



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
TUESDAY, FEBRUARY 26, 2019 – 5:00 P.M.
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

ANNUAL MEETING

- I. **Call to Order.**
- II. **Oath of Office** – Reappointments of Commissioners Stinson and Scarth.
- III. **Conflict of Interest Policy** – The Policy will be distributed to each Board Member who will sign an annual acknowledgement that they have received, read and understand the policy.
- IV. Election of a **Chairperson and Vice Chairperson** to serve for the ensuing year.
- V. Adjourn.

REGULAR MEETING

- I. **Regular Session – Call to Order.**
- II. **Public Comments/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 the Special Meeting on January 17, 2019 and the Regular Meeting of January 24, 2018. **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 3-8**
 1. Executive Department: President’s Report; Human Resources, Public Affairs & Procurement
 2. Assisted Housing: Department Summary, Forecasting Tool
 3. Development: Dept. Summary
 4. Asset Management: Affordable Housing Site Reports
 5. Finance & Administration: Department Summary, Investment Portfolio, Budget & Grants Variance
 6. 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. Consider a resolution approving the 2018 Section 8 Management Assessment Program (SEMAP) certification. **[2019.07]** **TAB 9**
 - C. Consider a resolution approving an Agreement Tarrant County Homeless Coalition to lease space at 300 S. Beach St. from FWHS. **[2019.08]** **TAB 10**

- D. Consider a resolution approving an Agreement with Granbury Housing Authority for FWHS to administer Granbury RAD PBV Housing Assistance Payments. **TAB 11**
[2019.09]
- E. Public Hearing approving the development of Patriot Pointe Apartments as affordable multifamily housing per Texas Local Government Code §392.005.
- F. Public Hearing approving the development of Stallion Ridge Apartments as affordable multifamily housing per Texas Local Government Code §392.005.
- G. Public Hearing approving the development of River District Apartments as affordable multifamily housing per Texas Local Government Code §392.005.
- H. Public Hearing approving the development of Coventry at Cityview as affordable multifamily housing per Texas Local Government Code §392.005.
- I. Consider a resolution for the rehabilitation of Wind River Apartments and conversion of some units to the RAD Program. **TAB 12**
[2019.10]

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 Revitalization
- 2. Butler Redevelopment
- 3. Katy Station
- 4. Future FWHS Office Space

§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.

§551.074 Deliberate on personnel matters.

- 1. Annual Performance Review for the President, Mary-Margaret Lemons

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

- J. Public Hearing approving the development of Highpoint Urban Living as affordable multifamily housing per Texas Local Government Code §392.005.
- K. Consider a resolution approving a Highpoint Urban Living MOU. **[2019.11]** **TAB 12**
- L. Consider a resolution approving a Katy Station MOU with Matthews SW (affiliate name being RMGM Developers, LLC). **[2019.12]** **TAB 13**

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.



Fort Worth Affordability, Inc.

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE ANNUAL AND REGULAR MEETINGS OF
FORT WORTH HOUSING SOLUTIONS
TUESDAY, FEBRUARY 26, 2019 – 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 Special Meeting held January 24, 2019.
- III. Consider a resolution authorizing the execution of any and all documents, or take any other action, that is necessary to form an entity(ies) for the Patriot Pointe Apartments. **[FA 2019.03]**
- IV. Consider a resolution authorizing submission of a tax credit application for Patriot Pointe Apartments. **[FA2019.04]**
- V. Consider a resolution authorizing the execution of any and all documents, or take any other action, that is necessary to form an entity(ies) for the Stallion Ridge Apartments. **[FA 2019.05]**
- VI. Consider a resolution authorizing the execution of any and all documents, or take any other action, that is necessary to form an entity(ies) for the Coventry at Cityview. **[FA 2019.06]**
- VII. Consider a resolution authorizing the execution of any and all documents, or take any other action, that is necessary to form an entity(ies) for the Highpoint Urban Living. **[FA 2019.07]**
- VIII. 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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**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE ANNUAL AND REGULAR
FORT WORTH HOUSING SOLUTIONS MEETINGS AND A
MEETING OF FORT WORTH AFFORDABILITY INC.
TUESDAY, FEBRUARY 26, 2019 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of a **Chair, Vice Chair** and **Secretary-Treasurer**.
- III. Approval of the minutes of the Special Meeting held January 24, 2019.
- IV. Consider a resolution to amend the By-Laws of QuadCo Management Solutions, Inc. [**QC 2019.02**]
- V. Update on current status.
- VI. Adjourn.

The Board of Directors for QuadCo Management Solutions 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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HOUSING DEVELOPMENT CORPORATION OF FORT WORTH

**BOARD OF TRUSTEES AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE ANNUAL AND REGULAR MEETINGS OF
FORT WORTH HOUSING SOLUTIONS AND
MEETINGS OF FORT WORTH AFFORDABILITY, INC. AND
QUADCO MANAGEMENT SOLUTIONS, INC.
TUESDAY, FEBRUARY 26, 2019 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of a **Chairperson, Vice Chairperson and Secretary/Treasurer** to serve for the ensuing year.
- III. Review and adopt minutes of the Annual Meeting held on February 22, 2018.
- IV. Annual Report of the Housing Development Corporation.
- V. Adjourn.



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Wind Terrace, Inc.

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE ANNUAL AND REGULAR MEETINGS OF
FORT WORTH HOUSING SOLUTIONS AND MEETINGS
OF FORT WORTH AFFORDABILITY, INC.,
QUADCO MANAGEMENT SOLUTIONS, INC. AND
THE HOUSING DEVELOPMENT CORPORATION OF FORT WORTH
TUESDAY, FEBRUARY 26, 2019 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of a **President, Vice President and Secretary/Treasurer** to serve for the ensuing year.
- III. Approval of minutes from the Annual Meeting held February 22, 2018.
- IV. Consider a resolution approving a RAD Use Agreement for Wind River Apartments. **[WT 2019.01]**
- IV. Adjourn.



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CAVILE PUBLIC FACILITY CORPORATION

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING
IMMEDIATELY FOLLOWING THE ANNUAL AND REGULAR MEETINGS OF
FORT WORTH HOUSING SOLUTIONS AND
MEETINGS OF FORT WORTH AFFORDABILITY, INC.,
QUADCO MANAGEMENT SOLUTIONS, INC.,
THE HOUSING DEVELOPMENT CORPORATION OF FORT WORTH
AND WIND TERRACE, INC.
TUESDAY, FEBRUARY 26, 2019 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of a **President, Vice President and Secretary/Treasurer** to serve for the ensuing year.
- III. Approval of minutes from the Annual Meeting held February 22, 2018.
- IV. Adjourn.



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