

**Subject:** City House Girls Home Request

Hello Bill,

As discussed, I am following up with our conversation regarding the Collin County Commissioner's fund provided to City House in 2013. The original grant was for \$220,000 for two transitional living homes (TLH) in Collin County.

City House first bought a home in Frisco for the girls program in 2014 and shortly after the purchase, the HOA for this home raised serious concerns about how the house was being used for to support City House and legal action was taken. Without going into detail on our final agreement, City House determined a different location would be better for our program and for our clients. Based on that decision, City House did not move forward with the boy's home and in good faith, City House returned the funds to the commissioner's.

City House has now sold the girls house and would like to make another purchase to replace the home in Collin County. Due to the real estate market, it has been difficult for us to find the "like" type of house so we have looked into to alternative solutions. We have found a duplex that fits within our budget and would allow for 2 additional clients vs. the original house in Frisco, which would greatly benefit the clients would serve. The one caveat with this arrangement is the current owner/landlord had two tenants through December 2017 and if we purchase, City House would absorb the lease agreements. We would also receive the rental income for this lease that we would save to use towards the necessary rehab work to be done to the duplex.

I am specifically asking for approval to move forward this approach to purchase duplex now will agreement that it will be converted to our TLH immediately after the two lease agreements expire in December 2017. Supporting reasons for this request is as follows:

1. Lack of home inventory available that fits our criteria due to the "hot" real estate market today.
2. The duplex fits within our budget parameters.
3. The home allows for 10 clients vs. 8 in the previous home.
4. The 6 months of rental incomes will help offset the cost to do the rehab work.

If you have any questions or need any additional information, please let me know. Thanks for your consideration and your continued support.

Sincerely,  
Sheri



**It is your **attitude**, not your **aptitude** that determines your **altitude**." -Zig Ziglar**

**Sheri Messer**

**Executive Director**

**Tel:** 972/424-4626 X301

**Fax:** 972/423-1681

901 18th Street Plano, TX 75074

[smesser@cityhouse.org](mailto:smesser@cityhouse.org)