

REVISED FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, May 24, 2022

Immediately Following the Conclusion of the Special Called Fort Worth City Council Executive Session

City Council Conference Room, City Hall, Room 2020
200 Texas Street
Fort Worth, Texas 76102

Viewing Only

To watch online or find information for other viewing options visit: [Watch Live Online](#)

Board of Directors

Carlos Flores, President	Mattie Parker, Director	Jared Williams, Director
Elizabeth M. Beck, Vice President	Michael D. Crain, Director	Leonard Firestone, Director
Gyna M. Bivens, Secretary	Alan Blaylock, Director	Chris Nettles, Director

City Staff

Fernando Costa, Assistant City Manager
Jo Ann Gunn, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager
Victor Turner, Assistant General Manager
Anthony Rousseau, Treasurer
Rhonda Hinz, Assistant Treasurer

-
1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes**
 - a. Regular Meeting Held on March 29, 2022
 3. **Written Reports:**
 - a. Unaudited Financial Statement as of April 30, 2022
 4. **Adopt Resolution Ratifying all Actions Taken by the Fort Worth Housing Finance Corporation from September 1, 2021 to March 18, 2022**
 5. **Briefing on the Progress of Development of Affordable Housing in Fort Worth** - Amy Connolly, Administrator
 6. **Adopt Resolution Approving a Forgivable Loan to Fort Worth Affordability Inc. in the amount of \$325,000.00 for the Development of Hughes House Apartments as Part of the Multi-Year Choice Neighborhoods Implementation Grant in the Cavile Place/Historic Stop Six Area and Authorize Related Actions** – Chad LaRoque
 7. **Executive Session:** The Board of Directors of the Fort Worth Housing Finance Corporation may conduct a closed meeting to:
 - a. Seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney for the Fort Worth Housing Finance Corporation under the Texas Disciplinary Rules of Professional Conduct of the

State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]:

- (i) legal issues concerning any current agenda item;
- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code, where deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

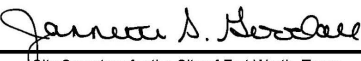
8. Requests for Future Agenda Items

9. Adjourn

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Fort Worth Housing Finance Corporation may be attending remotely in compliance with the Texas Open Meetings Act.

City Hall and City Council Conference Room 2020 are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time Thursday, May 19, 2022 at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

EXHIBIT A

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, September 14, 2021
2:00 P.M.

City Council Conference Room, City Hall, Room 2020 (formerly Room 290)
200 Texas Street
Fort Worth, Texas 76102

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

Board of Directors

Carlos Flores, President	Mattie Parker, Director	Jared Williams, Director
Elizabeth M. Beck, Vice President	Michael D. Crain, Director	Leonard Firestone, Director
Gyna M. Bivens, Secretary	Cary Moon, Director	Chris Nettles, Director

City Staff

Fernando Costa, Assistant City Manager
Jo Ann Pate, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager
Victor Turner, Assistant General Manager
Reginald Zeno, Treasurer
Rhonda Hinz, Assistant Treasurer

-
1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes from the Meeting Held on August 17, 2021**
 3. **Written Reports:**
 - a. Unaudited Financial Statement as of August 31, 2021
 - b. Quarterly Investment Report as of June 30, 2021
 4. **Adopt Resolution Approving the Fiscal Year 2021-2022 Budget** - Victor Turner, Assistant General Manager
 5. **Adopt Resolution Removing References to Restrictions on Certain Corporation Cash Assets** - Victor Turner, Assistant General Manager, Stephen Thomas, Senior Management Analyst
 6. **Adopt Resolutions Appointing an Assistant Secretary and an Assistant Treasurer for the Corporation** - Victor Turner, Assistant General Manager
 7. **Adopt Amendments to the Housing Finance Corporation's Bylaws and Authorize Submission to the Fort Worth City Council for Approval** – Victor Turner, Assistant General Manager
 8. **Review and Readopt the Corporation's Investment Policy and Strategy** – Reginald Zeno, Treasurer

9. **Authorize Execution of a Contract with Day Resource Center for the Homeless with an Initial Three-Year Term to Provide Permanent Supportive Housing Services at Multiple Locations** - Tara Perez, Directions Home Manager
10. **Briefing on Responses Received for the Las Vegas Trail Request for Qualifications (RFQ)** - Amy Connolly, Administrator
11. **Executive Session:** The Board of Directors of the Fort Worth Housing Finance Corporation may conduct a closed meeting to:
 - a. To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney for the Fort Worth Housing Finance Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:
 - (i) legal issues concerning any current agenda item; and
 - b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code, where deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
 - c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

12. Requests for Future Agenda Items

13. Adjourn

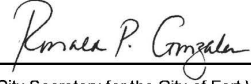
Members of the Board of Directors may be attending remotely in compliance with the Texas Open Meetings Act.

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La Sala de Conferencias 2020 del Ayuntamiento está adaptada para silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador del "Americans with Disabilities Act" (ADA) (la ley del Acto de Americanos con Discapacidades) de la Ciudad al (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión par que se puedan hacer los arreglos apropiados. Si la Ciudad no recibe una notificación por lo menos 48 horas antes de la reunión, la Ciudad hará un intento razonable para proporcionar las acomodaciones necesarias.

Please note that the Housing Finance Corporation is using a third party vendor to assist with its meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on the City of Fort Worth website whenever possible.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, September 10, 2021 at 3:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary for the City of Fort Worth, Texas

SPECIAL CALLED JOINT MEETING
FORT WORTH LOCAL DEVELOPMENT CORPORATION

and

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, September 21, 2021

1:00 P.M.

City Council Conference Room, City Hall, Room 2020 (formerly Room 290)

200 Texas Street

Fort Worth, Texas 76102

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

1. Call to Order

2. Action Items

- a. Election of Officers to the Local Development Corporation
 - b. Consider and Adopt Resolutions Approving Sale of Properties to the City of Fort Worth Related to the Mixed-use, affordable housing redevelopment of the Evans and Rosedale area with Hoque Global – Robert Sturns, Economic Development Director and Amy Connolly, FWHFC Administrator
- 3. Executive Session:** The Board of Trustees of the Fort Worth Local Development Corporation and the Board of Directors of the Fort Worth Housing Finance Corporation may conduct a joint closed meeting to:
- a. To seek the advice of its attorneys about pending or contemplated litigation, settlement offers, or any matter in which the duty of its attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:
 - b. (i) legal issues concerning any current agenda item; and
 - c. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code, where deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and

- d. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

4. Adjourn

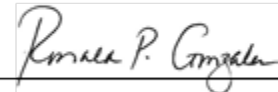
Members of the Boards of Directors may be participating remotely in compliance with the Texas Open Meetings Act.

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La Sala de Conferencias 2020 del Ayuntamiento está adaptada para silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador del "Americans with Disabilities Act" (ADA) (la ley del Acto de Americanos con Discapacidades) de la Ciudad al (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión par que se puedan hacer los arreglos apropiados. Si la Ciudad no recibe una notificación por lo menos 48 horas antes de la reunión, la Ciudad hará un intento razonable para proporcionar las acomodaciones necesarias.

Please note that the Housing Finance Corporation and Local Development Corporation are using a third party vendor to assist with its meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on the City of Fort Worth website whenever possible.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, September 17, 2021 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary for the City of Fort Worth, Texas

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, October 19, 2021

1:00 P.M.

City Council Conference Room, City Hall, Room 2020 (formerly Room 290)

200 Texas Street

Fort Worth, Texas 76102

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99

City of Fort Worth Website Homepage: [Watch Live Online](#)

Board of Directors

Carlos Flores, President

Mattie Parker, Director

Jared Williams, Director

Elizabeth M. Beck, Vice President

Michael D. Crain, Director

Leonard Firestone, Director

Gyna M. Bivens, Secretary

Cary Moon, Director

Chris Nettles, Director

City Staff

Fernando Costa, Assistant City Manager

Jo Ann Pate, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager

Victor Turner, Assistant General Manager

Reginald Zeno, Treasurer

Rhonda Hinz, Assistant Treasurer

-
1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes**
 - a. Regular Meeting Held on September 14, 2021
 - b. Joint Called Meeting with the Fort Worth Local Development Corporation Held on September 21, 2021
 3. **Consider and Adopt Resolution Authorizing Execution of a Contract in the Amount of \$198,460.00 with Interface Studio, LLC to Prepare the Las Vegas Trail Neighborhood Transformation Plan** - Amy Connolly, Administrator
 4. **Consider and Adopt Resolution Approving a Subordinate Loan in the Amount of \$1,000,000.00 to OPG Clifton Riverside Partners, LLC for the Development of the Clifton Riverside Apartments Located at 2406 and 2412 E. Belknap Street** – Amy Connolly, Administrator
 5. **Consider and Adopt Resolution Hiring Shackelford, Bowen, McKinley & Norton, LLP as Legal Counsel for the Corporation and a General Partner Entity Which Would be Owned by the Corporation for the Negotiation of Terms for a Potential Partnership and if Approved by the Corporation, the Formation of the Partnership and the Development of an Affordable Housing Development to be Known as Tobias Place** – Amy Connolly, Administrator
 6. **Executive Session:** The Board of Directors of the Fort Worth Housing Finance Corporation may conduct a closed meeting to:

- a. To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney for the Fort Worth Housing Finance Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]:
 - (i) legal issues concerning any current agenda item; and
 - (ii) Legal issues concerning potential settlement of complaint at Reserve at Quebec apartments (HUD Complaint 06-21-1440-8)
- b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code, where deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
- c. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

7. Requests for Future Agenda Items

8. Adjourn

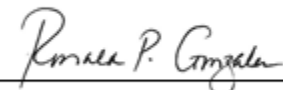
Members of the Board of Directors may be attending remotely in compliance with the Texas Open Meetings Act.

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I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, October 15, 2021 at 9:20 a.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary for the City of Fort Worth, Texas

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, November 30, 2021
Immediately following the City Council Meeting
City Council Conference Room, City Hall, Room 2020 (formerly Room 290)
200 Texas Street
Fort Worth, Texas 76102

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

Board of Directors

Carlos Flores, President	Mattie Parker, Director	Jared Williams, Director
Elizabeth M. Beck, Vice President	Michael D. Crain, Director	Leonard Firestone, Director
Gyna M. Bivens, Secretary	Cary Moon, Director	Chris Nettles, Director

City Staff

Fernando Costa, Assistant City Manager
Denis McElroy, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager
Victor Turner, Assistant General Manager
Reginald Zeno, Treasurer
Rhonda Hinz, Assistant Treasurer

-
1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes from the Meeting Held October 19, 2021**
 3. **Written Reports:**
 - a. Unaudited Financial Statement as of October 31, 2021
 - b. Quarterly Investment Report as of September 30, 2021
 4. **Authorize Reduction of Approved Interest Rate for the Subordinate Loan to OPG Clifton Riverside Partners, LLC for the Development of the Clifton Riverside Apartments, an Affordable Housing Development to be Located at 2406 and 2412 East Belknap** – Amy Connolly, Administrator
 5. **Consider and Adopt Resolutions for the Proposed Partnership with Ojala Partners, LP to Develop Tobias Place, an Affordable Housing Development, located at 505 W Biddison Street and 3500 Jennings Avenue:**
 - a. Briefing on the proposed Tobias Place Project – Amy Connolly, Administrator
 - b. Consider and Adopt resolution approving an agreement with Ojala Partners, LP for the development of Tobias Place and confirming and ratifying the formation of Tobias Place GP, LLC to act as the general partner of Tobias Place, LP, the partnership developing, owning and managing the development, and approving all related actions required for multiple family development – Amy Connolly, Administrator

- c. Consider and Adopt Resolution authorizing the Corporation to acquire land located at 505 W. Biddison Ave. and 3500 Jennings Avenue for the development of Tobias Place and enter into a long-term ground lease with Tobias Place, LP – Amy Connolly, Administrator
 - d. Consider and a Adopt Resolution approving actions of the Corporation as sole member of Tobias Place GP, LLC, the general partner of the Tobias Place Partnership, LP, approving all actions necessary for the financing, development, and operation of Tobias Place – Amy Connolly, Administrator
 - e. Consider and Adopt a Resolution authorizing the Corporation to act as general contractor for the development of the Tobias Place Apartments – Amy Connolly, Administrator
 - f. Consider and Adopt a Resolution approving a forgivable, subordinate loan to Tobias Place, LP for the development of the Tobias Place Apartments – Amy Connolly, Administrator
6. **Consider and Adopt Resolution authorizing Forgiveness of 2013 Unsecured Loan to The Housing Authority for The City of Fort Worth in The Amount of \$615,000.00 For the Benefit of The Villas of Eastwood Terrace Senior Apartment Complex – Amy Connolly, Administrator**
7. **Consider and Adopt Resolution for the Sale of a Single Family Lot Located at 5217 Turner Street in the Stop Six Neighborhood to Brian Ayers for Single Family Housing Development – Chad LaRoque, Housing Development and Grants Manager, Neighborhood Services Department**
8. **Executive Session:** The Board of Directors of the Fort Worth Housing Finance Corporation may conduct a closed meeting to:
- a. To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney for the Fort Worth Housing Finance Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]:
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 - b. Discuss the purchase, sale, lease or value of real property, as authorized by Section 551.072 of the Texas Government Code, where deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third party; and
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9. **Requests for Future Agenda Items**

10. **Adjourn**

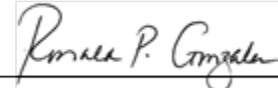
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I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Friday, November 19, 2021 at 3:20 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Acting City Secretary for the City of Fort Worth, Texas

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, January 25, 2022

Immediately Following the Conclusion of the Central City Local Government Corporation Meeting

City Council Conference Room, City Hall, Room 2020
200 Texas Street
Fort Worth, Texas 76102

Viewing Only

Television: Charter 190; One Source 7; Verizon 5; AT&T U-verse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

Board of Directors

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Elizabeth M. Beck, Vice President	Michael D. Crain, Director	Leonard Firestone, Director
Gyna M. Bivens, Secretary	Cary Moon, Director	Chris Nettles, Director

City Staff

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Jo Ann Gunn, Senior Assistant City Attorney

Corporation Staff

Fernando Costa, General Manager
Victor Turner, Assistant General Manager
Reginald Zeno, Treasurer
Rhonda Hinz, Assistant Treasurer

-
1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes**
 - a. Regular Meeting Held on November 30, 2021
 3. **Written Reports:**
 - a. Unaudited Financial Statement as of December 31, 2021
 - b. Quarterly Investment Report as of December 31, 2021
 - c. Annual Independent Auditors Report for Fiscal Year 2021-CohnReznick
 4. **Proposal to Develop an Affordable Housing Project Known as Palladium Oak Grove at 840 and 1000 Oak Grove Road in City Council District 9-** Amy Connolly, Administrator
 - a. **Briefing on Proposed Project** – Amy Connolly, Administrator
 - b. **Consider and Adopt Resolution Hiring Shackelford, Bowen, McKinley & Norton, LLP as Legal Counsel for the Corporation and a General Partner Entity Which Would be Owned by the Corporation for the Negotiation of Terms for a Potential Partnership and, if Approved by the Corporation, the Formation of the Partnership and Development of the Project** - Amy Connolly, Administrator
 5. **Executive Session:** The Board of Directors of the Fort Worth Housing Finance Corporation may conduct a closed meeting to:
 - a. To seek the advice of its attorney about pending or contemplated litigation, settlement

offers, or any matter in which the duty of the attorney for the Fort Worth Housing Finance Corporation under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act [Tex. Govt. Code §551.071]:

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6. Requests for Future Agenda Items

7. Adjourn

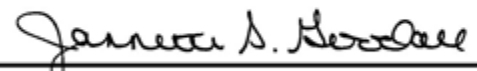
The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the Fort Worth Housing Finance Corporation may be attending remotely in compliance with the Texas Open Meetings Act.

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I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and said Notice was posted on the following date and time Thursday, January 20, 2022 at 12:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas