

**MCALLEN HOUSING FINANCE CORPORATION MEETING
NOVEMBER 17, 1994**

A Joint Meeting between the McAllen Housing Finance Corporation and the McAllen Housing Authority was held on **November 17, 1994** at 12:00 noon at The Tower Club with the following present:

MCALLEN HOUSING FINANCE CORP.

Morgan Talbot	President
Bill Meyers	Member
Wilfred Dean	Member
Carlos Garza	Member
Richard Cortez	Member
Charles Cardenas	Member

STAFF:

Jim Darling	City Attorney
Irma Perez	Asst. to the City Secy.

HOUSING AUTHORITY ADV. BOARD

Soila Garcia	Board Member
Lucille Hendricks	Board Member
Lourdes Hernandez	Board Member
Clifton King	Board Member
Yolanda Chapa	Board Member
Hollis Rankin III	Attorney
Carol Roberts	Ex. Director
Juan Alvarez	Deputy Dir.
Ninfa Flores	Receptionist

CALL TO ORDER

President Talbot called the meeting to order on behalf of the McAllen Finance Corporation. Ms. Garcia called the meeting to order on behalf of the McAllen Housing Authority Board.

1. APPROVAL OF MINUTES FOR MEETING HELD OCTOBER 25, 1994

Mr. Cortez moved to approve the minutes for the meeting held October 25, 1994 as submitted. Mr. Garza seconded the motion. The motion carried unanimously.

2. JOINT MEETING WITH MCALLEN HOUSING AUTHORITY

Mr. Darling distributed to the McAllen Housing Finance Corporation Board (MHFC) the Multi-Year Housing Survey and Strategy to be completed by the Board.

Mr. Darling mentioned that the purpose for the joint meeting was that the McAllen Housing Finance Corporation has a balance of \$135,945.00 and would like to jointly arrange the use of the financing ability for development of low cost housing at any new location and/or an addition to an existing facility.

Mr. Talbot mentioned the possibilities of condominiums. Ms. Roberts noted that HUD is interested in subsidized housing. Mr. Darling stated that the city would like to be more strict with substandard housing. Mr. King recognized the need for elderly housing. Mr. Rankin agreed.

Ms. Hendricks stated that she is in favor of working together with the tenants to get them into home ownership. She commented that there has been a decrease in substandard housing.

Ms. Roberts added that there are only 20 units for low income elderly housing. Mr. King mentioned a single story building for the elderly with a garden. Ms. Hendricks mentioned the housing facility

out by La Joya.

Mr. Darling asked the McAllen Housing Authority Board for creative ideas to learn of the McAllen Housing Authority's needs. A discussion ensued.

Ms. Hendricks commented that the McAllen Housing Authority Board needs to speak to the present tenants regarding home ownership. Mr. King mentioned the waiting list for 1, 2, 3 and 4 bedroom homes. Ms. Roberts mentioned that there are over 1,000 people on the waiting list. She added that the largest waiting list is for 2 bedroom homes. Ms. Chapa asked if there was any housing available for the elderly. Mr. Alvarez replied that there are 10 to 15 units per complex.

A discussion ensued regarding Los Encinos Subdivision and the cost of the lots.

Mr. Darling suggested the Multi Year Housing Survey be completed and that a summary be presented to the City Commission after review by the MHFC.

Mr. King suggested that the boards review the six acre site located on Quince Street, East of Lincoln School, to figure the density with a maximum number of units. He added considering a two to three story building. Ms. Hendricks stated that she preferred a one story building with a garden. A discussion ensued. Mr. Garza commented that the Board needs to focus on the elderly.

Ms. Garcia suggested that the Board meet with Amigos Del Valle to learn of the needs of the elderly. Mr. Garza added that the Boards also look into the elderly activities, the type of nurses needed and security.

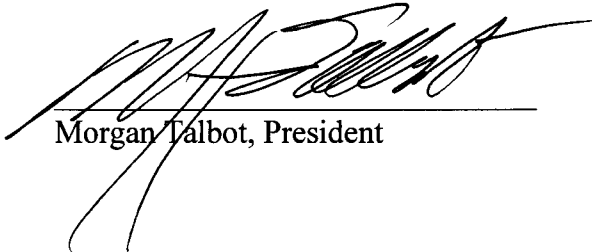
Mr. Talbot appointed Mr. Cortez to act as Chairman of the ad hoc committee to look into the needs of the elderly. He also asked Mr. Garza, Mr. King, Mr. Darling and Ms. Garcia to serve on the committee to discuss financing of same. It was asked that the committee report back to the Boards.

3. OTHER BUSINESS

No other business was discussed.

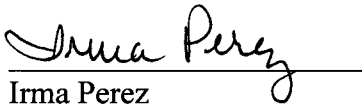
ADJOURNMENT

There being no further business to come before the boards, the meeting was unanimously adjourned at 1:50 pm.



Morgan Talbot, President

Respectfully submitted,



Irma Perez
Asst. to the City Secretary