



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
THURSDAY, SEPTEMBER 21, 2017 – 5:00 P.M.  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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**I. Regular Session – Call to Order.**

**II. Public Comments/Presentations/Certificates/Announcements.**

**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 and Emergency Meetings on July 20, 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: Voucher Client Demographics & Forecasting Tool
  - 3. Development & Asset Mgmt.: RAD/Public Housing Demographics; Affordable Housing Site Reports
  - 4. Finance & Administration: Budget Variance; Investment Portfolio
  - 5. Resident & Community Services: Job Development; Homeownership; Family Self-Sufficiency; Special Programs

**IV. Regular Agenda:** The Board will individually consider & take action on any or all of the following items.

- A. Discussion of Working Preference.
- B. Recommendations on proceeding with the redevelopment of Butler Place/Addition.
- C. Development and Asset Management Presentations – RAD Properties
- D. Consideration of a resolution approving temporary staffing. **[2017.51]** TAB 8
- E. Consideration of a resolution approving a maintenance contract for the Chiller at the Administrative Office. **[2017.52]** TAB 9
- F. Consideration of a resolution approving a maintenance contract for the Chillers at Fair Oaks and Fair Park. **[2017.53]** TAB 10
- G. Consideration of a resolution approving an Aventine/Post Oak East Memorandum of Understanding. **[2017.54]** TAB 11
- H. Consideration of a resolution approving a Memorandum of Understanding with Steele Properties II, LLC to acquire & renovate Sabine Place Apartments. **[2017.55]** TAB 12
- I. Consideration of a resolution authorizing Trinity River PFC to declare its intent to Issue Bonds to provide financing for Sabine Place Apartments, a multi-family residential rental development for persons of low and moderate income. **[2017.56]** TAB 13
- J. Consideration of a resolution to negotiate and execute a Memorandum of Understanding with the NRP Group, LLC to develop Four Seasons Phase II. **[2017.57]** TAB 14

- K. Consideration of a resolution authorizing Trinity River PFC to declare its intent to Issue Bonds to provide financial for Four Seasons II Apartments, a multi-family residential rental development for persons of Low and Moderate Income. [2017.58] **TAB 15**
- L. Consideration of a resolution authorizing staff to negotiate and execute a Memorandum of Understanding with Amtex Multi-Housing LLC to develop Riverside Apartments. [2017.59] **TAB 16**

V. **Executive Session:** Closed as Authorized by Texas Government Code –

§551.072 Deliberate the possible purchase, exchange, lease, or value of real property.

1. Cavile & Butler Redevelopment
2. Ariston
3. Transit-Oriented Development
4. Villas at Oak Hill
5. Corporate

§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 regular session** for any final action, decision or vote with regard to any matter considered in the Executive Session.

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, 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  
THURSDAY, SEPTEMBER 21, 2017 – 5:00 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 June 20, 2017.
- III. Consideration of a resolution ratifying the authorization for the issuance, sale and delivery of a multifamily housing governmental note (Campus Apartments) Series 2017 to correct the date of final maturity and the titles of signatories. [TR 2017.05]
- IV. Consideration of a resolution authorizing the declaration of intent to issue bonds to provide financing for a Sabine Place Apartments, a multi-family residential rental development for persons of low and moderate income. [TR 2017.06]
- V. Consideration of a resolution authorizing the declaration of intent to issue bonds to provide financing for a Four Seasons II Apartments, a multi-family residential rental development for persons of low and moderate income. [TR2017.07]
- VI. Adjourn.



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**AGENDA FOR THE BOARD OF COMMISSIONERS PUBLIC HEARING  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
THURSDAY, SEPTEMBER 21, 2017 – 6:00 P.M.  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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**I. Call Public Hearing to Order.**

**II. Overview of the Agency Plan.**

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276 “Public Housing Reform Act”) added the requirement for public housing agency plans – a 5-Year Plan and an Annual Plan. Through these plans, FWHS advises HUD, its residents and members of the public, of the housing authority’s mission for serving the needs of low-income and very low-income families and individuals, and the strategy for addressing those needs. The 5-Year Plan describes the FWHS mission and the Housing Authority’s long range goals and objectives for achieving its mission over the five-year period. The Annual Plan provides details about the Agency’s immediate operations, program participants, programs and services and FWHS’s strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year.

**III. Review of the 2018 Agency Plan.**

**IV. Request for comments from the public/residents.**

**V. Resolution approving the 2018 Agency Plan. [2017.60]**

**VI. Adjournment of the Public Hearing.**

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