



**REVISED**

**AGENDA FOR THE BOARD OF COMMISSIONERS REGULAR MEETING  
THURSDAY, SEPTEMBER 19, 2024 – 5:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMIN OFFICE  
1407 TEXAS STREET, FORT WORTH, TX**

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

**II. Announcements:**

- National Night Out Activities, Tuesday, October 1

**III. Public Comments:** *You may fill out a public comment registration form at the meeting or before 9:00 AM on Thursday, September , 2024 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 East 4<sup>th</sup> St. site, located at approximately 1800 4<sup>th</sup> St., Fort Worth, TX, 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.

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

A. Approval of Minutes from the Regular Board Meeting on August 22, 2024.

B. Consider a resolution to approve the Section 18 Demolition/Disposition Application for Butler. [2024.24]

C. Consider a resolution approving the creation of a vendor pool for Property Management Services. [2024.25]

D. Consider a resolution approving new and updating existing FWHS policies, [2024.26]

E. Consider a resolution approving an Interlocal Agreement for Procurement with the City of Denton, Texas. [2024.27]

**F. Consider a resolution organizing the formation of Cowtown Housing Development. [2024.28]**

**V. Correspondence & Monthly Status Reports:**

1. Correspondence

2. Executive Dept. Reports: Current 2024-2028 Strategic Plan Update, Human Resources, Procurement, Communications

3. Development & Asset Management Reports: Development Summary, Portfolio Reports

4. Finance & Administration Reports: Department Summary, Budget & Grants Variance, HCV Key Performance, Investment Portfolio

5. Housing Operations & Client Services Reports: Public Housing Demographics, HCV Reports, Homeownership, Family Self-Sufficiency

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.

§551.072 Deliberations about Real Property  
1. S& P Rating

VII. **Reconvene the 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 other accommodations or sign interpretive services, please call Chris Key at (817) 333-3402 at least 48 hours in advance; TDD/TTY: 711 Relay Texas.



**REVISED**

# **Cowtown Housing Development**

**AGENDA FOR THE BOARD OF DIRECTORS ORGANIZATIONAL MEETING  
IMMEDIATELY FOLLOWING THE FWHS REGULAR MEETING  
THURSDAY, SEPTEMBER 19, 2024 AT 5:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMIN OFFICE  
1407 TEXAS STREET, FORT WORTH, TX**

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- I. Call to Order.
- II. Select a director to act as temporary chair of the meeting by a majority vote of the attending directors.
- III. Announce that the corporation has been duly formed by the filing of its certificate of formation with the Texas Secretary of State's office.
- IV. Consider a resolution adopting organizing documents to create **Cowtown Housing Development**. [CT 2024.01]
- V. Elect a **President, Vice President and Secretary Treasurer** of **Cowtown Housing Development**.
- VI. Consider a resolution approving the acquisition of the existing limited partner and special limited partner interests in Western Hills Affordable Housing LP and enter into any amendments to the partnership's Amended and Restated Agreement of Limited Partnership and other related documents for Cambridge Court Apartments. [CT 2024.02]
- VII. Consider a resolution approving the acquisition of the existing limited partner and special limited partner interests in Sycamore Housing Inc. and enter into any amendments to the partnership's Amended and Restated Agreement of Limited Partnership and other related documents for Candletree Apartments. [CT 2024.03]
- VIII. Consider a resolution approving the acquisition of the existing limited partner and special limited partner interests in Samuels Avenue LP and enter into any amendments to the partnership's Amended and Restated Agreement of Limited Partnership and other related documents for The Pavilion at Samuels Avenue. [CT 2024.04]
- IX. Adjourn.



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# Fort Worth Affordability, Inc.

**AGENDA FOR THE BOARD OF DIRECTORS SPECIAL MEETING FOLLOWING  
MEETINGS OF FORT WORTH HOUSING SOLUTIONS  
AND COWTOWN HOUSING DEVELOPMENT  
THURSDAY, SEPTEMBER 19, 2024 AT 5:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMIN OFFICE  
1407 TEXAS STREET, FORT WORTH, TX**

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- I. Call to Order
- II. Approve the minutes of the Special Meeting held on August 22, 2024.
- III. Consider a resolution to restructure the Cambridge Court Apartments partnership under Western Hills Affordable Housing, LP, a Texas limited partnership, to admit Cowtown Housing Development as the limited partner and special limited partner, and to authorize any amendments to the partnership's Amended and Restated Agreement and other related documents. **[FA 2024.05]**
- IV. Consider a resolution to restructure The Pavilion at Samuels Avenue partnership under Samuels Avenue, LP, a Texas limited partnership, to admit Cowtown Housing Development as the limited partner and special limited partner, and to authorize any amendments to the partnership's Amended and Restated Agreement and other related documents. **[FA 2024.06]**
- V. Adjourn.



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**REVISED**

# Sycamore Housing, Inc.

**AGENDA FOR THE BOARD OF DIRECTORS SPECIAL MEETING FOLLOWING  
MEETINGS OF FORT WORTH HOUSING SOLUTIONS  
AND **COWTOWN HOUSING DEVELOPMENT** AND  
FORT WORTH AFFORDABILITY, INC.  
THURSDAY, SEPTEMBER 19, 2024 AT 5:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMIN OFFICE  
1407 TEXAS STREET, FORT WORTH, TX**

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- I. Call to Order
- II. Approve the minutes of the Annual Meeting held on June 27, 2024.
- III. Consider a resolution to restructure the Candletree Apartments partnership under Sycamore Housing Inc., a Texas nonprofit corporation, to admit Cowtown Housing Development as the limited partner and special limited partner, and to authorize any amendments to the partnership's Amended and Restated Agreement and other related documents. **[SY 2024.01]**
- IV. Adjourn.



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**REVISED**

# Cinco Public Facility Corporation

AGENDA FOR THE BOARD OF DIRECTORS SPECIAL MEETING FOLLOWING  
THE MEETINGS OF FORT WORTH HOUSING SOLUTIONS,  
**COWTOWN HOUSING DEVELOPMENT**, FORT WORTH AFFORDABILITY, INC.  
AND SYCAMORE HOUSING, INC.

THURSDAY, SEPTEMBER 19, 2024 AT 5:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMIN OFFICE  
1407 TEXAS STREET, FORT WORTH, TX

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- I. Call to Order
- II. Approval of Minutes from the Annual Meeting on February 22, 2024.
- III. Consider a resolution declaring the intent to issue bonds to provide financing for a multifamily residential rental development currently known as Marine Creek Senior Living. [CN 2024.01]
- IV. Consider a resolution declaring the intent to issue bonds to provide financing for a multifamily residential rental development currently known as Marine Longhorn. [CN 2024.02]
- V. Adjourn.



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**REVISED**



**AGENDA FOR THE BOARD OF COMMISSIONERS SPECIAL MEETING  
THURSDAY, SEPTEMBER 19, 2024 – 6:00 P.M.  
FORT WORTH HOUSING SOLUTIONS ADMIN OFFICE  
1407 TEXAS STREET, FORT WORTH, TX**

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- I. Call Public Hearing to Order.
- II. Overview of the Significant Amendment to the 2024 Agency Plan.
- III. Request for comments from the public/residents on the Significant Amendment to the FWHS 2024 Agency Plan.
- IV. Consider a resolution approving the Significant Amendment to the 2025 Agency Plan. **[2023.29]**
- V. Overview, Key Points and Changes to the 2025 Agency Plan.

The 2025 FWHS Agency Plan provides details about the agency’s immediate operations, program participants, programs and services, and strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year.

- VI. Request for comments from the public/residents on the FWHS 2025 Agency Plan.
- VII. Consider a resolution approving the 2025 Agency Plan. **[2023.30]**
- VIII. Adjournment of the Public Hearing.



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