

STATE OF TEXAS

HOUSING FINANCE CORPORATION

COUNTY OF COLLIN

MEETING MINUTES

OCTOBER 23, 2017

On Monday, October 23, 2017, 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 Cheryl Williams, Precinct 2  
Director Chris Hill, Precinct 3

Absent: Directors Susan Fletcher, Precinct 1 and Duncan Webb, Precinct 4

1. President Self called to order the meeting of the Collin County Housing Finance Corporation at 5:05 p.m.

### GENERAL DISCUSSION

2. Presentation by First Life Planning for affordable housing project for adults with learning disabilities, Administrative Services.

Randy Routon, Ph.D. & CEO of LifePath Systems, introduced David DeBowsky, President of 1<sup>st</sup> Life Planning, an established non-profit to provide housing solutions that will serve adults with special needs. Dr. Routon said it is getting more difficult to find affordable housing due to the population growth within the County. 1<sup>st</sup> Life Planning is working to enable providers like LifePath to place people with severe disabilities in affordable housing. 1<sup>st</sup> Life Planning will provide the capital investment for the properties, make sure they are ADA (Americans with Disabilities Act) compliant, and maintain the properties. The providers are responsible for staffing and keeping the standard of care for the IDD (Intellectual and Developmental Disabilities) individuals in the homes.

The mission of 1<sup>st</sup> Life Planning is to continue to put more and more homes on the ground. The requested \$140,000 grant from the Collin County Housing Finance Corporation will be used to purchase at least two four-bedroom homes within Collin County. The difference between the cost of the homes and the grant will be provided by 1<sup>st</sup> Life Planning. There will be between four and six individuals living in the homes. The non-profit will own title to the houses, and the tax exemption on the property will enable them to keep costs down. Mr. DeBowsky explained there is a "poison pill" in the non-profit's charter preventing anyone from trying to change the mission and make it for-profit.

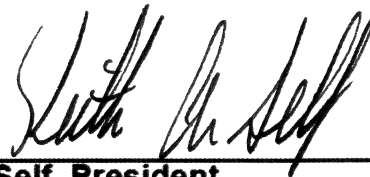
One of the goals of 1<sup>st</sup> Life Planning is to avoid an institutional approach and make it feel like a home. Regarding staff, there will either be 24-hour shift work or staff will reside in the home. After a brief conversation, a motion was made for 1<sup>st</sup> Life Planning to provide the Court with an agreement for review and a vote. (Time: 5:29 p.m.)

Motion by: Commissioner Cheryl Williams  
Second by: Commissioner Chris Hill  
Vote: 3 – 0 Passed

**H.F.C. RESOLUTION NO. 2017-09-10-23**

**EXECUTIVE SESSION**

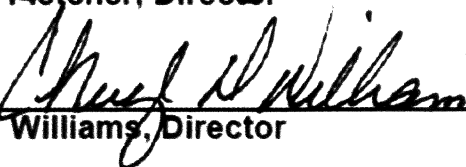
The Board did not recess into Executive Session. There being no further business of the Board, President Self adjourned the meeting at 5:29 p.m.



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**Keith Self, President**



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**Susan Fletcher, Director**



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**Cheryl Williams, Director**

Not Present

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**John D. Thomas, Director**



\_\_\_\_\_  
**Duncan Webb, Director**