

STATE OF TEXAS

HOUSING FINANCE CORPORATION  
MEETING MINUTES  
SEPTEMBER 8, 2014

COUNTY OF COLLIN

On Monday, September 8, 2014, the Housing Finance Corporation of Collin County, Texas, met in Regular Session in the Council Chambers, Allen City Hall, 1st Floor, 305 Century Parkway, City of Allen, Texas, with the following members present, and participating, to wit:

President Keith Self  
Director Mark Reid, Precinct 1  
Director Chris Hill, Precinct 3  
Director Duncan Webb, Precinct 4

Absent: Director Cheryl Williams, Precinct 2

1. President Self called to order the meeting of the Collin County Housing Finance Corporation at 7:20 p.m.

**GENERAL DISCUSSION**

2. Resolution declaring intent to issue bonds for (Villas of Plano Gateway Senior Living), Administrative Services.

Director Williams excused herself from the meeting due to a conflict of interest with this item.

Robert Johnson, First Southwest Company, gave a brief background of the HFC (Housing Finance Corporation). The HFC has been in existence since the early 1980s. In the late 1990s to early 2000s the HFC issued tax bonds for several apartment complexes which mainly housed a senior population. The new proposed complex will be a 300-unit senior complex with 20% of the units set aside for Veterans. This will help the Plano Housing Corporation fulfill an obligation to provide housing for seniors and Veterans. The Plano Housing Corporation is asking for preliminary action on a \$20 million bond issue. If the HFC would take preliminary action today, this would allow the developer to begin the process. The developers would then appear before the Board for final approval. By taking action today, the Board is under no obligation to issue the final approval.

Jean Brown, Executive Director, Plano Housing Corporation, stated Plano Housing Corporation has site control, completed predevelopment and is ready to file the final plat. The complex, which will be located across the street from Methodist Richardson Medical Center, will have 60 units set aside for Veterans and 30 will be equipped for persons with physical disabilities.

The Plano Housing Corporation is Plano's community housing development organization and is helping to fulfill the City's consolidated plan. The request for the Court is for approval for the issuance of bonds. Director Reid asked if more Veterans' units could be set aside. Ms. Brown said the 60 units set aside for Veterans is the minimum number and there is a preference for senior Veterans in the development.

President Self asked if this would show up on the County liabilities. Mr. Johnson stated this depends on the Auditor as some counties footnote the item as conduit debt. President Self then asked if this will show up as overlapping debt. Mr. Johnson explained this will not show up as overlapping debt because they are revenue bonds assigned to the HFC itself and not the County. The bond investor who will be buying the bonds will be looking to the project revenue solely for the repayment of the debt. This will be a placement to a qualified investment buyer who is buying for their own account and understands the risk. Jeff May, Auditor, stated this would be included in the notes of the CAFR (Comprehensive Annual Financial Report) and would be not included in the debt numbers. It would be reported as conduit debt in the notes.

Bill Fisher, Development Advisor for Sonoma Housing, explained why this action is before the Court for approval. This action is required under the Tax Exempt Bond Program which is a federal program put in place by President Ronald Reagan. This is a Ronald Reagan solution to housing needs and it requires a conduit issuer in order to utilize resources available for private activities. These bonds are used in the mortgage program, charter schools, financing of industrial businesses and is available for any business with any private activity. In order to access the resources at the state level, it requires a conduit issuer. There will be a conduit issuer so this is a choice for the County. It is an opportunity to vote for seniors and Veterans and an opportunity to help Plano fulfill their goals and objectives of providing prospective housing to Collin County seniors.

Director Hill asked if there is another conduit issuer lined up. Mr. Fisher explained that there are state conduit issuers, but we always look locally first. While it is preferred that Collin County is the issuer, it is the choice of the County to do so. These are federal resources issued to each state based on per capita. This state has been returning their resources. This project will use those unutilized resources to fulfill a housing objective for both the City of Plano and the County. The Director then asked, if the County does not agree to be the issuer, will the goal be met. Mr. Fisher is unsure but does believe there are other issuers statewide that would participate. He then said that seniors and Veterans of Collin County want the dollars controlled locally which is why this has been brought to the Court.

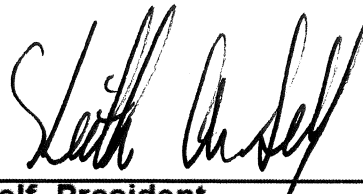
Director Webb asked if Plano has given approval. Ms. Brown stated that she went before the Plano City Council and received a resolution of full support in recognition of the need for affordable housing for seniors in Plano. It is very much desired that the bond be issued in Collin County. With no further discussion a motion was made to approve the item. (Time: 7:34 p.m.)

Motion by: Director Duncan Webb  
Second by: Director Chris Hill  
Vote: 4 – 0 Passed

**H.F.C. RESOLUTION NO. 2014-07-09-08**

**EXECUTIVE SESSION**

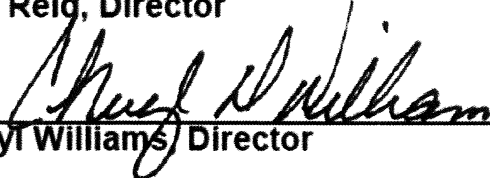
The Board did not recess into Executive Session. There being no further business of the Board, President Self adjourned the meeting at 7:34 p.m.



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**Keith Self, President**



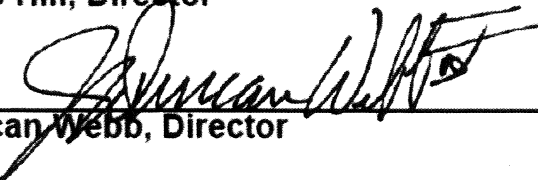
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**Mark Reid, Director**



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**Cheryl Williams, Director**

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Not Present

\_\_\_\_\_  
**Chris Hill, Director**



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**Duncan Webb, Director**