

Wednesday, January 10, 2007  
LIFE Board of Directors Meeting  
CCS/ISN Building, Salem, Oregon

Board members present: April Waters, Nancy Humpert, John Morgan, Don Baker, Curtis Zeisler, Mary Lozano, Shirley Wimer, Lanora Blake, and Bonnie Terhaar

Others: Kaye Burden, Kristin Burden, Megan Humpert, Sharla Lozano, Sabrina Wimer, Karen, Jenny, Carla Cudmore, Nancy Simmons, Bill Medford, Kate Tarter

April introduced Sheryldene Rogers, a grant writer from Goodale & Barbieri Company. Sheryldene explained the process the LIFE group would need to go through to apply for a HUD 811 grant.

- Competitive process
- Complex would be 15 units: 14 one-bedroom units for tenants, 1 for on-site manager. Could possibly have some 2 bedroom units for tenants needing a service provider.
- Notification of money available for HUD grants will come out in April/May. There would be a couple of weeks to get application in.
- LIFE is a qualified non-profit to request \$\$ but would need to have a qualified sponsor.
- In late fall funding of grants takes place. A new 501c3 corporation would need to be formed to continue the project for the next 40 years.
- HUD \$\$ is not enough to adequately fund the project—we would need to request \$\$ from state/city, etc.
- After funding of grant, it would be 2-2 ½ years before tenants move in.
- Need a qualified property management company to manage project—HUD covers the expense and monitors management agency
- Next steps: Secure a sponsor such as Catholic Community Services or Tualatin Valley Housing; find a site; secure funds for Sheryldene's retainer fee
- Sheryldene will check with HUD attorney regarding Pringle Creek's CCRs.
- Pringle Creek's cost for property is \$12 per sq. ft.; we need a minimum of 18,000 sq. ft. Sheryldene stated it might be difficult to cover the "green cost"—it's usually 15% more.
- Criteria for accepting tenants is on a first come, first served basis and screened for eligibility per HUD criteria. Corporation also sets criteria.
- DHS has to sign off on grant application
- Need \$10,000 for a retainer to get application written. Also need funds for appraisal, environmental studies, etc. This might be another \$10,000.

Discussion followed regarding fundraising. Kate Tarter volunteered to give information on various grants that might be available to Kaye Burden and the Resource Development committee. Kaye will coordinate this committee project.

Lanora gave the treasurer's report:

Donations as of Dec 2006: \$1600.00  
Dues as of Dec 2006 - \$330.00  
Pd Pledges as of Dec 2006 - \$150.  
TOTAL; \$2080.00  
EXPENSES;  
Web set up - \$93.94  
PS Box: - \$62.00  
Total: \$155.94  
Balance in check book as of Dec 31, 2006 - \$1924.06  
As of Jan - we received dues in the amount of \$30.  
So our Balance for the end of January is - \$1954.06

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Cathy Ferguson has resigned from her position as Secretary to LIFE. A replacement will be named at a later date.

Nathan Good donated two laptops which Curtis traded in for one that the LIFE secretary can use.

Shirley Wimer and Mary Lozano talked about the upcoming Valentine's party and general LIFE meeting on February 13 from 6-9 pm. Cost is \$3 for kids. Kids will have a party in one room, the general membership meeting will be held in another room at CCS/ISN. RSVPs need to be made to Shirley. Curtis will send out the notice via email. PROJECT ROOF from Polk County will be invited

April handed out the proposal from Sheryldene and asked Board members to read this and be ready to discuss and vote at next meeting.

Minutes recorded by  
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