



**AGENDA FOR THE BOARD OF COMMISSIONER REGULAR MEETING
TUESDAY, MAY 30, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

I. Regular Session – Call to Order

II. Announcements:

- June Board Meeting is Thurs., June 29th – no July Board Meeting
- Hughes House Groundbreaking, June 15th, 8:30 a.m., East Rosedale at Amanda Ave

III. Public Comments: *You may fill out a public comment registration form before Noon on Monday, May 29, 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, through its affiliated entities and public facility corporations, desires to acquire and develop the following properties 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% of the area median family income.

- Skyline Prairie, Phase II
- Ramble & Rose
- Crestwood Place
- The Springs
- Siddons Place
- Inspire at Bonds Ranch
- JPI Ederville
- The Franklin at Samuels Avenue

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 April 20, 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, Marketing & Communications
 2. Development & Asset Management: Development Activities, Asset Mgmt. Reports
 3. Finance & Administration: Department Summary, Budget & Grants Variance, Investment Portfolio, HCVP Key Performance
 4. Housing Operations & Client Services: HCV & Public Housing Summary, Homeownership, Family Self-Sufficiency, Continuum of Care, CNI Update

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

- A. Consider a resolution approving mobile security services at Butler. **[2023.16]**
- B. Consider a resolution approving the receipt of supplemental CNI grant funds from HUD. **[2023.17]**
- C. Consider a resolution approving Skyline Prairie Homes, Phase II for development as affordable housing; approving a revised MOU and authorizing the actions and execution of documents necessary for the project to proceed. **[2023.18]**

- D. Consider a resolution approving the acquisition of Ramble & Rose as affordable housing; approving an MOU and authorizing the actions and execution of documents necessary for the project to proceed. [2023.19]
- E. Consider a resolution approving the acquisition of The Franklin at Samuels Avenue as affordable housing; approving an MOU and authorizing the actions and execution of documents necessary for the project to proceed. [2023.20]
- F. Consider a resolution authorizing the creation of FW Ramble Public Facility Corporation. [2023.21]
- G. Consider a resolution approving Crestwood Place for reconstruction and redevelopment as affordable housing; authorizing the actions and execution of documents necessary for the project to proceed. [2023.22]
- H. Consider a resolution approving the acquisition of Inspire at Bonds Ranch for development as affordable housing; approving an MOU and authorizing the actions and execution of documents necessary for the project to proceed. [2023.23]
- I. Consider a resolution authorizing the creation of FW Bonds Ranch Public Facility Corporation. [2023.24]
- J. Consider a resolution approving the amendment of the lease agreement for The Springs; approving the redevelopment for affordable housing and authorizing the actions and execution of documents necessary for the project to proceed. [2023.25]
- K. Consider a resolution approving the amendment of the lease agreement for Siddons Place Apartments; approving the redevelopment for affordable housing and authorizing the actions and execution of documents necessary for the project to proceed. [2023.26]
- L. Consider a resolution approving the acquisition of JPI Ederville for development as affordable housing; authorizing the actions and execution of documents necessary for the project to proceed. [2023.27]
- M. Consider a resolution approving the issuance of bonds for Northhill Manor through Cinco Public Facility Corporation. [2023.28]
- N. Consider a resolution approving the creation of FW Texas Street Public Facility Corporation. [2023.29]

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.

VIII. **Adjourn.**



This facility is wheelchair accessible. For accommodation 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 REGULAR BOARD MEETING
ON TUESDAY, MAY 30, 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 April 20, 2023.
- III. Consider a resolution approving such actions necessary or desirable to facilitate the development of Skyline Prairie Homes, Phase II including any and all documents related to financing for the development. **[FA 2023.08]**
- IV. Consider a resolution approving such actions necessary or desirable to facilitate the development of Ramble & Rose including any and all documents related to financing for the development. **[FA 2023.09]**
- V. Consider a resolution approving such actions necessary or desirable to facilitate the redevelopment of Crestwood Place including any and all documents related to financing for the development. **[FA 2023.10]**
- VI. Consider a resolution approving such actions necessary or desirable to facilitate the development of Inspire at Bonds Ranch including any and all documents related to financing for the development. **[FA 2023.11]**
- VII. Consider a resolution approving such actions necessary or desirable to facilitate the redevelopment of the Springs including any and all documents related to financing for the development. **[FA 2023.12]**
- VIII. Consider a resolution approving such actions necessary or desirable to facilitate the development of JPI Ederville including any and all documents related to financing for the development. **[FA 2023.13]**
- IX. Consider a resolution approving such actions necessary or desirable to facilitate the development of The Franklin at Samuels Avenue, including any and all documents related to financing for the development. **[FA 2023.14]**
- X. Adjourn.



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Ironwood Crossing Public Facility Corporation

AGENDA FOR A BOARD OF DIRECTORS SPECIAL MEETING FORT WORTH HOUSING SOLUTIONS REGULAR BOARD MEETING AND A SPECIAL MEETING OF FORT WORTH AFFORDABILITY, INC.

TUESDAY, MAY 30, 2023 – 5:00 P.M.

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

- I. Call to order.
- II. Approval of minutes from a Special Meeting held January 25, 2022.
- III. Consider a resolution approving the amendment of the ground lease, acquisition of land, and redevelopment of Siddons Place Apartments as affordable housing. **[IC 2023.02]**
- IV. Consider a resolution approving the development of Skyline Prairie Homes II. **[IC 2023.03]**
- V. Consider a resolution approving the redevelopment of the Crestwood Apartments. **[IC 2023.04]**
- VI. Consider a resolution approving the redevelopment of The Springs apartments. **[IC 2023.05]**
- VII. Adjourn.



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FW Primrose Public Facility Corporation

AGENDA OF SPECIAL MEETING BY THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
AND SPECIAL MEETINGS OF FWAI AND IRONWOOD PFC
TUESDAY, MAY 30, 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 of the Organizational Meeting held April 20, 2023.
- III. Consider a resolution approving the ground lease and any and all documents necessary to complete the development of JPI Ederville, an affordable housing community in Fort Worth, Texas. **[PR 2023.04]**
- IV. Adjourn.



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Cinco Public Facility Corporation

**AGENDA OF A SPECIAL MEETING BY THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
AND SPECIAL MEETINGS OF FWAI, IRONWOOD PFC & FW PRIMROSE PFC
TUESDAY, MAY 30, 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 Annual Meeting held February 16, 2023.
- III. Consider the approval of a bond issuance for Northhill Manor. [CN 2023.01]
- IV. Adjourn.



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FW Ramble Public Facility Corporation

AGENDA OF AN ORGANIZATIONAL MEETING BY THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
AND SPECIAL MEETINGS OF FWAI, IRONWOOD PFC,
FW PRIMROSE PFC AND CINCO PFC
TUESDAY, MAY 30, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX

- I. Call to order.
- II. Select a director to act as temporary chair of the meeting by a majority of the directors.
- III. Announce that the corporation has been duly formed by the filing of its certificate of formation in the Texas Secretary of State's office.
- V. Consider a resolution adopting organizing resolutions for FW Ramble Public Facility Corporation. **[RR 2023.01]**
- IV. Election of a **President, Vice President and Secretary/Treasurer** of FW Ramble PFC.
- VI. Consider a resolution approving the ground lease and any and all documents necessary to complete the development of Ramble & Rose, an affordable housing community in Fort Worth, Texas. **[RR 2023.02]**
- VII. Consider a resolution approving the ground lease and any and all documents necessary to complete the development of The Franklin on Samuels Avenue, an affordable housing community in Fort Worth, Texas. **[RR 2023.03]**
- VIII. Adjourn.



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FW Bonds Ranch Public Facility Corporation

**AGENDA OF AN ORGANIZATIONAL MEETING BY THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
AND SPECIAL MEETINGS OF FWAI, IRONWOOD PFC, FW PRIMROSE PFC
AND AN ORGANIZATIONAL MEETING OF FW RAMBLE PFC
TUESDAY, MAY 30, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX**

- I. Call to order.
- II. Select a director to act as temporary chair of the meeting by a majority of the directors.
- III. Announce that the corporation has been duly formed by the filing of its certificate of formation in the Texas Secretary of State's office.
- V. Consider a resolution adopting organizing resolutions for FW Bond Ranch Facility Corporation. **[BR 2023.01]**
- IV. Election of a **President, Vice President and Secretary/Treasurer** of FW Bonds Ranch PFC.
- VI. Consider a resolution approving the ground lease and any and all documents necessary to complete the development of Inspire at Bonds Ranch, an affordable housing community in Fort Worth, Texas. **[BR 2023.02]**
- VII. Adjourn.



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FW Texas Street Public Facility Corporation

AGENDA OF AN ORGANIZATIONAL MEETING BY THE BOARD OF DIRECTORS
IMMEDIATELY FOLLOWING THE FWHS REGULAR BOARD MEETING,
AND SPECIAL MEETINGS OF FWAI, IRONWOOD PFC, FW PRIMROSE PFC
AND ORGANIZATIONAL MEETINGS OF FW RAMBLE PFC & FW BONDS RANCH PFC
TUESDAY, MAY 30, 2023 – 5:00 P.M.
FORT WORTH HOUSING SOLUTIONS ADMINISTRATIVE OFFICE
1407 TEXAS STREET, FORT WORTH, TX

- I. Call to order.
- II. Select a director to act as temporary chair of the meeting by a majority of the directors.
- III. Announce that the corporation has been duly formed by the filing of its certificate of formation in the Texas Secretary of State's office.
- V. Consider a resolution adopting organizing resolutions for FW Texas Street Facility Corporation. [TX 2023.01]
- IV. Election of a **President, Vice President and Secretary/Treasurer** of FW Texas Street PFC.
- VII. Adjourn.



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