

November 14, 2013 WCDC Meeting Minutes

Joint meeting with the Parks Recreation Committee

Members Present: Rick Stephens, Tim Crampton, Sheldon Delph, Jerry Frison, Lyn Delph, Mary Lou Andrews, Chuck Price, Linda Crampton
Joint meeting with the Parks Recreation Committee members Present: Laura Prado, Tom Delph
Special Guest: Stan Stradley, Umatilla County Housing Executive Director

Mr. Stradley generously presented a major presentation regarding possible funding opportunities and general comments for the Weston Senior Housing project. All members were impressed with his experience (37 yrs.), and breadth of knowledge concerning senior housing in general.

He stated that Oregon Housing and Community Services grants and loans were highly competitive and could require up to five applications to successfully be awarded the necessary grants and loans. Local banks and private loans provide very good tax shelters as the tax credits can be repurchased at the rate of 70-72 cents per dollar, or at 9% for ten years to get back 90% in tax credits. The Federal Home Loan Bank in Seattle has been very helpful to local agencies and requests. They have been involved with the USDA 515 program which is for new construction, 1% interest loans for 35 years with rental assistance to renters.

All government housing grant and loan dollars have tightened down in the last 3-4 years. Stan asked if the WCDC had a 501c3 nonprofit status as grants and loans can be more available to such organizations. The WCDC does not currently have the 501c3 status although we have discussed pursuing this goal as a City committee with "joint status" and the Pioneer Association does have the 501c3 status. Stradley discussed another funding avenue through rehabbing historical buildings for low income senior housing. This could be very advantageous locally for us as investors highly seek the one year tax write off of historical tax credits for rehabbing historical buildings for commercial purposes. Stan also discussed the vital need of very strong housing rules for renters be presented upfront with seven year leases.

We inquired about the possibility of the Christman Bros. from Enterprise acting as construction and housing managers for our project. Mr. Stradley commented that the Christman's have one of best housing packages in the State of Oregon. Their work is mostly completed through the acquisition of rehabs for housing, they prefer 30 or more units but currently have a 14-unit Havtac complex in Boardman. We discussed these funding and general thoughts with Mr. Stradley in much greater detail to be warranted for these meeting minutes. I will include the entire set of minutes in an expanded discussion for public viewing on request.

Chuck read the October meeting minutes which were approved. He also gave the financial report. Currently the WCDC has \$1798.29 in the Brick Fund and \$410.22 in the City budget line item. \$452.00 was paid to Northwest Shade Trees to purchase trees for the City Park. This money was distributed from a Umatilla County grant to replace the diseased trees in the park. There is still \$53.45 left in this grant with the City budget. Debbie Russell reported to Chuck Price that the city auditor had established an audit finding that if the WCDC has a project exceeding \$1000 in total that we need to get three competitive bids to stay within established accounting standards.

Sheldon read the Weston Parks and Recreation Committee October 10, 2013 meeting minutes which were approved.

Chuck requested that PARC give the WCDC a bid estimate for the Senior Housing market survey. Laura stated that she would contact Stan Foster for this request. It was discussed that we should request funding from the Wildhorse Foundation for this market survey.

Tim reported that the proposed covered wagon site is in one tax lot with the Jackson's personal housing lot. Both land parcels have an combined RMV of \$49,560 and an appraised value of \$22,100. If we are to purchase the covered wagon site the county planning committee has stated that the Jacksons will need to subrogate the one tax lot into two tax lots. Tim also stated that he will speak with Andrea Greer Realty to determine a reasonable purchase price for the covered wagon site.

Tim reported that the Chamber of Commerce is sponsoring a community hayride at 5 pm. on Saturday, December 14 to be followed with a lighted Christmas parade at 6 pm.

Our next meeting will be a joint meeting with the Weston Historical Committee at 7 pm. on Tuesday, December 17, 2013.

Respectively submitted,
Chuck Price, WCDC Secretary-Treasurer