

STATE OF TEXAS

HOUSING FINANCE CORPORATION
MEETING MINUTES
APRIL 18, 2016

COUNTY OF COLLIN

On Monday, April 18, 2016, the Housing Finance Corporation of Collin County, Texas, met in Regular Session in the Commissioners' Courtroom, Jack Hatchell Collin County Administration Building, 4th Floor, 2300 Bloomdale Road, City of McKinney, Texas, with the following members present, and participating, to wit:

President Keith Self
Director Susan Fletcher, Precinct 1
Director Cheryl Williams, Precinct 2
Director Chris Hill, Precinct 3
Director Duncan Webb, Precinct 4

1. President Self called to order the meeting of the Collin County Housing Finance Corporation at 1:35 p.m.

GENERAL DISCUSSION

2. AI-41325 Award grant funds through the Collin County Housing Project Finance Assistance Program, Administrative Services.

President Self said there is \$110,000 in the Housing Finance Corporation coffers and these funds must be used for housing. The Court put out a call for projects and three organizations responded: Emily's Place, North Collin County Habitat for Humanity and The Samaritan Inn. Director Hill sits on the Board of one of the agencies and recused himself from the presentations and discussion.

Mark Hagan, Founder and Chairman of Emily's Place, came forward to address the Board. Emily's Place, Inc. seeks to break the cycle of domestic violence for women and their children through long-term transformational care that seeks to restore faith, hope and health. A few years ago Emily's Place received \$220,000 from the Court which went towards building its first facility. There has been an increase in demand for the services provided by Emily's Place and the facility is full. Emily's Place has been able to pay off the remainder of the costs associated with Phase 1 which totaled \$1.8 million and is now debt free from Phase One.

The current project Mr. Hagan is bringing before the Court is the next step in the continuum of care for the women and children they serve. Across the street from the Emily's Place campus are four individual houses. The owner of one of the homes is moving and has agreed to sell the home to Emily's Place for \$125,000 which is fair market value. If Emily's Place is awarded the money from the Court, the plan is to purchase the home and use it as a Level 2 facility. Once a family goes through the two years with the current program, they will graduate into the community. However, one of the biggest cost difficulties for the families is rent which averages \$2,000 a month for a two bedroom apartment in Collin County. With this new facility these families will have the ability to be self-sufficient by paying below market rent for 18 to 24 months.

The funds they are requesting would be put to work immediately. There is a mother with three children who will graduate in May and this would be a great start for the family. Ultimately, Emily's Place will acquire all of the houses on that road.

Celeste Cox, Executive Director of NCC Habitat (North Collin County Habitat for Humanity) came forward next. The agency was founded in 1992 and builds everything in Collin County north of SH121. The organization has built 100 homes and completed 89 rehabs on existing homes. The two programs that Habitat has for affordable housing are new construction serving low to moderate incomes at zero equivalent mortgages. NCC Habitat is the mortgage company. The other program is exterior home repair services to existing homes for low to moderate income homeowners who are often disabled and/or elderly.

The agency received \$220,000 from the Court a few years ago which was used to build seven homes and complete sixteen home repair projects. There were 912 volunteers and 13,286 volunteer hours on those projects that were funded by the County. Total funding needed by NCC Habitat for the materials for two new construction home projects is \$43,662. Ms. Cox said these funds would rapidly increase the timeline and they could start building immediately.

Lastly, Rick Crocker, Chief Executive Officer of The Samaritan Inn came forward. The Samaritan Inn is a comprehensive homeless program that helps willing people regain their dignity and independence and ultimately become contributing members of their community. In 2015 the Inn sheltered 623 adults and children. However, in the same year 3,151 people were turned away because there was no room at the Inn or they did not qualify for the program. Over 136,875 meals are served annually to residents and over 23,000 volunteer hours were logged in 2015. The Inn serves many children and they are bused into seven different school districts. The four pillars of the Samaritan Inn's program are case management, counseling, career development, and financial literacy.

The previous award from the Court of over \$400,000 was used for the architectural design of the Samaritan Village – a nine-building campus that will greatly expand the ability to serve the residents in Collin County and beyond. The proposed use of the new funds would be to go into the construction of the Samaritan Inn village. They are in the first phase of three phases. The first phase will be the pavilion which will house the kitchen, dining room, library, computer lab, offices, play room and teen room. The second building will be a 50-unit apartment building for families. The costs for Phase One total \$7.4 million. Matching funds will come from private individuals, businesses, faith-based groups and some short-term financing. Mr. Crocker thanked the Court for its support in the past.

Judge Self asked the Court if there were any questions for the presenter. Commissioner Fletcher asked Mr. Hagan of Emily's Place if the \$110,000 was divided equally, would they have additional funding available to make up the difference. Mr. Hagan said they do. Commissioner Williams said the Samaritan Inn will not be able to use these funds immediately, and this amount is insignificant compared to the other two agencies. The Commissioner would prefer to focus on Emily's Place and NCC Habitat. Commissioner Webb said, in the past, the Samaritan Inn received \$400,000 compared to the other two agencies which received \$200,000 each. A motion was made to give NCC Habitat \$43,662 and the remainder of the \$110,000 to Emily's Place. The Court hopes to support The Samaritan Inn again in the future. (Time: 1:59 p.m.)

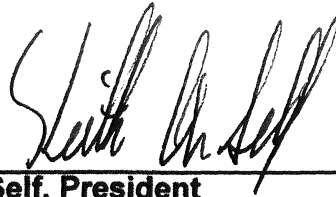
Motion by: Commissioner Duncan Webb
Second by: Commissioner Cheryl Williams
Vote: 4 – 0 Passed

Abstained: Commissioner Chris Hill

H.F.C. RESOLUTION NO. 2016-04-04-18

EXECUTIVE SESSION

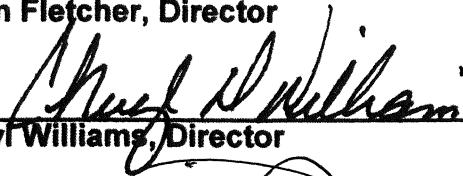
The Board did not recess into Executive Session. There being no further business of the Board, President Self adjourned the meeting at 1:57 p.m.



Keith Self, President

Not Present

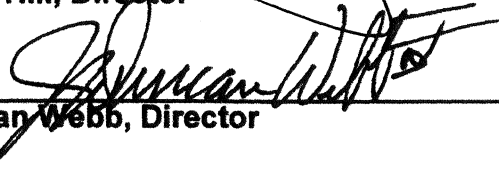
Susan Fletcher, Director



Cheryl Williams, Director



Chris Hill, Director



Duncan Webb, Director