



**AGENDA FOR THE BOARD OF COMMISSIONER REGULAR MEETING  
THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE  
1407 TEXAS STREET, FORT WORTH, TX**

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

**II. Announcements:**

- October 20<sup>th</sup> Regular Board Mtg, 5:00 p.m.
- November 17<sup>th</sup>, Regular Board Mtg & Budget Workshop at Noon; Audit Committee at 11:30 a.m.
- December 8<sup>th</sup>, Regular Board Mtg, 5:00 p.m.

**III. Public Comments:** *You may fill out a public comment registration form before Noon on Wednesday, October 19, 2022 at this link: <https://www.fwhs.org/public-notices-meetings/> **Please limit comments to three (3) minutes.***

**IV. Public Meetings:**

- A. Public Hearing to announce that the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions plans to redevelop Siddons Place as affordable multifamily housing per Texas Local Government Code §392.005; that is, at least 50% of the units in the community will be reserved for occupancy by individuals and families earning less than 80 percent of the area median family income.
- B. Public Hearing to announce that the Housing Authority of the City of Fort Worth, Texas d/b/a Fort Worth Housing Solutions plans to develop Crestwood Apartments as affordable multifamily housing per Texas Local Government Code §392.005; that is, at least 50% of the units in the community will be reserved for occupancy by individuals and families earning less than 80 percent of the area median family income.

**V. 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 from the Consent Agenda to be moved to the Regular Agenda.

- A. Approval of Minutes from Regular Meeting on September 15, 2022. TAB 1
- B. Correspondence, Articles and Briefs from various print and electronic sources. TAB 2
- C. Monthly Status Reports – TAB 3-6
  - 1. Executive Department: President’s Report; Human Resources, Procurement & Communications
  - 2. Development & Asset Management: Department Summary, Portfolio Reports
  - 3. Finance & Administration: Department Summary, Budget & Grants Variance, HCV Key Performance, Investment Portfolio
  - 4. Housing Operations & Client Services: Department Summary, Public Housing, HCV, PBV, Homeownership, Family Self-Sufficiency, Special Programs

VI. **Regular Agenda:** The Board will individually consider & take action on any or all of the following items.

- A. Consider a resolution approving the 2023 HCVP Payment Standards. [2022.30] TAB 7
- B. Consider a resolution approving the Revised Operating Budget for the Central Office Cost Center for Fiscal Year Ending December 31, 2022. [2022.31] TAB 8
- C. Consider a resolution approving the Revised Operating Budgets for the Housing Choice Voucher, Mainstream and Special Programs for Fiscal Year Ending December 31, 2022. [2022.32] TAB 9
- D. Consider a resolution approving a contract for Audit Services. [2022.33] TAB 10
- E. Consider a resolution authorizing the actions necessary to terminate the existing ground lease for Siddons Place, the sale of Siddons Place to Ironwood Crossing Public Facility Corporation, and the ground lease between Ironwood Public Facility Corporation to 250 Penn Ave Tenant, LP. [2022.34] TAB 11
- F. Consider a resolution authorizing actions necessary or convenient to execute a Memorandum of Understanding to facilitate the development of Carlyle Crossing. [2022.35] TAB 12
- G. Consider a resolution approving the acquisition and development of Crestwood Apartments. [2022.36] TAB 13

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

- §551.072 Deliberate the possible purchase, exchange, lease, or value of real property.
- §551.071 Consultation with an attorney.

VIII. **Reconvene regular session** for any final action, decision or vote about any matter considered in the Executive Session.

IX. **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: 711 Relay Texas.



# Fort Worth Affordability, Inc.

## BOARD OF DIRECTORS AGENDA FOR A SPECIAL MEETING IMMEDIATELY FOLLOWING THE FWHS REGULAR MEETING THURSDAY, OCTOBER 20, 2022 AT 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS STREET, FORT WORTH, TEXAS

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- I. Call to order.
- II. Approval of the minutes from the Special Meeting held September 15, 2022.
- III. Consider a resolution approving any and all actions necessary to complete the sale and redevelopment of Siddons Place and entry into a partnership with 250 Penn Ave Tenant, LP and termination of Pennsylvania Place Apartments Limited Partnership. [FA 2022.04]
- IV. Consider a resolution approving any and all actions necessary to complete the sale of Carlyle Crossing. [FA 2022.05]
- V. Consider a resolution approving and ratifying any and all actions necessary to complete the acquisition of Crestwood Apartments. [2022.06]
- VI. Adjourn.



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# PENN PLACE PUBLIC FACILITY CORPORATION

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS  
AND A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC.

THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS 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 October 21, 2021.
- IV. Consider a resolution ratifying any and all actions necessary to terminate the current ground lease, complete the sale of Siddons Place to Ironwood Crossing PFC, and terminate the Pennsylvania Place Apartments Limited Partnership. **[PP 2022.01]**
- V. Adjourn.



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# *Ironwood Crossing Public Facility Corporation*

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS,  
A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC.**

**AND AN ANNUAL MEETING OF PENN PLACE PFC**

**THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.**

**FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS 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 October 21, 2021.
- IV. Consider a resolution approving and ratifying any and all actions necessary to complete the purchase of Siddons Place and the ground lease to 250 Penn Ave Tenant, LP. **[IC 2022.01]**
- V. Consider a resolution approving and ratifying any and all actions necessary to complete the acquisition of Crestwood Apartments. **[IC 2022.02]**
- VI. Adjourn.



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# Trinity River Public Facility Corporation

BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS,  
A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC. AND THE ANNUAL  
MEETINGS OF PENN PLACE PFC AND IRONWOOD PFC

THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.

FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS STREET, FORT WORTH, TEXAS

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- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from the Special Meeting held January 20, 2022.
- IV. Adjourn.



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# **Eastwood Public Facility Corporation**

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS,  
A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC. AND THE ANNUAL  
MEETINGS OF PENN PLACE PFC, IRONWOOD PFC, AND TRINITY RIVER PFC  
THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS STREET, FORT WORTH, TEXAS**

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- I. Call to order.
- II. Election of Officers.
- III. Approval of the minutes from the Special Meeting held January 20, 2022.
- IV. Adjourn.



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# *Sedona Public Facility Corporation*

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS,  
A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC.  
AND THE ANNUAL MEETINGS OF PENN PLACE PFC, IRONWOOD PFC,  
TRINITY RIVER PFC AND EASTWOOD PFC  
THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS 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 October 21, 2021.
- IV. Adjourn.



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# Matador Ranch Public Facility Corporation

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS,  
A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC.  
AND THE ANNUAL MEETINGS OF PENN PLACE PFC, IRONWOOD PFC,  
TRINITY RIVER PFC, EASTWOOD PFC AND SEDONA PFC  
THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS 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 October 21, 2021.
- IV. Adjourn.



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# Hillside Public Facility Corporation

**BOARD OF DIRECTORS AGENDA FOR AN ANNUAL MEETING IMMEDIATELY  
FOLLOWING THE REGULAR MEETING OF FORT WORTH HOUSING SOLUTIONS,  
A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC.  
AND THE ANNUAL MEETINGS OF PENN PLACE PFC, IRONWOOD PFC,  
TRINITY RIVER PFC, EASTWOOD PFC AND SEDONA PFC,  
AND MATADOR RANCH PFC  
THURSDAY, OCTOBER 20, 2022 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE, 1407 TEXAS 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 October 21, 2021.
- IV. Adjourn.



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