



**AGENDA FOR THE BOARD OF COMMISSIONERS
THURSDAY, MAY 18, 2017 AT 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

PUBLIC HEARING TAB 1

- I. **Call Public Hearing to Order.**
- II. **Overview of the Significant Amendment to the 2017 FWHS Agency Plan.**
Fort Worth Housing Solutions [FWHS] is required to revise the 2017 Agency Plan to include Utility Allowances for all Public Housing Properties.
- III. **Request for comments from the public/residents.**
- IV. Consideration of a resolution to approve a Significant Amendment to the 2017 Agency Plan to implement the 2017 Flat Rent Policy which includes Utility Allowances for all Public Housing Sites effective June 1, 2017. [2017.28]
- V. **Adjournment of the Public Hearing.**

REGULAR MEETING

- I. **Regular Session – Call to Order.**
- II. **Public Comments/Presentations/Certificates/Announcements.**
Assessment of Fair Housing Presentation; NTX Regional Housing Consortium and the City of Fort Worth.
- 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 Special Meeting on May 4, 2017. TAB 2
 - B. Correspondence Highlights and Communications from Letters, Newspapers, Magazine and Electronic Media sources from the previous month. TAB 3
 - C. Monthly Status Reports – TAB 4-8
 1. Executive Department: President’s Report; Human Resources, Procurement, QuadCo Activity & Financials, FWHS Occupancy & Wait List Stats, FWHS Portfolio of Units
 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. Annual Policy Review – FWHS Commissioner Conflict of Interest Policy. [2017.29] TAB 9
- IV. **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 approve a contract with CTJ Maintenance for Janitorial Services at the Administrative Office. [2017.30] TAB 10

- C. Consideration of a resolution to approve a contract with Storm Guard Franchise Systems LLC to replace Butler roofs. [2017.31] TAB 11
- D. Consideration of a resolution to approve a contract with Storm Guard Franchise Systems LLC to replace roofs at Cambridge Court & Villas at Oak Hill. [2017.32] TAB 12
- E. Consideration of resolution to enter into a contract with a RAD consultant. [2017.33] TAB 13
- F. Consideration of a resolution approving a pool of Developer Partners. [2017.34] TAB 14
- G. Consideration of a resolution to authorize actions necessary or convenient to facilitate the acquisition of the Class B limited partner interest in Post Oak East Apartments, LP, and the entry into an MOU with regard to Post Oak East Apartments. [2017.35] TAB 15
- H. Consideration of a resolution to authorize actions necessary or convenient to facilitate the refinance of Aventine Apartments, acquisition of the limited partner interest and entry into and MOU with regard to Aventine Apartments. [2017.36] TAB 16
- I. Consideration of a resolution to execute an amended and restated MOU with Ojala for Standard at Boswell. [2017.37] TAB 17
- J. Consideration of a resolution to approve ADA-related corrective actions at Hunter Plaza by Carleton Development. [2017.38] TAB 18
- K. Consideration of a resolution to approve an agreement with BOKA Powell for Ariston Apartments. [2017.39] TAB 19
- L. Consideration of a resolution to approve a cooperation agreement with the City of Fort Worth regarding the CASA Inc. property. [2017.40] TAB 20
- M. Consideration of a resolution to approve a contract to complete renovations at Penn Place Apartments. [2017.41] 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. Butler Redevelopment
 - 2. Corporate Office Location
 - 3. Berkeley Apartments
 - §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.

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

VII. **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 [TGC] at any time during the course of this meeting to discuss any of the matters listed on this agenda, as authorized by TGC 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, Govnt 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 DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE FWHS PUBLIC HEARING
AND REGULAR MEETING
THURSDAY, MAY 18, 2017 AT 5:00 P.M
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Approval of the minutes of the Special Meeting held April 19, 2017.
- III. Discussion of QuadCo Rebranding including pursuit of Third-Party Business.
- IV. Consideration of a resolution to approve the Rebranding and revision of the business plan to include pursuit of Third-party business.
- V. Consideration of resolution to approve new signatories for QuadCo corporate bank accounts.
[QC 2017.03]
- 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.



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.

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 THURSDAY, MAY 18, 2017 AT 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Approval of the minutes from a Special Meeting held April 19, 2017.
- III. Consideration of a resolution to authorize such actions necessary or convenient to facilitate the acquisition of the Class B Limited Partner interest in Post Oak East Apartments, LP, and the entry into a Memorandum of Understanding with regard to the Post Oak East Apartments. [TR 2017.02]
- VI. Consideration of a resolution to authorize such actions necessary or convenient to facilitate the refinance of the Aventine Apartments (the “Project”), the acquisition of the limited partner interest in Aventine Tarrant Parkway Apartments LP, and the entry into a Memorandum of Understanding with regard to the Project. [TR 2017.03]
- V. 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.



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.