



**BOARD OF COMMISSIONERS AGENDA FOR A PUBLIC HEARING
THURSDAY, DECEMBER 15, 2016 – 5:00 P.M.
BRIGHTER OUTLOOK COMMUNITY CENTER
4910 DUNBAR STREET, FORT WORTH, TEXAS**

- I. Call Public Hearing to Order.**
- II. Presentation of an Overview of Wellington Court and Cowen Court Apartments.**

The purpose of this hearing is to discuss the proposed development of properties located at 5400 and 5420 East Rosedale, (Wellington Court Apartments) and at 4908 & 4912 Rosedale, (Cowen Court Apartments), Fort Worth, Texas and the use of two newly constructed housing projects on these sites 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, DECEMBER 15, 2016, IMMEDIATELY FOLLOWING
THE FWHS PUBLIC HEARING AT 5:00 P.M.
BRIGHTER OUTLOOK COMMUNITY CENTER
4910 DUNBAR STREET, FORT WORTH, TEXAS**

I. Regular Session – Call to Order.

II. Public Comments/Presentations/Certificates/Announcements.

- FWHS Appreciation for the Board of Commissioners
- Invitation to the December 16, 2016 Employee Recognition Awards
- Presentation by Downtown Fort Worth Inc.

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 November 17, 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 people
- 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.
 - (1) RAD Properties Update
 - (2) Cavile Transformation Plan
 - (3) Butler Redevelopment
 - (4) Ariston Update
- B. Discussion of Directions Home Voucher Program deficit.
- C. Consideration of a resolution to approve the Revised 2016 Operating Budget for the Central Office Cost Center. **TAB 11** **[2016.39]**
- D. Consideration of a resolution to approve the Revised 2016 Operating Budget for the Housing Choice Voucher Program and Special Programs. **TAB 12** **[2016.40]**

- E. Consideration of a resolution to approve the Operating Budget for the Central Office Cost Center for the fiscal year ending December 31, 2017. [2016.41] TAB 13
- F. Consideration of a resolution to approve the Operating Budgets for the Housing Choice Voucher Program and Special Programs for the fiscal year ending December 31, 2017. [2016.42] TAB 14
- G. Consideration of a resolution to approve the operating budgets for the Public Housing and Affordable Housing sites for the fiscal year ending December 31, 2017. [2016.43] TAB 15
- H. Consideration of a resolution to authorize Gateway Public Facility Corporation to continue a month-to-month agreement with Orion Residential for the management of Villas of Oak Hill for a period not to extend beyond March 31, 2017. [2016.44] TAB 16
- I. Consideration of a resolution to enter into a Memorandum of Understanding with the North Texas Housing Consortium for a Regional Assessment of Fair Housing. [2016.45] 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. RAD Conversions
 - 2. Campus and Alton Park
- §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.
- §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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**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE FWHS PUBLIC HEARING &
REGULAR MEETING SCHEDULED FOR THURSDAY,
DECEMBER 15, 2016 AT 5:00 P.M.
BRIGHTER OUTLOOK COMMUNITY CENTER
4910 DUNBAR STREET, FORT WORTH, TEXAS**

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- I. Call to order.
 - II. Approval of the minutes of the Special Meeting held December 1, 2016.
 - III. Consideration of a resolution to approve the Operating Budget for QuadCo Management Solutions LLC for the fiscal year ending December 31, 2017. [QC 2016.04]
 - IV. Adjourn.

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Gateway Public Facility Corporation

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING A FWHS PUBLIC HEARING & REGULAR MEETING
& A QUADCO MANAGEMENT SOLUTIONS LLC SPECIALMEETING
SCHEDULED FOR THURSDAY, DECEMBER 15, 2016 AT 5:00 P.M.
BRIGHTER OUTLOOK COMMUNITY CENTER
4910 DUNBAR STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Approval of the minutes from the Special Meeting held October 20, 2016.
- III. Consideration of a resolution to continue a month-to-month agreement with Orion Residential for the management of Villas of Oak Hill for a period not to extend beyond March 31, 2017. [GW 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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