



**BOARD OF COMMISSIONERS AGENDA FOR
A REGULAR MEETING
THURSDAY, JUNE 23, 2016 – 4:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS
[A Brief Recess Will Be Called at 5:00 p.m. for a Public Hearing]**

- I. Regular Session – Call to Order.**
- II. Public Comments/Presentations/Certificates/Announcements.**
-- FWHS Offices Closed on Monday, July 4, 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 a Public Hearing on May 19, 2016. TAB 1
 - B. Correspondence Highlights and Communications from Newspapers, Magazine and Electronic Media sources from the previous month. TAB 2
 - C. Monthly Status Reports – TAB 3-9
 - 1. FWHA Budget Variance and Investment Portfolio & QuadCo Financials
 - 2. Affordable Housing Site Financial Statements
 - 3. Agency-Wide; Clients Served & Wait List Size, Number/Type of Units Owned, Human Resources
 - 4. Assisted Housing; Summary, Exec Report, Occupancy & Client Demographics
 - 5. Development & Asset Management; RAD and Public Housing Admissions, Occupancy and PH Client 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 thirty 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 – Advocacy Group & Master Developer RFQ
 - B. Consideration of a resolution approving a revised Procurement Policy. [2016.09] TAB 12
 - C. Consideration of a resolution to approve a MOU for the development of Azle Villas with AMTEX. [2016.10] TAB 13
 - D. Consideration of a resolution to approve a MOU for the development of Campus Apartments with AMTEX. [2016.11] TAB 14
 - E. Consideration of a resolution to approve a MOU for the development of Ariston. [2016.12] TAB 15
 - F. Consideration of a resolution to approve a MOU with the City of Fort Worth regarding the Stop Six Coordinating Group. [2016.13] TAB 16



- G. Consideration of a resolution to execute any and all documents required to purchase Pennsylvania Place utilizing FWHS unrestricted funds and upon acquisition, affect any and all documents required to refinance the property using a HUD 223-f loan product. [2016.14] TAB 17
- H. Consideration of a resolution authorizing Trinity River Public Facility Corporation for the issuance, sale and delivery of a multifamily housing governmental note (Stallion Pointe Project) series 2016; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of such multifamily rental residential development; and containing other provisions relating to the subject. [2016.15] TAB 18
- I. Consideration of a resolution authorizing actions necessary or convenient to facilitate the development of the Stallion Pointe Apartments including, but not limited to, the execution of a Ground Lease and preparing an application for Rental Assistance Demonstration (RAD) units. [2016.16] TAB 19
- H. Brief training session on the Conflict of Interest Policy for the FWHS Board.

- 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
 3. Ariston development
 - §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.

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

VII. **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.



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

FWHS ADMINISTRATIVE OFFICE BOARD ROOM

1201 EAST 13TH STREET, FORT WORTH, TEXAS

IMMEDIATELY FOLLOWING THE REGULAR MEETING OF THE FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS

THURSDAY, JUNE 23, 2016 – 4:00 P.M.

- I. Call to order.
- II. Election of Officers.
- III. Approval of minutes from the Annual Meeting held June 18, 2015.
- IV. . Consideration of a resolution to authorize the issuance, sale and delivery of a multi-family housing governmental note (Stallion Pointe Project) Series 2016; approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing of much multifamily rental residential development; and containing other provisions related to the subject. [TR2016.01]
- V. 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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Fort Worth Affordability Inc.

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF THE
FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS,
& A SPECIAL MEETING OF TRINITY RIVER PFC
THURSDAY, JUNE 23, 2016 – 4:00 P.M.

- I. Call to order.
- II. Election of Officers.
- III. Review and adopt minutes of the Annual Meeting held on June 18, 2015.
- IV. Consideration of a resolution authorizing the execution of any and all documents, or taking any other action, that is necessary or desirable to –
 - (1) Facilitate the development of the Stallion Pointe Apartments, which consists of affordable housing units and associated amenities built upon land to be ground-leased from the Housing Authority of the City of Fort Worth d/b/a/ Fort Worth Housing Solutions;
 - (2) Cause FWAI's wholly owned, subsidiary limited liability company, LDG Stallion Pointe GP, LLC (the "General Partner") to execute an amended and restated agreement of limited partnership of LDG Stallion Pointe, LP (the "Partnership") and other related documents;
 - (3) Cause the Partnership to enter into development financing for the Project; and
 - (4) Cause FWAI and/or the General Partner and/or the Partnership to execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein. **[FA2016.01]**
- V. 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.



Chisholm V Corporation

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF THE
FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS,
A SPECIAL MEETING OF TRINITY RIVER PFC AND
THE ANNUAL MEETING OF FORT WORTH AFFORDABILITY INC.
THURSDAY, JUNE 23, 2016 – 4:00 P.M.

- I. Call to order.
- II. Election of Officers
- III. Review and adopt minutes of the Annual Meeting held on June 18, 2015.
- 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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Gateway Public Facility Corporation

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF THE
FORT WORTH HOUSING SOLUTIONS BOARD OF COMMISSIONERS,
A SPECIAL MEETING OF TRINITY RIVER PFC,
THE ANNUAL MEETING OF FORT WORTH AFFORDABILITY INC. AND
THE ANNUAL MEETING OF THE CHISHOLM V BOARD OF DIRECTORS
THURSDAY, JUNE 23, 2016 – 4:00 P.M.

1. Call to order.
2. Election of Officers.
3. Approval of the minutes from the Annual Meeting held June 19, 2014.
4. 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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**BOARD OF COMMISSIONERS AGENDA FOR A PUBLIC HEARING
THURSDAY, JUNE 23, 2016 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**



- I. Call Public Hearing to Order.**
- II. Overview of the Significant Amendment to the 2016 Fort Worth Housing Solutions Agency Plan.**

The Housing Authority of the City of Fort Worth DBA Fort Worth Housing Solutions [FWHS] has U.S. Dept. of Housing and Urban Development [HUD] approval to convert Butler Place Apartments, Cavile Place Apartments, public housing scattered sites, Villas on the Hill, Candletree Apartments, Cambridge Court Apartments, Villas of Oak Hill, Overton Park Townhomes and Wind River Apartments from public housing to project-based rental assistance units under the Rental Assistance Demonstration Program [RAD]. Conversion under RAD is considered a Significant Amendment to the FWHS Agency Plan. In accordance with 24 CFR, Part 903 for PHA Plan Amendments, this Hearing is being conducted to receive comments regarding the proposed Significant Amendment to the 2016 Annual and 5-Year Plans [Agency Plan].

- III. Review of the 2016 Significant Amendment for RAD Conversion.**
- IV. Request for comments from the public/residents.**
- V. Discussion and consideration of a resolution approving the 2016 Agency Plan Significant Amendment. [2016.20]**
- VI. 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.

