

**BOARD OF COMMISSIONERS AGENDA FOR A REGULAR MEETING
THURSDAY, SEPTEMBER 15, 2016 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**



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 on July 21, 2016. TAB 1
- B. Correspondence Highlights and Communications from Newspapers, Magazine and Electronic Media sources from the previous month. TAB 2
- C. Monthly Status Reports – TAB 3-9
 - 1. FWHS Budget Variance and Investment Portfolio & QuadCo 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 persons.
- D. President’s Report; Activities of the last thirty days and upcoming tasks. TAB 10

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 Transformation Plan
 - (3) Butler Redevelopment
- B. Consideration of a resolution updating check signatories for Fort Worth Housing Solutions bank accounts. TAB 11 **[2016.23]**
- C. Consideration of a resolution to induce bonds for Alton Park Apartments through Trinity River Public Facility Corporation. TAB 12 **[2016.24]**
- D. Consideration of a resolution to induce bonds for Campus Apartments through Trinity River Public Facility. TAB 13 **[2016.25]**
- E. Consideration of resolution to approve the purchase and installation of Energy Star-rated appliances for Carlyle Crossing Apartments. TAB 14 **[2016.26]**



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

§551.072 Deliberate the possible purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

1. Cavile Transformation Plan
2. Butler Redevelopment; Administrative Office
3. Ariston development

§551.071 Seek advice of its attorney concerning pending or contemplated litigation or other matters exempt under Article X, Section 9 of the Texas State Bar Rules.

1. Johnson, J.
2. Western Hills Affordable Housing, LLC

§551.074 Deliberate on personnel matters i.e. the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

1. Employee Grievance – Shana Harris

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.



**BOARD OF COMMISSIONERS AGENDA FOR PUBLIC HEARING
THURSDAY, SEPTEMBER 15, 2016 – 6:00 P.M.
FWHA ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**



I. Call Public Hearing to Order.

II. Overview of the Agency Plan.

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276 “Public Housing Reform Act”) added the requirement for public housing agency plans – a 5-Year Plan and an Annual Plan. Through these plans, FWHS advises HUD, its residents and members of the public, of the housing authority’s mission for serving the needs of low-income and very low-income families and individuals, and the strategy for addressing those needs. The 5-Year Plan describes the FWHS mission and the Housing Authority’s long range goals and objectives for achieving its mission over the five-year period. The Annual Plan provides details about the Agency’s immediate operations, program participants, programs and services and FWHS’s strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year.

III. Review of the 2017 Agency Plan.

IV. Request for comments from the public/residents.

V. Resolution approving the 2017 Agency Plan. [2016.27]

VI. Adjournment of the Public Hearing.

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Trinity River Public Facility Corporation

AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE FWHS BOARD OF COMMISSIONERS MEETING
FWHA ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS
AT 5:00 P.M. ON THURSDAY, SEPTEMBER 15, 2015.

- I. Call to order.
- II. Approval of the minutes from the Annual Meeting held June 23, 2015.
- III. Resolution declaring the intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Alton Park Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject. [TR 2016.02]
- IV. Resolution declaring the intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Campus Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of application for allocation of private activity bonds with the Texas Bond Review Board; and containing other provisions relating to the subject. [TR 2016.03]
- V. 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.



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