

MASON COUNTY HOUSING AUTHORITY MINUTES

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF MASON COUNTY (MCHA) HELD AT 9:00 A.M. ON **MARCH 4, 2015**, AT THE MASON COUNTY COMMISSION CHAMBERS, 411 NORTH FIFTH STREET, SHELTON, WA 98584

1. **CALL TO ORDER AND ROLL CALL:** Chair Wallace called the meeting to order at 9:04 a.m. Roll call was as follows:

Present:

Chair Merrill Wallace
Commissioner Karen Monroe
Commissioner Tyler Music
Commissioner Kathy Haigh
Commissioner Tammy Newton

Absent:

Also Present:

Ken Morrell, Cascade Management, Inc. Portfolio Mgr.
Darla Lull, Cascade Management, Inc. Director of Property Management
Julie Almanzor, Clerk of the Board
Robert Kase, Fairmont Cove Tenant
Kristian Schonberg
Laura McClanahan
Brandy Sisson, Pine Garden Tenant

2. **MINUTES:** Approval of the February 4, 2015 regular meeting minutes.

Chair Wallace called for motion to approve the regular meeting minutes. Commissioner Newton/Haigh moved and seconded motion. Chair Wallace called for question. None opposed. Motion carried.

3. **PUBLIC COMMENT:**

- 3.1 Robert Kase stated he lives in Fairmount Cove Apartments. He said his apartment has flooded out three years in a row. He urges the Board to fix the flooding problem. He told the Board that he has insurance but then found out the flooding is not covered because the insurance company said it's a structural problem. He said he tries as hard as he can but this is a horrible burden on them and he already has health problems. He said he can't move at this time. He has no help and it would be very hard. He mentioned that when his nurse comes, she has to clean up mud from the floor instead of helping him.

Chair Wallace thanked Mr. Kase for coming in and assured him they will be discussing these problems today.

- 3.2 Kristian Schonberg spoke about the Re-entry Coalition. He said a housing problem was identified for Department of Corrections (DOC) offenders due to having felony convictions. They usually end up homeless and re-offending. With stable housing, re-offending is lower and the community is safer. He stressed a team concept.

Commissioner Haigh said the key is to work with DOC, community housing as well as investors.

Mr. Schonberg said they need a proposal and more information before taking it to the County Commissioners.

- 3.3 Brandy Sisson stated she once lived at Pine Garden Apartments. She is confused on which direction to go to find housing.

Chair Wallace told her Section 8 is available and there are waiting lists. He told her she can leave her name with Ken and his staff will get back with her. Merrill Wallace stated that Section 8 allows people to find their own housing that is eligible for Section 8.

Commissioner Haigh asked Ms. Sisson if she has kids.

Ms. Sisson said she has four children in the Shelton School District.

Tyler Music told Ms. Sisson about Bremerton Housing Authority. He said there is a random lottery and applicants are eligible.

4. **CHAIRMAN COMMENTS:** Merrill said they are on the Mason County website and it appears to be working. Bremerton is putting up 30 units of senior housing and they are working with Prudential.

5. **COMMISSIONER COMMENTS/REPORTS:**

Kathy Haigh said she and Tammy Newton attended the Association of Housing Authorities meeting and asked a lot of questions. She said perhaps they can share what they learned at a future meeting. She added that Mason County said they only have 400 units and questions how Mason County can expand that. She said that Laura Porter did a presentation on changing mentality on housing. There needs to be more focus on children and supporting other family needs instead of just housing.

6. **FINANCIAL:**

- 6.1 Approval of Claims Certification for January 2015
The Cove Apartments – \$12,286.00
Pine Garden Apartments - \$18,274.13
Kneeland Park Apartments - \$9,468.39

Chair Wallace called for motion to approve the Claims Certification for January 2015. Commissioner Haigh/Newton moved and seconded motion. Chair Wallace called for question. None opposed. Motion carried.

- 6.2 Income Statement Review- Ken Morrell gave an update.

7. **MANAGEMENT:**

- 7.1 Routine Occupancy and Property Inspection Reports for The Coves, Kneeland Park, and Pine Garden for the month of January 2015.
- 7.2 The Coves water intrusion issue - Ken said the conclusion is that it's a drain issue and the water comes up from under the foundations to the apartments. A french drain is recommended to prevent it from happening again and possibly attaching other units to the drain as necessary.

Merrill Wallace commented that he notices these flooding problems seem to correspond with the sewer work on Fairmount. He added that possibly this work disturbed something or re-directed drainage.

Commissioner Haigh/Music moved and seconded to approve \$30,000.00 from replacement reserves and \$20,000.00 from operating capital to correct Fairmount Cove Apartments water intrusion problems. Motion Carried.

8. DEVELOPMENT: None

9. UNFINISHED BUSINESS: Commissioner Haigh said she would be interested in visiting some of the properties. Ken said he will arrange this and let the Board know the details.

10. NEW BUSINESS:

On April 1, 2015, the new transit center is opening in Shelton.

Commissioner Haigh said there are 80 acres off of Fairmount near Walker Park Road. She said it is located in the City of Shelton and would be a good area for housing for an investor.

11. FUTURE MEETINGS: Wednesday, April 1, 2015. Chair Wallace will not be at the meeting.

12. ADJOURNMENT:

There being no further business, Chair Wallace called for motion to adjourn the meeting at 10:38 a.m. Commissioner Music/Haigh moved and seconded to approve motion. Chair Wallace called for question. None opposed. Motion carried.

Becky Rogers

Executive Secretary

Karen A Monroe

Chair

SEAL:

