

Members Present	Terry Anderson, Sharon Bosteder, Lillie Clinton, Cindy Ference, Elsie Linebarger, David Madison, Mary Mangrum, Tammy Morris, Noke Phoumkeo, Susan Scroggs, TerryLynn Stewart, Eugene Young
KCHA Staff	Rickie Robinson, Katie Escudero, Bill Cook, Beth Meshke, Michael Anderson, Nikki Parrott, Shawli Hathaway
Guests	Susan Brouse

KEY POINTS DISCUSSED

NO.	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 around the room.

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 that listed planned improvements at these properties:

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 Section 8 landlord relationships by creating a landlord liaison staff position dedicated to recruitment, retention and relationship-building with Section 8 landlords in the private marketplace.
 - 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*. The following were comments made by small groups of RAC members or individual RAC members and not necessarily a recommendation of the entire Resident Advisory Committee. 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.
- a. A suggestion to project the increase in number of households we can serve using MTW flexibility beyond a one year projection.
 - b. We need to reach out more to homeless veterans to help them learn how to access our programs.
 - c. We need more ways to address our region's exploding number of homeless people. Need for additional support for those experiencing homelessness.
 - d. We would like to see KCHA help homeless people who are mentally ill. On the other hand, housing mentally ill people with seniors in KCHA's senior public housing buildings is making seniors feel unsafe. Some mentally ill people need more supportive services than is available in KCHA's public housing buildings.
 - e. We suggest that KCHA to help people from other countries learn how to live in a housing unit in our culture, and also help US-born residents who had an unsettled upbringing how to take care of an apartment. For example, some people need help learning how to take a shower without getting water all over the floor which can cause damage. Some residents need to learn how to clean a house. There is a lot more diversity than there used to be of who lives in high-rise buildings. Diversity includes people from many different cultures, various mental health and physical disabilities, and more diversity of ages. We would like more help getting along with such diversity
 - f. A suggestion to increase the number of programs serving homeless young adults.
 - g. A suggestion that KCHA provide more housing assistance to homeless people coming out of institutions such as mental hospitals, jails and prisons.
 - h. A suggestion to develop small, non-traditional living units for homeless young adults by modifying buildings that are not already apartment buildings (e.g. a hanger).
 - i. Make information about KCHA'S partner agencies easier to find. KCHA partners with some service providers but participants don't know what services are available other than their housing subsidy.
 - j. Concern about utility allowances after energy equipment upgrades are installed in a property.

- k. Concern that Energy Recovery Ventilator fans installed as part of energy upgrades are on too much of the time, and residents don't have an off switch, and concern that this could increase the resident's electric bill.
- l. People need to respect one another. We are experiencing less respect out in public and where we live. Young people do not treat seniors with as much respect as in prior years. There is an increasing number of young people and people with mental illness who are homeless or living in poverty and feel a lack of opportunity.
- m. We think KCHA needs to help seniors in KCHA mixed population buildings be safer inside those buildings. Seniors are afraid to go out of their units in KCHA buildings because younger disabled people also living there show disrespect to seniors or have mental health problems.

Facilitator Volunteer for Next Meeting

Elsie L. volunteered to facilitate the next meeting which will probably be in January. The facilitator keeps the meeting on track.

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 mailed a survey.

Meeting Feedback

Kudos / Good News:

- Good information shared.
- Good job, Katie.

What worked: [nothing submitted]

What Didn't Work:

- No discussion of capital improvement projects

Future meeting topic suggestions:

- EPC questions: ERV mechanics and who will pay if [electric] bill increases
- More information of how KCHA is addressing homelessness
- We should share information of what's going on in our communities
- Have more enforcement of neighbor against neighbor in same complex. KCHA should not take sides.
- What are we doing to help kids?
- Need more access to service providers (networked) connected to KCHA
- Share more sincere social services be positive attitude to try to bring understanding in a complex
- Be more aware of the great number of people who have no radio, no TV, no computer, no printer