



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
THURSDAY, AUGUST 30, 2018 – 5:00 P.M.
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

I. Regular Session – Call to Order.

II. Public Comments/Certificates/Announcements.

-- Presentation of the 2017 BHEF Scholarships

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 July 19, 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 3-7
 - 1. Executive Department: President’s Report; Human Resources, Procurement
 - 2. Assisted Housing: Department Summary
 - 3. Development & Asset Mgmt.: Dept. Summary; 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 ratifying a modification to a contract with Vintage IT Services for cloud-based network infrastructure services. TAB 8
- C. Consider a resolution authorizing the President to execute a 2-year contract with a 1-year renewal option with Steven J. Kunkel & Associates, Inc. for Real Estate Appraisal Services on an as needed basis. TAB 9
- D. Consider a resolution authorizing the President to execute contract agreements to create a pool of pre-qualified Developers for future development projects on an as-needed basis. TAB 10
- E. Consider a resolution approving two FWHS/QuadCo employee policies; the Employee Referral Program and an On-the-Spot Employee Bonus Program entitled “Doing It Right”. TAB 11
- F. Public hearing authorizing the development of the 430-unit Springs Apartments as affordable multifamily housing per Texas Local Government Code §303.042(d).
- G. Consider a resolution authorizing the development of the Springs Apartments as affordable housing and the execution of any and all documents related to said development including the ground lease and partnership structure through Fort Worth Affordability Inc. TAB 12

Recess at 6:00 p.m. for a Public Hearing on a Significant Amendment to the 2018 Agency Plan and a Public Hearing on the 2019 Agency Plan.

H. Consider a resolution to approve the submission of a Section 18 Inventory Removal Application for the J.A. Cavile Public Housing Site. **TAB 13** [2018.41]

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. Sycamore Center Villas

§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.



Fort Worth Affordability, Inc.

**BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF
FORT WORTH HOUSING SOLUTIONS
THURSDAY, AUGUST 30, 2018 – 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 July 19, 2018.
- III. Consider a resolution authorizing the admission of FW Avondale GP, LLC, “General Partner” to AMTEX Avondale, LP, “Project Owner” as the new general partner to facilitate the continued development of Avondale Apartments on land ground-leased from Fort Worth Housing Solutions; cause said General Partner to execute a Second Amended and Restated Agreement of Limited Partnership; and execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein. **[FW 2018.05]**
- IV. Consider a resolution authorizing the development of the Springs Apartments including the creation of FW Springs, SLP LLC; to execute an Amended and Restated Limited Partnership Agreement of FW Springs LP; and execute any such further documentation as necessary or desirable to allow the consummation of the transactions described herein. **[FW 2018.06]**
- 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.



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.





**AGENDA FOR THE BOARD OF COMMISSIONERS PUBLIC HEARING
FOR A SIGNIFICANT AMENDMENT TO THE 2018 AGENCY PLAN
THURSDAY, AUGUST 30, 2018 AT 6:00 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 2018 FWHS Agency Plan.**

Fort Worth Housing Solutions [FWHS] is required to revise the 2018 Agency Plan to enable the Agency to submit a Section 18 Inventory Removal Application for the Demolition and Disposition of the J.A. Cavile public housing property. FWHS also intends to relocate all families presently at the Cavile Place site using Section 8 Tenant Protection Vouchers, pending HUD approval. These actions would be taken to facilitate the comprehensive redevelopment of the property and surrounding community.
- III. **Request for comments from the public/residents.**
- IV. Consider a resolution to approve a Significant Amendment to the 2018 Agency Plan to approve the submission of a Section 18 Inventory Removal Application for the Demolition and Disposition of the J.A. Cavile public housing property and a plan to relocate the families presently at Cavile by using Section 8 Tenant Protection Vouchers, pending HUD approval. **[2018.42]**
- 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.



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.





**AGENDA FOR THE BOARD OF COMMISSIONERS PUBLIC HEARING
ON THE 2019 AGENCY PLAN
FWHS ADMINISTRATIVE OFFICE BOARD ROOM
THURSDAY, AUGUST 30, 2018, IMMEDIATELY FOLLOWING
THE PUBLIC HEARING FOR A SIGNIFICANT AMENDMENT
TO THE 2018 AGENCY PLAN AT 6:00 P.M.
1201 EAST 13TH STREET, FORT WORTH, TEXAS**

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 2019 Agency Plan.

IV. Request for comments from the public/residents.

V. Consider a resolution approving the 2019 Agency Plan. [2018.43]

VI. 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.



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.

