



**AGENDA FOR THE BOARD OF COMMISSIONER REGULAR MEETING
THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

ANNUAL MEETING

- I. **Call to Order.**
- II. **Oath of Office:** Commissioners Stinson and Walker
- III. Election of a **Chairperson, Vice Chairperson** and **Secretary/Treasurer** to serve for the upcoming year.
- IV. Adjourn.

REGULAR MEETING

- I. **Regular Session** – Call to Order
- II. **Announcements:**
 - Sneaker Ball – Saturday, Saturday, February 25, 2023, 6:00 – 10:00 p.m., Ashton Depot
 - DRC Breakfast with the Mayor – Friday, March 3, 2023, 7:30 – 9:00 a.m., Ashton Depot
 - PHADA Annual Conference – Sunday, May 21 – Wednesday, May 24, 2023 – Denver, CO
- III. **Public Comments:** *You may fill out a public comment registration form before Noon on Wednesday, February 15, 2023, at this link: <https://www.fwhs.org/public-notice-meetings/> Please limit comments to three (3) minutes.*

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 Hughes House 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.

- 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 from the Consent Agenda to be moved to the Regular Agenda.
 - A. Approval of Minutes from Regular Meeting on January 25, 2023.
 - B. Correspondence, Articles and Briefs from various print and electronic sources
 - C. Monthly Status Reports –
 - 1. Executive Dept.: 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: Public Housing, HCV, PBV Summary, Homeownership, Family Self-Sufficiency, Special Programs, CNI Update

V. **Regular Agenda:** The Board will individually consider and take action on the following items.

- A. Consider a resolution approving the FY2022 SEMAP Certification. **[2023.04]**
- B. Consider a resolution authorizing such actions necessary or convenient to facilitate the financing of Cowan Place Apartments. **[2023.05]**
- C. Consider a resolution authorizing such actions necessary or convenient to facilitate the development of for the Hughes House Apartments. **[2023.06]**
- E. Consider a resolution approving an MOU with StoneHawk for The Crawford. **[2023.07]**

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 attorney.

VII. **Reconvene regular session** for any final action, decision or vote about 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: 711 Relay Texas.



Fort Worth Affordability, Inc.

**AGENDA FOR A SPECIAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS
ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

- I. Call to order.
- II. Approval of the minutes from the Special Meeting held January 25, 2023.
- III. Consider a resolution approving the execution of any and all documents for the Cowan Place partnership to receive funding through the Community Development Block Grant Program [CDBG] funds from the City of Fort Worth for the development of Cowan Place. **[FA 2023.02]**
- IV. Consider a resolution approving such actions necessary or desirable to facilitate the development of the Hughes House Apartments including any and all documents related to financing for the development. **[FA 2023.03]**
- V. Consider a resolution approving an application to the Texas Dept. of Housing & Community Affairs (TDHCA) for a Multifamily Direct Loan for Hughes House Apartments. **[FA 2023.04]**
- VI. Consider a resolution approving the submission of a 9% tax credit application for Babers Manor. **[FA 2023.05]**
- VII. Adjourn.



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CAVILE PUBLIC FACILITY CORPORATION

AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS
AND THE FWAI SPECIAL MEETING
ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX

- 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 Special Meeting held December 15, 2022.
- IV. Consider a resolution approving such actions necessary or desirable to facilitate the development of the Hughes House Apartments including any and all documents relating to the ground lease and financing. [CA 2023.01]
- V. Adjourn.



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HOUSING DEVELOPMENT CORPORATION OF FORT WORTH
AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF TRUSTEES
IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS,
THE FWAI SPECIAL MEETING AND THE ANNUAL MEETING OF CAVILE PFC
ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX

- I. Call to order.
- II. Election of a **President, Vice President** and **Secretary/Treasurer** to serve for the upcoming year.
- III. Review and adopt minutes of the Annual Meeting held on March 10, 2022.
- IV. Annual Report of the Housing Development Corporation for FY 2022.
- V. Adjourn.



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Wind Terrace, Inc.

**AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS,
THE FWAI SPECIAL MEETING AND THE ANNUAL MEETINGS OF CAVILE PFC & HDCFW
ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

- 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 March 10, 2022.
- IV. Adjourn.



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FW ALLIANCE PUBLIC FACILITY CORPORATION

AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS, THE FWAI SPECIAL MEETING AND THE ANNUAL MEETINGS OF CAVILE PFC, HDCFW & WIND TERRACE, INC.

**ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

- 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 Special Meeting held November 17, 2022.
- IV. Adjourn.



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Cinco Public Facility Corporation

**AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS,
THE FWAI SPECIAL MEETING AND THE ANNUAL MEETINGS OF CAVILE PFC, HDCFW,
WIND TERRACE, INC. AND FW ALLIANCE PFC
ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

- 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 Special Meeting held December 15, 2022.
- IV. Adjourn.



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Huntley Public Facility Corporation

**AGENDA FOR A BOARD OF DIRECTORS ANNUAL MEETING
AGENDA FOR AN ANNUAL MEETING OF THE BOARD OF TRUSTEES
IMMEDIATELY FOLLOWING THE FWHS ANNUAL & REGULAR BOARD MEETINGS,
THE FWAI SPECIAL MEETING AND THE ANNUAL MEETINGS OF CAVILE PFC, HDCFW,
WIND TERRACE, INC., FW ALLIANCE PFC, AND CINCO PFC
ON THURSDAY, FEBRUARY 16, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

- 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 March 10, 2022.
- IV. Adjourn.



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