

WCDC Meeting Minutes

July 22, 2014

Members Present: Tim Crampton, Rick Stephens, Lyn Delph, Chuck Price, Mary Lou Andrews
Guests: Bruce Buchanon, El Nora Baker

Chuck read the minutes for the June 24, 2014 meeting and gave the current financial report. We have not expended any funds from the \$5000 grant from the Oregon Community Foundation for the covered wagon site. Jerry Frison was reimbursed \$40.94 for his purchase of two motion detector alarms for the wagon site. This money was taken from our City budget line item, leaving a balance of \$459.06 in the line item. \$284.08 remains from the Hodaka Club donation and we have \$1798.29 in the Brick fund. Both the June meeting minutes and financial report passed unanimously.

Bruce Buchanon and El Nora Baker were thanked for attending our meeting.

Bruce reported that he has checked with the Oregon Community Housing Dept regarding current trends in future funding. He stated that concerning our senior housing project we may have a problem demonstrating a local area marketing need in Weston due to the department's new approach to market assessments and local needs. As Athena currently has 10 units expanding to 14 units he recommended that Weston strongly considers a 6-8 unit project for \$1 million+ cost. There is very strong competition for Oregon Community Services funding as only 50% of applications are approved. The problem is the requirements for matching the needs for Senior Housing for the State of Oregon. He forecasted that the next application cycle for 2015 would encompass the applications out in Feb 2015 to be submitted by April 2015.

Bruce also reported that the new Athena Phase II construction (last four units) application included approximately \$50,000 which had been locally raised. This local funding really strengthened their application for additional funding to the State of Oregon. His recommendation was that we should contact the Meier Memorial Trust (mmt.org), McArthur Foundation, Collins Foundation, Murdock Foundation, Rose Tucker Foundation (Portland), Jack Edwards at the Sherwood Foundation (Walla Walla) and Kari Isaacson at the Blue Mtn Community Foundation (Walla Walla) for local cash donations to help support our funding request to Oregon Community Housing.

It was noted that for federal HUD funding there is a restriction for limited top rent. Applicants are limited to 60% of area mean income which equates to low income housing.

Bruce will get more information within two weeks before the joint City Council-WCDC meeting to get a clearer sense from the Oregon Housing Dept if their funding will be available to us for senior housing construction. He specifically stated that he did not want to lead the WCDC down a "primrose lane". He is well acquainted with the Oregon Housing Dept as he participated in acquiring funding for 63 projects in eastern Oregon over his 13 year career with the dept.

Rick inquired as to what is the waiting list for Athena's senior housing project, how many current residents are they serving, is there a waiting list for Weston residents? He also inquired as to whether the WCDC might be interested in buying acreage from our Horizon Housing Addition for our project.

Lyn reported that Jim Davis and Tom Delph had just set concrete footings for the security motion detector poles at the wagon site.

Chuck stated that Mike Dowd had agreed to construct signage at the wagon site, he will be more available this winter.

Chuck will work on funding from the Ford Foundation to complete the senior housing market assessment report. Bruce thought that we should try to complete this report by Nov 2014 to be considered recent and "fresh" for the 2015 application cycle.

Lyn stated that she was sure that Ken Harris would know a good contact address for Eugene Bruno if we are interested in purchasing that property for senior housing.

Rick reported that Suzi had completed some remodeling of her apt units if we are interested in purchasing them as a part of the senior housing project.

Chuck reported that we had previously thought that the WCDC may have \$5000 in the Athena Gem Theater Acct. After he checked with Sam Pambrun (previous Gem Theater Treasurer), and Amey and Chris Mayer it was determined that due to a miscommunication that the \$5000 signage grant was in error and that the WCDC does not have this grant in the Athena Gem Theater Acct. This \$5000 grant was awarded by the Ford Foundation during a local leadership seminar for a brick and mortar project for the Athena Gem Theater. The Athena Gem Theater Board had awarded \$50 plaques for Adams, Helix, Athena and Weston for historic buildings in their communities for their participation in the leadership seminar. All four communities failed to submit plaque wording and requests to the Theater Board.

Chuck will place a sign at the Heritage Wall informing interested parties that they can receive brick applications at City Hall.

Our next meeting is scheduled for August 26 at 7 pm with the City Council to discuss the best possible sites for the Weston senior housing project. Bruce Bucanon has stated that he will attend to give us his latest updates on the Oregon Housing Dept and his opinion on the best siting for the senior housing project.

Cordially submitted,
Chuck Price, WCDC Secretary