



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
THURSDAY, JANUARY 24, 2019 – 5:00 P.M.  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

**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 Regular Meeting of December 13, 2018 and Special Meeting on January 17, 2019. **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
  - 4. Finance & Administration: Department Summary, Investment Portfolio, Budget & Grants Variance
  - 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. Consider a resolution approving the Operating Budget for the Central Office Cost Center for the fiscal year ending December 31, 2019. **[2019.01]** **TAB 9**
- C. Consider a resolution approving the Operating Budget for the Housing Choice Voucher Program and Special Programs for the fiscal year ending December 31, 2019. **[2019.02]** **TAB 10**
- D. Consider a resolution approving the Operating Budget for the Public Housing and Affordable Housing Sites for the fiscal year ending December 31, 2019. **[2019.03]** **TAB 11**
- E. Consider a resolution approving the 2019 Housing Choice Voucher Program Payment Standard Schedule effective April 1, 2019. **[2019.04]** **TAB 12**
- F. Consider a resolution authorizing the President to execute a 3-year contract with an option of two 1-year renewals with Novogradac & CO, LLP and Rubin & Company, to provide various accounting and advisory services on an as needed basis for Fort Worth Housing Solutions and QuadCo Management Solutions, Inc. **[2019.05]** **TAB 13**
- G. Consider a resolution authorizing ratifying the execution of any and all documents, or take any other action necessary related to participation in the River District Apartment project. **[2019.06]** **TAB 14**

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

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

1. First Street
2. Rockwood
3. Katy Station
4. Cavile Revitalization
5. Butler Redevelopment
6. Potential 9% Tax Credit Opportunities
  - a) Everly Plaza, 8<sup>th</sup> Ave
  - b) Canna Place, Rosedale

§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.

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.**





**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING A FWHS REGULAR MEETING,  
THURSDAY, JANUARY 24, 2019 – 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 of the Special Meeting held March 20, 2018.
- III. Consider a resolution approving the Operating Budget for the QuadCo Management Solutions, Inc. for the fiscal year ending December 31, 2019. **[QC 2019.01]**
- IV. 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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# Fort Worth Affordability, Inc.

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS AND A  
SPECIAL MEETING OF QUADCO MANAGEMENT INC.  
THURSDAY, JANUARY 24, 2019 – 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 the Special Meeting held October 18, 2018.
- III. Consider a resolution authorizing the execution of any and all documents, or take any other action, that is necessary or desirable to participate in the housing tax credit application for the Stallion Ridge Apartments. **[FA 2019.01]**
- IV. Consider a resolution authorizing the formation of a limited liability company to serve as a special limited partner in the partnership developing the River District Apartment projects. **[FA2019.02]**
- 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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# Sedona Public Facility Corporation

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
QUADCO MANAGEMENT SOLUTIONS, INC. &  
FORT WORTH AFFORDABILITY, INC.  
THURSDAY, JANUARY 24, 2018 – 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. Election of Officers.
- III. Approval of the minutes from the Annual Meeting held September 20, 2018.
- IV. Consideration of a resolution authorizing entering into a RAD Use Agreement and related documents; and such other actions necessary or convenient to carry out this resolution. **[SD 2019.01]**
- V. Adjourn.

*The Board of Directors for Sedona 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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