



**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING
THURSDAY, JUNE 17, 2021 – 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE
1201 EAST 13TH STREET, FORT WORTH, TX**

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

- II. **Announcements:** Introduction of Hector Ordonez, VP of Finance & Admin Services

- III. **Public Comments:** *You may fill out a public comment registration form before Noon on Wednesday, June 16, 2021 at this link: <https://www.fwhs.org/public-notice-meetings/>*

Please limit comments to three (3) minutes.

- IV. **Consent Agenda:** The Statutory Consent Agenda includes non-controversial and routine items for the Board to act on with a single vote. A Board Member may ask for an item to be moved to the Regular Agenda for discussion.
 - A. Approval of Minutes from the Regular Meeting on May 20, 2021. TAB 1
 - B. Correspondence, Articles and Briefs from various print services. TAB 2
 - C. Monthly Status Reports – TAB 3-7
 - 1. Executive Department: President’s Report; Human Resources, Communications & Procurement
 - 2. Assisted Housing: Department Summary, Forecasting Tool
 - 3. Development & Asset Management: Department Summary, Portfolio Reports
 - 4. Finance & Administration: Department Summary, Budget & Grants Variance, HCV Key Performance, Investment Portfolio
 - 5. Housing Operations & Client Services: Department Summary, Homeownership, Family Self-Sufficiency, Special Programs

- V. **Regular Agenda:** The Board will individually consider & take action on any or all of the following items.
 - A. Development Update
 - B. Public Hearing to announce that the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions desires to develop Cowan Place as affordable multifamily housing per Texas Local Government Code §392.005; that is, at least 50% of the units will be reserved for occupancy by individuals and families earning less than 80 percent of the area median family income.
 - C. Consider a resolution authorizing such actions necessary or convenient to facilitate the development of the Cowan Place Apartments. **[2021.10]** TAB 8
 - D. Consider a resolution approving the issuance, sale and delivery of Multifamily Housing Revenue Bonds (Cowan Place Apartments) Series 2021 by Trinity River Public Facility Corporation. **[2021.11]** TAB 9

- E. Consider a resolution to take any actions necessary or convenient to facilitate the sale of Fair Oaks and Fair Park Apartments. [2021.12] **TAB 10**
- F. Consider a resolution to acquire land and develop the property into parking facilities for the new FWHS Texas Street headquarters. [2021.13] **TAB 11**
- G. Consider a resolution to engage a general contractor for the renovation of the new FWHS Texas Street headquarters. [2021.14] **TAB 12**
- H. Consider a resolution to closeout public housing units at Sycamore Center Villas. [2021.15] **TAB 13**

VI. **Executive Session:** Closed as Authorized by Texas Open Meetings Act, Exceptions to Requirement that Meetings Be Open, Sections 551.071-551.090, as applicable.

§551.071 Consultation with an attorney.

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

VIII. **Adjourn.**



This facility is wheelchair accessible. For accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 at least 48 hours in advance; TDD/TTY (817) 335-6222.



CAVILE PUBLIC FACILITY CORPORATION

**AGENDA FOR THE BOARD OF DIRECTORS SPECIAL MEETING FWHS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING
THURSDAY, JUNE 17, 2021 AT 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Approval of minutes from the Annual Meeting held February 25, 2021.
- III. Consider a resolution authorizing the execution of a ground lease for the development of Cowan Place Apartments and any other actions necessary or desirable to complete the transaction. [CA 2021.02]
- IV. Adjourn.



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Fort Worth Affordability, Inc.

**AGENDA FOR THE BOARD OF DIRECTORS ANNUAL MEETING
IMMEDIATELY FOLLOWING THE FWHS REGULAR MEETING
& THE CAVILE PFC SPECIAL MEETING
THURSDAY, JUNE 17, 2021 AT 5:00 P.M.**

FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from the Special Meeting held May 20, 2021.
- IV. Consider a resolution authorizing the execution any and all documents, or take any other action, that is necessary or desirable to create the partnership structure for the development and financing of the Cowan Place Apartments. **[FA 2021.04]**
- V. Adjourn.



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Trinity River Public Facility Corporation

AGENDA FOR A SPECIAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING & THE FWAI ANNUAL MEETING
THURSDAY, JUNE 17, 2021 AT 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Approval of the minutes from the Special Meeting held February 25, 2021.
- III. Consider a resolution authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds (Cowan Place Apartments) Series 2021; authorizing the execution and delivery of documents and instruments necessary to carry out the financing of Cowan Place. **[TR 2021.02]**
- IV. Adjourn.



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Fair Park Public Facility Corporation

**AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING & THE FWAI ANNUAL MEETING &
THE TRPFC SPECIAL MEETING**

THURSDAY, JUNE 17, 2021 AT 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers
- III. Approval of the minutes from the Annual Meeting held August 20, 2020.
- IV. Consider a resolution for the sale of Fair Park Apartments. **[FP 2021.01]**
- V. Adjourn.



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Fair Oaks Public Facility Corporation

AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING, THE FWAI ANNUAL MEETING,
THE TRPFC SPECIAL MEETING & THE FAIR PARK PFC ANNUAL MEETING
THURSDAY, JUNE 17, 2021 AT 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers
- III. Approval of the minutes from the Annual Meeting held August 20, 2020.
- IV. Consider a resolution for the sale of the Fair Oaks Apartments. **[FO 2021.01]**
- V. Adjourn.



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Sycamore Housing, Inc.

**AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING, THE FWAI ANNUAL MEETING,
TRPFC SPECIAL MEETING & THE FAIR PARK & FAIR OAKS PFC ANNUAL MEETINGS
THURSDAY, JUNE 17, 2021 AT 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to Order.
- II. Election of Officers
- III. Review and adopt minutes of the Annual Meeting held on August 20, 2020.
- IV. Adjourn.



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.



STALLION POINTE PUBLIC FACILITY CORPORATION

**AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING, THE FWAI ANNUAL MEETING,
THE TRPFC SPECIAL MEETING, THE FAIR PARK PFC, FAIR OAKS PFC &
SYCAMORE HOUSING, INC. ANNUAL MEETINGS**

THURSDAY, JUNE 17, 2021 AT 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers
- III. Review and adopt minutes of the Annual Meeting held on August 20, 2020.
- IV. Adjourn.



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GATEWAY PUBLIC FACILITY CORPORATION

**AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING, THE FWAI ANNUAL MEETING,
THE TRPFC SPECIAL MEETING AND THE FAIR PARK PFC, FAIR OAKS PFC,
SYCAMORE HOUSING, INC. & STALLION POINTE PFC ANNUAL MEETINGS
THURSDAY, JUNE 17, 2021 AT 5:00 P.M.
FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from the Special Meeting held September 19, 2020.
- IV. Adjourn.



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.



Chisholm V Corporation

AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
THE CAVILE PFC SPECIAL MEETING, THE FWAI ANNUAL MEETING,
THE TRPFC SPECIAL MEETING, THE FAIR PARK PFC, FAIR OAKS PFC,
SYCAMORE HOUSING, INC., STALLION POINTE PFC & GATEWAY PFC
ANNUAL MEETINGS

THURSDAY, JUNE 17, 2021 AT 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1201 EAST 13TH STREET, FORT WORTH, TEXAS

- I. Call to order.
- II. Election of Officers
- III. Review and adopt minutes of the Annual Meeting held on August 20, 2020.
- IV. Adjourn.



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**AGENDA FOR THE BOARD OF COMMISSIONERS
PUBLIC HEARING
ON THE REVISED 2021 AGENCY PLAN
FWHS ADMINISTRATIVE OFFICE
1201 EAST 13TH STREET, FORT WORTH, TX
THURSDAY, JUNE 17, 2021 AT 6:00 P.M.**

- I. Call Public Hearing to Order.
- II. Presentation of the Key Points of the Revised 2021 Agency Plan.
- III. Request comments from the public/residents.
- IV. Consider a resolution approving the Revised 2021 Agency Plan to be submitted to the U.S. Dept. of Housing & Urban Development. **[2021.16]**
- V. Adjourn the Public Hearing.