

WCDC Minutes for Sept. 23, 2014 Meeting

Members Present: Tim Crampton, Sheldon Delph, Lyn Delph, Chuck Price, Linda Crampton Jim Davis
Special Guest: Bruce Buchanon

Bruce Buchanon stated that he was sure that there was a firm market for senior housing in Weston as every small town needs some form of senior housing. He emphasized the benefits to the economic health of our community and to help people to stay in the community and to allow aging in place. He did not recommend attempting to secure funding from the federal "Home" or HUD program.

This funding is very difficult to apply for and stay within HUD restrictions and paperwork requirements for specified low income housing. Bruce did recommend securing funds from the Oregon Housing and Community Services GHAP housing program. This program is funded only from sources within Oregon with a \$500,000 annual grant limit. Along with GHAP funding he also strongly recommended securing foundation funding as a local contribution.

He stated that whether we use foundation and/or GHAP funding we must first complete a market assessment report to determine project feasibility. The GHAP funding works well for our project as we think we have a good market for either one or two duplexes, Each duplex should be constructed for approx \$350,000, which we could initially construct. Then if the market warrants more need we could construct a second duplex in the near future.

Also, the market assessment could show a need for a triplex, a quadplex or 6-8 units. Additional local support could be raised by the City waiving permit fees. Bruce asked the question whether the City would sponsor the project with the Clerk acting as property manager. He will discuss this aspect with Terry Silvis and the director of OCHS to determine if that would strengthen the WCDC's grant application position.

He strongly recommended that the WCDC investigate the GHAP funding application at ohcs.or.gov to become more familiar with their requirements and consider the long term business feasibility of our senior housing project. Bruce encouraged us to work with the Board of Directors at Sunset Housing to use their 501c3 status as it is housing specific. Considering foundations, he recommended the Meyers Memorial Trust at mmt.org, the Oregon Community Foundation, an association of 15,000 smaller trusts some with very specific tasking, the Blue Mtn Community Foundation, Sherwood Trust, and Bank of America Trust which has specific emphasis on historical preservation (help with east wall of Adventist Center?).

Chuck read the minutes for the August meeting which were approved. A financial report was not available as City Hall was closed this morning. Our financial accounts have not changed since our August meeting.

Chuck reviewed a contract proposal received from Darcy Vincent of DDV Consulting Services to complete a market assessment report for the senior housing project. In short, the contract stipulated a final cost of \$2000 with completion date of Nov. 15, 2014. Ms. Vincent comes highly recommended by Terry Silvis and Bruce Buchanon.

Linda made a motion to accept the DDV Consulting Services' contract to complete the market assessment report for the Weston Senior Housing Project for \$2000 after considering an expected quote and timeline from PARC. Motion passed unanimously.

Jim repeated Jerry Frison's request that we emplace a plaque on the stone at the wagon site recognizing the contributions of Jack and Sharon King, Chris Sheard, and the Jackson family and that the site is a part of the Oregon Trail.

We voted to determine the best site locations for the senior housing project. The four sites selected in first order of preference are 1)vacant city lot at corner of No. Franklin St. and Main Street; 2)Suzi Crofton's property near the HandyMart; 3)old Baker Boyer Bank lot; 4)Russell Hall lot on north Water St. adjacent to the House of Angels. We also discussed Ralph Mitchell's property on No. Franklin St. Jim Davis made the motion to accept these four properties to be submitted to the City Council as a possible senior housing location. Motion passed unanimously.

Our next meeting is October 28, 2014 at 7pm.

Respectfully submitted,

Chuck Price, WCDC Secretary