

**BOARD OF COMMISSIONERS AGENDA FOR A PUBLIC HEARING
THURSDAY, OCTOBER 20, 2016 – 5:00 P.M.
FAIR OAKS APARTMENTS COMMUNITY ROOM
4401 QUAIL TRAIL, FORT WORTH, TEXAS**



- I. Call Public Hearing to Order.**
- II. Overview of the Alton Park Apartments.**

The purpose of this hearing is to discuss the proposed development of property located at approximately 5650 Azle Avenue, Fort Worth, Texas 76106, and the use of a newly constructed housing project on the property as affordable housing.

- III. Request for comments from the public and review of any written comments or questions submitted to FWHS during the comment period.**
- IV. Adjournment of the Public Hearing.**

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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**BOARD OF COMMISSIONERS AGENDA FOR A REGULAR MEETING
THURSDAY, OCTOBER 20, 2016, IMMEDIATELY FOLLOWING
THE PUBLIC HEARING AT 5:00 P.M.
FAIR OAKS APARTMENTS COMMUNITY ROOM
4401 QUAIL TRAIL, FORT WORTH, TEXAS**



I. Regular Session – Call to Order.

II. Public Comments/Presentations/Certificates/Announcements.

- 2017 Budget Workshop – Tentative Date, Thursday, December 1, 2016

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 hearing on September 15, 2016. **TAB 1**

B. Correspondence Highlights and Communications from Letters, Newspapers, Magazine and Electronic Media sources from the previous month. **TAB 2**

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 persons.

D. President's Report; Activities of the last 30 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. **TAB 11**

- (1) RAD Properties Update
- (2) Cavile Transformation Plan
- (3) Butler Redevelopment
- (4) Hillside Improvements proposed through the DFWI & potential impacts
- (5) New Guarantor Entity
- (6) Ariston Update

B. Presentation of the 2015 Audit.

C. Consideration of a resolution to approve 2017 Housing Choice Voucher Payment Standards. **[2016.28]** **TAB 12**

D. Consideration of a resolution to authorize Gateway Public Facility Corporation to ratify a month-to-month agreement with Orion Residential for the management of Villas of Oak Hill. **[2016.29]** **TAB 13**



- E. Consideration of a resolution to authorize the President to negotiate a contract for the buyout of the limited partner of Overton Park Apartments for an amount not to exceed \$800,000.00. [2016.30] **TAB 14**
- F. Consideration of resolution to approve a partnership with the City of Fort Worth for a consultant for the Revitalization of Historic Stop Six/Cavile Place Communities. [2016.31] **TAB 15**
- G. Consideration of a resolution to approve a Memorandum of Understanding regarding Ariston Apartments with the City of Fort Worth. [2016.32] **TAB 16**
- H. Consideration of a resolution to approve demolition for areas around Ariston Apartments. [2016.33] **TAB 17**

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
- §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. Cox, T.
- §551.074 Deliberate on personnel matters i.e. the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.
 - 1. Discussion of the upcoming evaluation and contract renewal for the President.

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

VII. **Adjourn.**

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Gateway Public Facility Corporation

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
FAIR OAKS APARTMENTS COMMUNITY ROOM
4401 QUAIL TRAIL, FORT WORTH, TEXAS
IMMEDIATELY FOLLOWING A PUBLIC HEARING AND A REGULAR MEETING OF
THE FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS,
THURSDAY, OCTOBER 20, 2016 – 5:00 P.M.**

- I. Call to order.
- II. Approval of the minutes from the Annual Meeting held June 23, 2016.
- III. Consideration of a resolution to ratify a month-to-month agreement with Orion Residential for the management of Villas of Oak Hill. [GW 2016.01]
- IV. 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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QuadCo Management Solutions Inc.

BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
FAIR OAKS APARTMENTS COMMUNITY ROOM
4401 QUAIL TRAIL, FORT WORTH, TEXAS
IMMEDIATELY FOLLOWING A PUBLIC HEARING AND A REGULAR MEETING OF
THE FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS
AND A SPECIAL MEETING OF GATEWAY PUBLIC FACILITY CORPORATION
THURSDAY, OCTOBER 20, 2016 – 5:00 P.M.

- I. Call to order.
- II. Approval of the minutes of the Organizational Meeting held July 21, 2016.
- III. Consideration of a resolution to elect officers, update signatories on corporate accounts and other matters related to new corporate personnel. [QC 2016.02]
- IV. 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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