



**AGENDA FOR THE BOARD OF COMMISSIONERS ANNUAL  
& REGULAR MEETING -- THURSDAY, FEBRUARY 16, 2017 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

---

**ANNUAL MEETING**

- I. Call to Order.
- II. Oath of Office for the Reappointments of Commissioners Presswood and Stinson.
- III. Election of a **Chairperson and Vice Chairperson** to serve for the ensuing year.
- IV. Adjourn.

**REGULAR MEETING**

- I. **Regular Session – Call to Order.**
- II. **Public Comments/Presentations/Certificates/Announcements.**
- III. **Consent Agenda:** The Statutory Consent Agenda includes non-controversial and routine items that the Board may act upon with a single vote. A Board member may pull any item from the Consent Agenda for discussion and action as part of the Regular Agenda.
  - A. Consideration of the Minutes from a Regular Meeting and Public Hearings on **TAB 1**  
January 19, 2017
  - B. Correspondence Highlights and Communications from Letters, Newspapers, **TAB 2**  
Magazine and Electronic Media sources from the previous month.
  - C. Monthly Status Reports – **TAB 3-9**
    - 1. FWHS Budget Variance/Investment Portfolio; QuadCo Exec Report/Financials
    - 2. Affordable Housing Site Financial Statements
    - 3. Agency-Wide Reports; Clients Served & Wait List Size, Number/Type of Units Owned, Human Resources
    - 4. Assisted Housing; Exec Report, Occupancy & Client Demographics
    - 5. Development & Asset Management; Summary; RAD and Public Housing Demographics
    - 6. Finance & Administration; Finance, Procurement and Information Systems
    - 7. Resident & Community Programs; Homeownership, Family Self-Sufficiency, Job Development and other initiatives for special populations including veterans and homeless people
  - D. President’s Report; Activities of the last 30 days and upcoming tasks. **TAB 10**
  - E. Consideration of a resolution to approve the 2016 SEMAP Certification. **[2017.03] TAB 11**
  - F. Consideration of a resolution to approve a contract with Xerox under the State of **TAB 12**  
Texas Purchasing Coop. **[2017.04]**
- IV. **Regular Agenda:** The Board will individually consider and take action on any or all of the following items.
  - A. Development and Asset Management Presentations.
    - (1) RAD Properties Update
    - (2) Cavile & Butler redevelopment

- B. Discussion of the process for choosing a Master Developer for Butler Redevelopment. [2015.05] TAB 13
- C. Consideration of resolution to write off HCVP Uncollected Debts for FY 2012 and FY 2013. [2017.06] TAB 14
- D. Consideration of resolution to approve and MOU with Developers for 2017 9% Tax Credit applications. [2017.07] TAB 15
- E. Consideration of a resolution to approve a contract for Rental Assistance Demonstration (RAD) Consulting Services. [2017.08] TAB 16
- F. Consideration of a resolution to approve of the formation of an entity for the Western Center development. [2017.09] TAB 17
- G. Consideration of a resolution to approve of the formation of an entity for the Reserve at McAlister development. [2017.10] TAB 18
- H. Consideration of a resolution to approve of the formation of an entity for the Avondale Apartments development. [2017.11] TAB 19
- I. Consideration of a resolution to approve of a Fair Housing Policy. [2017.12] TAB 20
- J. Consideration of a resolution to approve of a Reasonable Accommodation Policy. [2017.13] TAB 21

V. **Executive Session:** Closed as Authorized by Texas Government Code –

- §551.072 Deliberate the possible purchase, exchange, lease, or value of real property.
  - 1. RAD Conversions
- §551.071 Consult with an attorney to seek his or her advice on legal matters exempt under Article X, Section 9 of the Texas State Bar Rules.
- §551.074 Deliberate on personnel matters.
  - 1. President’s 2016 Performance Evaluation

VI. **Reconvene** for any final action, decision or vote with regard to any matter considered in the Executive Session.

VII. **Adjourn.**

*The Board of Commissioners for the Housing Authority of the City of Fort Worth reserves the right to adjourn into Executive Session pursuant to chapter 551 of the Texas Government Code at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Sections 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about (Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). Before any closed meeting is convened, the Presiding Officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.*



**This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 or through Relay Texas at 711 at least 48 hours in advance. If the notification is not received within 48 hours, the agency will make a reasonable attempt to provide the necessary accommodations.**



**Concealed Handgun Notice:** Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

**Open-Carried Handgun Notice:** Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

# Wind Terrace, Inc.

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS  
AT 5:00 P.M. ON THURSDAY, FEBRUARY 16, 2017  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Approval of minutes from the Annual Meeting held February 18, 2016.
- III. Election of a **President, Vice President and Secretary/Treasurer** to serve for the ensuing year.
- IV. Adjourn.



This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 or through Relay Texas at 711 at least 48 hours in advance. If the notification is not received within 48 hours, the agency will make a reasonable attempt to provide the necessary accommodations.



**Concealed Handgun Notice:** Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

**Open-Carried Handgun Notice:** Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

# HOUSING DEVELOPMENT CORPORATION OF FORT WORTH

**BOARD OF TRUSTEES AGENDA FOR AN ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS &  
A SPECIAL MEETING OF WIND TERRACE INC.  
AT 5:00 P.M. ON THURSDAY, FEBRUARY 16, 2017  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Review and adopt minutes of the Annual Meeting held on February 18, 2016.
- III. Election of a **Chairperson, Vice Chairperson and Secretary/Treasurer** to serve for the ensuing year.
- IV. Annual Report of the Housing Development Corporation.
- V. Adjourn.



This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 or through Relay Texas at 711 at least 48 hours in advance. If the notification is not received within 48 hours, the agency will make a reasonable attempt to provide the necessary accommodations.



**Concealed Handgun Notice:** Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

**Open-Carried Handgun Notice:** Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

# Fort Worth Affordability Inc.

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS &  
SPECIAL MEETINGS OF WIND TERRACE, INC. & HDCFW  
AT 5:00 P.M. ON THURSDAY, FEBRUARY 16, 2017  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Approval of the minutes from the Special Meeting held November 17, 2016.
- III. Consideration of a resolution to approve of the formation of an entity for the Western Center development. [FW 2017.01]
- IV. Consideration of a resolution to approve of the formation of an entity for the Reserve at McAlister development. [FW 2017.02]
- V. Consideration of a resolution to approve of the formation of an entity for the Avondale Apartments development. [FW 2017.03]
- VI. Adjourn.

*The Board of Commissioners for the Housing Authority of the City of Fort Worth reserves the right to adjourn into Executive Session pursuant to chapter 551 of the Texas Government Code at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by Texas Government Code Sections 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). Before any closed meeting is convened, the Presiding Officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions or decisions will be taken in open meeting.*



**This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 or through Relay Texas at 711 at least 48 hours in advance. If the notification is not received within 48 hours, the agency will make a reasonable attempt to provide the necessary accommodations.**



**Concealed Handgun Notice:** Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

**Open-Carried Handgun Notice:** Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.



**SPECIAL EVENT FOR THE BOARD OF COMMISSIONERS  
TUESDAY, FEBRUARY 14, 2017 – 10:00 A.M.**

---

**The Fort Worth Housing Solutions Board of Commissioners  
Are Invited to Attend A**

**ROLLING MEETING OF THE FORT WORTH CITY COUNCIL**

**For a Press Conference & a Ceremonial Demolition of  
A Building at 5221 Willie Street, Fort Worth, TX 76105  
As part of the Cavile & Stop Six Neighborhood Revitalization**