

**KING COUNTY HOUSING AUTHORITY  
(KCHA)**

**MEETING NOTES**

**RESIDENT ADVISORY COMMITTEE (RAC)**

Greenbridge – Joe Thomas Room ■ March 18, 2019 ■ 5:00 – 6:30 PM

<b>Members Present</b>	Lillie Clinton, Tammy Morris, Zau Bawk, Gideon Hoto & Terry Stewart
<b>KCHA Staff</b>	Bill Cook, Tracie Friedman, Shawli Hathaway, Michael Anderson, Jenna Smith, Chris Clevenger, Sarah Contreras, Sarah Green, Elizabeth Westburg

**KEY POINTS DISCUSSED**

<b>NO.</b>	<b>TOPIC</b>	<b>PRESENTERS</b>
1	Open & Welcome	Tracie and All
2	RAC Survey Questions	Tracie Friedman
3	KCHA Temporary Relocation Policy	Judi Jones
4	Seola Gardens Disposition	Beth Pearson
5	Update on New Lease & Charge Policies	Bill Cook
6	Section 8 Updates	Michael Anderson

**Welcome and Introductions**

Tracie went over the RAC reminders.

**Seola Gardens**

We are applying to HUD to change the ownership and remove the public housing covenant

- Beth is in the process of turning in the application and the last part is taking in questions from residents.
- Hoping to submit the application in the next 2-3 weeks.

We have finished up Seola Gardens project (10 years).

- We just sold the last home now and we are ready to release the last ½ acre parcel

Beth opened it up to questions. She provided her contact information

Questions/Comments/Suggestions

- Will there be any changes to the facility or programming?
  - No changes.
- What about liability with the changes?
  - We will have the same lease in place.

### **KCHA Temporary Relocation Policy**

Judi Jones went over the temporary relocation policy.

- It provides information such as how much notice we give residents.
- It lists what type of benefits are available to residents when a relocation is needed.
- This gives staff a guideline for providing temporary relocation.

We try to develop a relocation plan that works for that development/project and the residents.

If there are any questions after this meeting, please email Judi Jones at [judij@kcha.org](mailto:judij@kcha.org).

### **EPC Elevator Project**

Please spread the word to other residents to request a reasonable accommodation if they will need assistance during the elevator project. We have a service where we can provide help with groceries or walking the pets, etc.

### **Update on New Lease & Charge Policies**

## New Lease Policy

Bill provided updates on the new lease policy.

- We have the final draft version of the new policy.
- There will be an advocacy group meeting where we will explain changes to the policy and we want to get their feedback. The meeting will be held at our office on April 11.
- All residents will get mailed a packet and can make comments during the public comment period.
- We hope to get final board of commissioner's approval in June.
- Once it is approved, it will go into effect immediately.

## New Maintenance Charge Policy

Bill passed out a maintenance charge chart – under current policy (left) and new policy (right)

Current policy we charge on the labor.

- We are charged a mechanic rate if a mechanic does the work.

New policy charges on the position that would usually do the work.

- We are charged the rate of who should be doing the work, even if a mechanic does the work. We are not charged the mechanic rate.

We are taking the pro-rate out that would calculate the years left on a carpet and will only charge for the section that needs to be replaced.

## Questions/Comments/Suggestions

- *Will we be charged for something like taking gaskets off?*
  - *You will not be charged for something that is wear and tear. If you moved out and there was damage, there would be a charge for that.*
- *How and when will the new lease be applied to residents?*
  - *We may just have people sign the new lease when their lease expires.*
- *How do I know when my lease will expire?*
  - *That information will be on your recertification or update paperwork.*

- *Has anything changed in the policy about smoking marijuana indoors/outdoors?*
  - *Smoking is addressed in the lease. If they are smoking within 25 feet of a window or building, let your property manager know. If it is outside of 25 feet, you can call the local law enforcement.*

## **Section 8 Updates**

If anyone is concerned about the government shutdown, please take a look at our website. We post updates there regularly. KCHA employees were never concerned about being laid off or operations halting. Next years budget is well secured.

## **RAC Survey Questions**

Please feel free to send additional suggestions/comments to Tracie before the end of the month with either your name or you can list yourself as anonymous. Her email address is [tracief@kcha.org](mailto:tracief@kcha.org).

## **RAC Participation Survey Answers**

### **1. Why do you participate in the Resident Advisory Committee?**

- Help solve housing crisis
- Input on what you don't understand/agree
- Find out how it works (housing/federal)
- Different perspectives
- Know how system works
- Find more info
- Keep current on info → it's challenging
- Be a part of making a difference
- Help support housing system
- Accurate info (programs, HCV) confirming

- Get current /full info – get direct info from staff
- Input in decision making
- Providing ideas to help others
- More accessibility (helping to provide)
- Learn more about KCHA/community/processes
  - resources for community
  - know what housing is doing

## 2. What is the benefit to attending RAC meetings?

- Hear what's going on
- Talk to experts
- Get answers
- Meeting KCHA staff/residents
- Passing on info to others about KCHA & what we learn here/comply/share
- Actively engage in discussion
- Put in beneficial info from POV of residents

## 3. What do you feel is your role with RAC?

- Represent our building
- Can fill people in on what's going on
- Give knowledge back to community
- Being a resource for community
- Asking questions to clarify
- We can add/debate to make things better
- Gather info from community
  - cover items people want brought up
- Stay up to date with changes

- new info always
- Learn new info/keep current/new upcoming changes
- Confirm info we've heard
- KCHA app or technology to connect us
  - use it
- Don't be scared/no spotlight
- Not a place for all your problems
- RAC participant/not KCHA employee – no official paperwork

#### 4. Why do you think others should join?

- Should be someone from every building/region
- People need to know about this committee
- Face to face with staff/be present/visible
- Wider range of input
  - from different ethnic groups
  - types of families – mixed population sites
- To learn about affordable housing
- Have a sign up sheet available here for new members
- Flyers to put up at properties

#### 5. What do you think is missing here?

- We need to talk to residents/talk with other managers to share issues
- Talk to/find out what other HA's do with RAC & talking to each other
- We need something to hand out/brochure about housing/HUD
  - website has up to date info/best resource
  - Google Admin plan
- More material sent out to residents with current resources & educational opportunities

- What does KCHA need from residents
  - 10-15 residents
  - good/engaging conversation
- Include new info/changes in rent statement/heads up
- Have open agenda item for people to discuss/concerns
- Better communication to residents when changes are coming/handout/heads up
- Get agenda items from residents
- Monthly go to different complexes
- Get out there
- Location difficult to get to → Central (Tukwila)
- Input doesn't always make it to HUD
- Timeframe of meeting – get home late
- Educate residents that this meeting is not bad. People are scared.
- Accommodate communities (all of them)
  - more time/room on agenda
  - off campus meetings during nice weather
  - be seen in other communities
  - individual site meetings
  - comments are listed on MTW report that goes to HUD & in report for public hearing comments