



**AGENDA FOR THE BOARD OF COMMISSIONERS  
REGULAR MEETING -- WEDNESDAY, APRIL 19, 2017 AT 4:30 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- I. **Regular Session – Call to Order.**
- II. **Executive Session:** Closed as Authorized by Texas Government Code – §551.074 Deliberate on personnel matters. [Annual evaluation of the FWHS President]
- III. **Reconvene the Regular Session.**
- IV. **Public Comments/Presentations/Certificates/Announcements.**
- V. **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 on March 16, 2017 and Special Meetings on March 20, 29 and 30, 2017. **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 3-7**
    1. Executive Department:  
President’s Report; Human Resources, QuadCo Activity & Financials, FWHS Occupancy & Wait List Stats, FWHS Portfolio of Units Owned and/or Managed
    2. Assisted Housing:  
Exec Summary & Client Demographics
    3. Development & Asset Mgmt.:  
Activity Summary; RAD/Public Housing Demographics; Housing Mgmt. Activities; Affordable Housing Site Reports
    4. Finance & Administration:  
Activity Summary; Budget Variance; Investment Portfolio
    5. Resident & Community Services:  
Activity Summary; Homeownership; Family Self-Sufficiency; Special Programs
  - D. Consideration of a resolution to authorize the President to execute a two-year agreement with an option for two one-year extensions with Vets Securing America, Inc. for Security Services effective May 1, 2017. **[2017.21]** **TAB 8**
  - E. Consideration of resolution to approve a Violence Against Women Act (VAWA) Policy. **[2017.22]** **TAB 9**
- VI. **Regular Agenda:** The Board will individually consider & 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. Consideration of a resolution to authorize the President to execute an agreement for a Tax Credit Consultant. **[2017.23]** **TAB 10**

- C. Consideration of a resolution to authorize the issuance, of bonds by Trinity River PFC for the financing of Alton Park Apartments. [2017.24] **TAB 11**
- D. Consideration of resolution to authorize Fort Worth Affordability Inc. to execute documents relating to the development and construction of Alton Park Apartments including partnership structure and ground lease. [2017.25] **TAB 12**

VII. **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
  - 2. Corporate Office Location Opportunity
- §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.
  - 1. Architettura
  - 2. Whetstone
  - 3. Morris
  - 4. Trotty

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

IX. **Adjourn.**

*The Board of Commissioners of Fort Worth Housing Solutions 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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**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.

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**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE FWHS REGULAR MEETING  
SCHEDULED FOR WEDNESDAY, APRIL 19, 2017 AT 4:30 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- I. Call to order.
- II. Approval of the minutes of the Special Meeting held March 16, 2017.
- III. Consideration of resolution to approve new signatories for QuadCo corporate bank accounts. [QC 2017.02]
- IV. **Executive Session:** Closed as Authorized by Texas Government Code –  
§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.
  1. Discussion of Personnel & Operational matters
- V. **Reconvene** for any final action, decision or vote with regard to any matter considered in the Executive Session.
- VI. Adjourn.

*The Board of Directors for QuadCo Management Solutions LLC 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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# Trinity River Public Facility Corporation

BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS & THE SPECIAL MEETING OF  
QUADCO MANAGEMENT SOLUTIONS LLC  
ON WEDNESDAY, APRIL 19, 2017 AT 4:30 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS

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- I. Call to order.
- II. Approval of the minutes from a Special Meeting held November 17, 2016.
- III. Consideration of a resolution to authorize the issuance, sale and delivery of a multifamily housing governmental note (Alton Park Apartments) Series 2017 and the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development and containing other provision relating to the subject.. [TR 2017.01]
- VI. Adjourn.

*The Board of Directors for Trinity River PFC 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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# Fort Worth Affordability Inc.

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
QUADCO MANAGEMENT SOLUTIONS LLC & TRINITY RIVER PFC  
ON WEDNESDAY, APRIL 19, 2017 AT 4:30 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- I. Call to order.
- II. Approval of the minutes from the Special Meeting held February 16, 2017.
- III. Consideration of a resolution to execute any and all documents relating to the development and construction of Alton Park Apartments including partnership structure and ground lease. [FA 2017.04]
- IV. Adjourn.

*The Board of Directors for Fort Worth Affordability Inc. 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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# Eastwood Public Facility Corporation

BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
QUADCO MANAGEMENT SOLUTIONS LLC, TRINITY RIVER PFC  
AND FORT WORTH AFFORDABILIT INC.  
ON WEDNESDAY, APRIL 19, 2017 AT 4:30 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS

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## SPECIAL MEETING

- I. Call to Order.
- II. Election of Officers.
- III. Approval of minutes of the Organizational Meeting held August 12, 2012.
- IV. Resolution to approve the First Amendment to Eastwood Public Facility Corporation Bylaws. [EW2017.01]
- V. Adjourn.

*The Board of Directors for the Eastwood PFC 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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