



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
TUESDAY, JUNE 20, 2017-- 5:00 P.M.
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. **Regular Session – Call to Order.**
- II. **Oath of Office** – Swearing in of Danny Scarth as a Commissioner of the FWHS Board.
- III. **Election of Officers.**
- IV. **Consideration of a Motion to continue the term of a Commissioner.**
- V. **Public Comments/Presentations/Certificates/Announcements.**
- VI. **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 May 18, 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, 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 Procurement Policy. **[2017.42]** TAB 8
- VII. **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 enter into a contract with an Executive Search firm to seek candidates for the position of President. **[2017.43]** TAB 9
 - C. Consideration of resolution to authorize Fort Worth Affordability Inc. to execute documents relating to the development and construction of Campus Apartments including partnership structure and ground lease. **[2017.44]** TAB 10
 - D. Consideration of a resolution to authorize the issuance of bonds by Trinity River PFC for the financing of Campus Apartments. **[2017.45]** TAB 11
 - E. Consideration of a resolution to approve Ojala Holdings as the developer for Ariston Apartments. **[2017.46]** TAB 12

VIII. **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. Avondale Farms
- §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. National Housing Law Project
- §551.074 Deliberate on personnel matters.
 - 1. Executive Search

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

X. **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, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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Fort Worth Affordability Inc.
BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS
TUESDAY, JUNE 20, 2017-- 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from the Special Meeting held April 27, 2017.
- IV. Consideration of a resolution to execute any and all documents relating to the development and construction of Campus Apartments including partnership structure and ground lease. **[FA 2017.06]**
- V. 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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Trinity River Public Facility Corporation

BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING IMMEDIATELY FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS & AN ANNUAL MEETING OF FORT WORTH AFFORDABILITY INC.

TUESDAY, JUNE 20, 2017-- 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from a Special Meeting held May 18, 2017.
- IV. Consideration of a resolution to authorize the issuance, sale and delivery of a multifamily housing governmental note (Campus 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 2017.04]
- 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.



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Wind Terrace, Inc.

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS, AN ANNUAL OF
FORT WORTH AFFORDABILITY INC. & A SPECIAL MEETING
OF TRINITY RIVER PFC
TUESDAY, JUNE 20, 2017-- 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of Officers.
- III. Approval of minutes from the Annual Meeting held February 16, 2017.
- IV. Consideration of a resolution to ratify a General Contractor for projects already in development and to approve future projects. [WT 2017.01]
- V. Consideration of a resolution to authorize a signature change for a Capital One Bank Account on behalf of the sole member of the general partner of Lincoln Terrace, L.P. [WT 2017.02]
- VI. Adjourn.



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Matador Ranch Public Facility Corporation

BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS, AN ANNUAL MEETING OF
FORT WORTH AFFORDAILTY INC. & SPECIAL MEETINGS OF
TRINITY RIVER PFC & WIND TERRACE INC.
TUESDAY, JUNE 20, 2017-- 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers.
- III. Approval of minutes from the Special Meeting held October 28, 2013.
- IV. Consideration of a resolution to approve the refinance of HomeTowne at Matador Ranch.
[MR2017.01]
- V. Adjourn.



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GATEWAY PUBLIC FACILITY CORPORATION

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS, AN ANNUAL MEETING OF
FORT WORTH AFFORDAILITY INC. & SPECIAL MEETINGS OF
TRINITY RIVER PFC, WIND TERRACE INC. & MATADOR RANCH PFC
TUESDAY, JUNE 20, 2017-- 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from the Special Meeting held January 19, 2017.
- 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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Chisholm V Corporation

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS, AN ANNUAL MEETING OF
FORT WORTH AFFORDAILITY INC. & SPECIAL MEETINGS OF
TRINITY RIVER PFC, WIND TERRACE INC., MATADOR RANCH PFC &
AN ANNUAL MEETING OF GATEWAY PFC
TUESDAY, JUNE 20, 2017-- 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers
- III. Review and adopt minutes of the Annual Meeting held on June 23, 2016.
- 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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