



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
THURSDAY, NOVEMBER 16, 2017 – 5:00 P.M.
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

I. Regular Session – Call to Order.

II. Public Comments/Presentations/Certificates/Announcements.

- Resident Achievement Awards, December 7, 2017 at 5:30 P.M.
- Budget Workshop, December 14, 2017, 11:00 – 2:00 p.m.
- Sabine Place Public Hearing, December 18, 2017 at 6:00 p.m.
- Presentation of 2017 NAHRO Award of Excellence Plaque for Palm Tree Apartments

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 the Regular Meeting on October 19, 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
 - 2. Assisted Housing: Department Summary
 - 3. Development & Asset Mgmt.: Department Summary; Affordable Housing Site Reports
 - 4. Finance & Administration: Department. Summary, Budget Variance; Investment Portfolio and Grants Budget
 - 5. Resident & Community Services: Department Summary, 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. Development and Asset Management Presentations – RAD Properties
- B. Update on the Regional Assessment of Fair Housing.
- C. Presentation on 2018 Strategic Planning.
- D. Consider a resolution authorizing revisions to the Paid Time Off and Dress Code Policies in the Employee Solutions Policy Manual. **[2017.70]** TAB 8
- E. Consider a resolution approving FWHS Employee Group Health Care Benefits effective January 1, 2018. **[2017.71]** TAB 9
- F. Consider a resolution approving the 2017 Revised Operating Budget for the Central Office Cost Center (COCC). **[2017.72]** TAB 10
- G. Consider a resolution approving the 2017 Revised Operating Budget for the Housing Choice Voucher Program (HCVP) and Special Programs. **[2017.73]** TAB 11
- H. Consider a resolution approving a vendor for the Voice Over IP (Internet Protocol) services **[2017.74]** TAB 12

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. Villas of Oak Hill
 - 3. Henderson 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.
 - 1. QuadCo Audit Update
 - 2. Mediation
 - 3. EEOC Charge of Discrimination
 - 4. HUD Office of the Inspector General (OIG)
- §551.074 Deliberate on personnel matters.
 - 1. Update on Executive Search

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, NOVEMBER 16, 2017 – 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 an Annual Meeting held October 19, 2017.
- III. Consideration of a resolution to acquire partnership interests in Post Oak East Apartments. [TR2017.10]
- IV. Consideration of a resolution to execute any and all documents relating to the refinance of Aventine Apartments including partnership structure and ground lease. [TR2017.11]
- V. Adjourn.



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Fort Worth Affordability Inc.

BOARD OF DIRECTORS AGENDA FOR ASPECIAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS & A SPECIAL MEETING OF
TRINITY RIVER PUBLIC FACILITY CORPORATION
THURSDAY, NOVEMBER 16, 2017-- 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 the Annual Meeting held June 20, 2017.
- III. Consideration of a resolution to execute any and all documents relating to the refinance of Aventure Apartments including partnership structure and ground lease. [FA 2017.07]
- 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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Sycamore Housing, Inc.

BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS
OF TRINITY RIVER PFC & FORT WORTH AFFORDABILITY, INC.

THURSDAY, NOVEMBER 16, 2017-- 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 for the Annual Meeting held on October 10, 2017.
- III. Consider a resolution to approve the refinance of Candletree Apartments. [SY 2017.02]
- IV. Adjourn.



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**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING FWHS REGULAR MEETING & SPECIAL MEETINGS OF
TRINITY RIVER PFC, FORT WORTH AFFORDABILITY, INC. & SYCAMORE HOUSING, INC.
THURSDAY, NOVEMBER 16, 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. Consider a resolution to authorize the President of QuadCo to execute a two-year service agreement with an option of three (3) additional one-year renewals with Lackland Security, LLC for after-hours and weekend security guard services at nine affordable housing sites managed for Fort Worth Housing Solutions. [QC 2017.04]
- IV. 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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**AGENDA FOR THE BOARD OF COMMISSIONERS PUBLIC HEARING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
THURSDAY, NOVEMBER 16, 2017 – 6:00 P.M.
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call Public Hearing to Order.
- II. Overview of the Significant Amendment to the 2017 and 2018 FWHS Agency Plan.

Fort Worth Housing Solutions [FWHS] is required to revise the 2017 Agency Plan to amend the RAD (Rental Assistance Demonstration) Resident Relocation Plan and certify compliance with Site and Neighborhood Standards.

- III. Request for comments from the public/residents.
- IV. Consideration of a resolution to approve a Significant Amendment to the 2017 and 2018 Agency Plans to amend the RAD (Rental Assistance Demonstration) Resident Relocation Plan and certify compliance with Site and Neighborhood Standards effective November 16, 2017. **[2017.75]**
- V. Adjournment of the Public Hearing.

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.



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