data processing

Susan Scroggs asked if KCHA has goals for 2015. Katie responded that yes, they were shared at the last meeting and we will be doing similar programs in 2015.

Education Initiatives – Ted Dezember discussed KCHA’s Education Initiatives. There are 20,000 kids across King County that are living in KCHA-assisted housing and span across 19 school districts. The Education Initiatives focus on multiple areas: Housing Security, Classroom Stability, Geographic Choice, Access To High Quality Early Learning, High Quality Out-of-School Programs, and Parent Engagement.

Ted continued with descriptions of Education Initiatives programs that KCHA is currently operating:

- Rapid Rehousing Pilot Program works with McKinney-Vento liaisons in Highline Public Schools to help house homeless families, which saves the school district transportation costs
- Housing Stability Pilot helps families in Highline Public Schools move within the school district and encourages families that must move to do so during the summer in order to avoid interrupting children’s learning
- Community Choice Program provides families with the choice to move to higher opportunity neighborhoods
- KCHA works very closely with residents interested in family childcare businesses and invites KCHA’s in-home childcare providers to trainings that youth providers attend in order to opportunities for high quality early learning
 - Susan asked if in-home childcare providers are getting income and Ted responded that yes, they do get income from the business
- KCHA has created a big focus around early learning and established a community of practice with service providers around the topic
 - TerryLynn Stewart commented that KCHA residents are not using Head Start services
 - TerryLynn asked Jenn Ramirez Robson for numbers of KCHA residents that are utilizing early learning opportunities
 - KCHA is creating and funding a “baby academy” at Greenbridge through grant funds
 - Susan asked if she should contact her congressmen and Ted said yes, she can
- Parent engagement around education is another big focus as well as quality before- and afterschool programming
 - Started to align the work happening between all of KCHA’s contracted youth providers and school districts

New Market Tax Credit Program – Tim Walter shared information about KCHA’s New Market Tax Credit Program for facilities that are not housing-related, such as community buildings. As part of the program, the IRS requires that there is a forum to be able to discuss and present issues that may need to be addressed with residents that live in low income communities. The Resident Advisory Committee is being used as the forum so KCHA can fulfil this requirement.

At this time, there is nothing that requires feedback but signatures will be collected to certify that the RAC is willing to be available in the event that there is an issue that needs to be raised. Forms were distributed to the RAC members present for signatures. Tim will get a new form for Noke Phoumkeo to sign since she is new to the RAC. Rickie will help Tim gather signatures for the absent RAC members, Linde Radelich and Eugene Young.

Review Notes – Unanimously approved.

Proposed Public Housing Lease Changes – Judi Jones presented on the draft revision of the Public Housing lease. This only applies to Public Housing residents, not Section 8 residents. The new form is more streamlined and most of the changes are clarifying things that we already do. Judi walked through all the proposed changes:

- **First page:** EASY Rent and WIN Rent program information was inserted as well as an explanation of how rent is calculated, which eliminates the need for the addendum that we currently use.
- **2. Use and Occupancy of Dwelling:** Wording was added to include situations where a tenant may refuse a reasonable accommodation.
- **3. Termination of the Lease:** Language was added to strengthen the lease to help ensure that children living in KCHA developments are attending school.
 - Sharon Bosteder asked how strict KCHA will be with parents that have special needs children and how much support will be given to parents that are struggling to get their children to stay in school. She added that it could add a lot more stress to parents if they are concerned about losing their housing due to their child’s school attendance. Judi explained that a hearing process would be put in place and that KCHA is not trying to evict people by including this in the lease. Judi suggested that the changes could possibly reduce stress because KCHA would be able to target other services that the parents may not have been accessing.
 - TerryLynn commented that the changes are focused on students that are dropping out. She added that KCHA is trying to end the cycle of poverty.
 - TerryLynn asked if Judi could specify “from preschool to 12th grade”. Judi responded that it was not included because the state may go back and change the RCW.
- **5. Redetermination of Rent, Dwelling Size and Eligibility:** All of these changes have to do with the rent policy changes that are included in the addendum right now and are just being added directly to the lease.
- **6. Tenant’s Responsibilities in Occupancy:** A few changes were made to make it easier for KCHA to administer the lease by making sure if changes are made in the future, it is only changes in one area of the lease. For example, instead of listing actual numbers of days, the language has been changed to “as defined in Section 1 of this lease”.
- **6H. Maintaining Clean and sanitary Condition of the Unit:** This section was added to clarify that the resident is responsible for maintaining a sanitary unit and will report any instances where there are any issues with rodents, bed bugs, etc.
 - TerryLynn asked if communities other than Greenbridge have been receiving bed bug training as well. Rickie responded that the majority of the residents across KCHA’s portfolios have received training about bed bugs.
- **6I. Maintenance/Damages:** An item was added to clarify that residents must abide by regulations regarding maintenance and upkeep of smoke detectors.
 - TerryLynn asked that this item be bolded so Judi made a note of that. Another change under 6I was the addition of language saying residents need to let KCHA know when repairs for plumbing fixtures are needed as well as if the presence of bed bugs or any other insects or rodents.
- **6J. Damage/Attorney’s Fees/Other Charges:** Changes were made to clarify that residents would be responsible for any legal fees if we move forward with an eviction.

- TerryLynn asked if the draft lease has been reviewed by an attorney and Judi said that yes, it has been sent to the attorney for review.
- **6N. Vehicles:** Changes clarify that residents can't park in fire lanes and that vehicles would be towed at the owner's expense.
- **6O. Pets:** Wording was added to clarify that pets do not need to be carried, the animals must be leashed and under control.
- **6P. Fire Safety/Precautions:** Wording was added to say that flammable property must be kept away from any heat source.
 - TerryLynn asked if KCHA can specify that flammable items be placed within a minimum distance from the heat source. Judi said that she will need to look into whether there is a standard distance due to the different types of heat sources that KCHA has.
- **6S. Aerials and Antennas:** Additions include more information about antennas and where they can and cannot be installed.
- **6V. Smoking in Public Areas:** The Non-Smoking Policy has been incorporated into the lease.
 - Sharon asked if the "Doors from an apartment to a hallway..." sentence should be taken out because smoking is not allowed in units. Judi said she would look at it and may be able to take it out.
 - TerryLynn suggested adding stairwells to the areas where smoking is prohibited and Judi said she could do that. Bill Cook will look into adding non-smoking signs in the stairwells at KCHA properties.
- **6W. Transfer:** Information about tenants that don't transfer within seven days has been added.
- **6X. Energy Conservation:** This section was added to state that households will cooperate with energy conservation measures.

Judi explained that HUD's rules state that Public Housing residents are supposed to be given copies of the changes and given thirty days to comment on them. After the comment period, the changes are taken to the Board of Commissioners and then implemented if approved.

Other Items

- Sharon asked if the next meeting date has been set. Rickie responded that KCHA staff will meet on Friday, April 17th, to discuss a schedule and will mail out notices once a decision has been reached.