



**AGENDA FOR THE BOARD OF COMMISSIONERS MEETINGS  
THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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**ANNUAL MEETING**

- I. **Call to Order.**
- II. **Oath of Office** – Reappointments of Commissioners Attaway, Ramirez and Hall.
- III. **Conflict of Interest Policy** – Board Members who will sign an annual acknowledgement that they have received, read and understand the policy.
- IV. Election of a **Chairperson and Vice Chairperson** to serve for the ensuing year.
- V. Adjourn.

**REGULAR MEETING**

- I. **Regular Session – Call to Order.**
- II. **Public Comments/Certificates/Announcements.**
- 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. Approval of the Minutes from the Special Meeting on December 3, 2019 and the Regular Meeting of December 19, 2019. **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 3-8**
    1. Executive Department: President’s Report; Human Resources, Public Affairs & Procurement
    2. Assisted Housing: Department Summary, Forecasting Tool
    3. Development: Department Summary
    4. Asset Management: Affordable Housing Site Reports
    5. Finance & Administration: Department Summary, Budget & Grants Variance, HCV Key Performance, Investment Portfolio,
    6. Housing Operations & Client 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 Presentation – RAD Properties.
  - B. Presentation on Ramel Company services.

- C. Consider a resolution to approve the 2019 SEMAP Submission. [2020.01] TAB 9
- D. Consider a resolution to remodel the former Boys and Girls Club at Cavile to repurpose as work space for service providers. [2020.02] TAB 10
- E. Consider a resolution to authorize Fort Worth Affordability, Inc. to replace the Class B Limited Partner for the Standard at Boswell Marketplace. [2020.03] TAB 11
- F. Consider a resolution to authorize Sedona PFC to acquire the general partner interests of Fossil Ridge II, GP LLC and assign the Class B LP interests to Fossil Ridge II GP, LLC. 2020.04 TAB 12

V. **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.

1. Cavile Redevelopment
2. Butler Update
3. FWHS Offices
4. Bond Issuance

§551.071 Consultation with an attorney.

§551.074 Deliberation 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.

**AGENDA FOR THE BOARD OF DIRECTORS SPECIAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETINGS OF  
FORT WORTH HOUSING SOLUTIONS  
THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- I. Call to order.
- II. Approval of the minutes from the Special Meeting held December 19, 2019.
- III. Consider a resolution approving any and all documents necessary to form FW Standard at Boswell CBLP, LLC to replace the Class B Limited Partner. **[FA 2020.01]**
- IV. Adjourn.



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# *Sedona Public Facility Corporation*

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

**THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- I. Call to order.
- II. Approval of the minutes from the Annual Meeting held October 17, 2019.
- III. Consider a resolution to authorize 172 Sedona Village LLC to acquire the GP interest of Fossil Ridge II, GP LLC and assign the Class B LP interested to Fossil Ridge II, GP LLC.
- IV. Adjourn.



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**AGENDA FOR THE BOARD OF DIRECTORS ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETINGS OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
FORT WORTH AFFORDABILITY, INC. & SEDONA PFC  
THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- I. Call to order.
- II. Election of a **Chair, Vice Chair** and **Secretary-Treasurer**.
- III. Approval of the minutes of the Annual Meeting held February 26, 2019.
- IV. Update on current status.
- V. 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.



# HOUSING DEVELOPMENT CORPORATION OF FORT WORTH

**AGENDA FOR THE BOARD OF TRUSTEES ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETINGS OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
FORT WORTH AFFORDABILITY, INC., SEDONA PFC &  
AN ANNUAL MEETING OF QUADCO MANAGEMENT SOLUTIONS  
THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

- I. Call to order.
- II. Election of a **Chairperson, Vice Chairperson and Secretary/Treasurer** to serve for the ensuing year.
- III. Review and adopt minutes of the Annual Meeting held on February 26, 2019.
- IV. Annual Report of the Housing Development Corporation.
- V. 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.



# *Wind Terrace, Inc.*

**AGENDA FOR THE BOARD OF DIRECTORS ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETINGS OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
FORT WORTH AFFORDABILITY, INC., SEDONA PFC,  
AND ANNUAL MEETINGS OF QUADCO MANAGEMENT SOLUTIONS  
& THE HOUSING DEVELOPMENT CORPORATION OF FORT WORTH  
THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

- 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 February 26, 2019.
- 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.



# **CAVILE PUBLIC FACILITY CORPORATION**

**AGENDA FOR THE BOARD OF DIRECTORS ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETINGS OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
FORT WORTH AFFORDABILITY, INC., SEDONA PFC & THE  
ANNUAL MEETINGS OF QUADCO MANAGEMENT SOLUTIONS,  
THE HOUSING DEVELOPMENT CORPORATION OF FORT WORTH  
& WIND TERRACE, INC.**

**THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- 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 February 26, 2019.
- IV. Adjourn.



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# FW ALLIANCE PUBLIC FACILITY CORPORATION

**AGENDA FOR THE BOARD OF DIRECTORS ANNUAL MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL & REGULAR MEETINGS OF  
FORT WORTH HOUSING SOLUTIONS & SPECIAL MEETINGS OF  
FORT WORTH AFFORDABILITY, INC., SEDONA PFC & THE  
ANNUAL MEETINGS OF QUADCO MANAGEMENT SOLUTIONS,  
THE HOUSING DEVELOPMENT CORPORATION OF FORT WORTH,  
WIND TERRACE, INC. & CAVILE PFC  
THURSDAY, FEBRUARY 20, 2020 – 5:00 P.M.  
FWHS ADMINISTRATIVE OFFICE BOARD ROOM  
1201 EAST 13<sup>TH</sup> STREET, FORT WORTH, TEXAS**

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- 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 Organizational Meeting held September 19, 2019.
- IV. Adjourn.



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