

FORT WORTH HOUSING FINANCE CORPORATION

Tuesday, April 25, 2023

Immediately Following the Conclusion of the Lone Star Local Government Corporation Meeting and Other Corporation Meetings that Immediately Follow the Fort Worth City Council Meeting that is Scheduled to Begin at 10:00 a.m.

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
Elizabeth M. Beck, Vice President
Gyna M. Bivens, Secretary

Mattie Parker, Director
Michael D. Crain, Director
Alan Blaylock, Director

Jared Williams, Director
Leonard Firestone, Director
Chris Nettles, Director

City Staff

Fernando Costa, Assistant City Manager
Denis McElroy, Senior Assistant City Attorney
Leslie L. Hunt, Senior Assistant City Attorney

Corporation Staff

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

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1. **Call to Order** – Carlos Flores, President
 2. **Approval of Minutes**
 - a. Regular Meeting Held on February 28, 2023
 3. **Written Reports:**
 - a. Quarterly Investment Report as of March 31, 2023
 - b. Update on Tobias Place Development
 - c. Update on Evans & Rosedale Redevelopment
 4. **Consider and Adopt Resolutions Authorizing the Sale of Corporation Land – Leah Brown**
 - a. Sale of a vacant lot at 2710 Avenue C to MPI Group Developments LLC for the construction of seven (7) affordable single-family attached townhomes in the Polytechnic Heights Neighborhood for a sales price of \$70,000.00.
 - b. Sale of vacant lots at 921 E. Humbolt Street, 1115 E. Humbolt Street, and 969 E. Pulaski Street in the Historic Southside neighborhood and 919 E. Maddox Avenue and 1401 Illinois Avenue in the Hillside-Morningside neighborhood to Sol Development LP for the construction of five (5) affordable single-family detached housing for a total sales price of \$50,000.00.

5. **Consider and Adopt a Resolution Authorizing Forgivable, Subordinate Loans for the Development of Affordable Housing and Permanent Supportive Housing at 8401 West Freeway in the Las Vegas Trail Neighborhood – Tara Perez**
 - a. Loan in the amount of \$500,000.00 to The Housing Authority of the City of Fort Worth d/b/a Fort Worth Housing Solutions or an affiliate for the development of affordable housing for homeless families at Casa de los Sueños, a 55-unit redevelopment of a former motel at 8401 West Freeway.

6. **Consider and Adopt Resolutions for the Proposed Partnership with OPG CR Managers, LLC, or an Affiliate of Overland Communities Group, to Develop Clifton Riverside, a Proposed 94-unit Tax-Exempt Affordable Housing Development, Located at 2406 and 2412 East Belknap within the Six Points Urban Village - Amy Connolly**
 - a. Briefing on the proposed Clifton Riverside Development
 - b. Consider and Adopt Hiring Shackelford, Bowen, McKinley, & Norton LLP as Legal Counsel for the Corporation and a General Partner Entity (Clifton Riverside GP) which would be owned by the corporation for the negotiation of terms for the partnership, to advise regarding the formation of the partnership, and other deal-related matters, including the development of the Clifton Riverside Development located at 2406 and 2412 East Belknap, Fort Worth
 - c. Consider and Adopt a Resolution approving an agreement with OPG CR Managers, LLC (or an affiliate) for the development of Clifton Riverside and confirming and ratifying the formation of Clifton Riverside GP to act as the general partner of OPG Clifton Riverside Partners, LP, the partnership developing, owning, and managing the development, and approving all related actions required for this multiple family development
 - d. Consider and Adopt a Resolution authorizing the Corporation or an affiliate to acquire land located at 2406 and 2412 East Belknap for the development of Clifton Riverside Apartments and enter into a long-term ground lease with OPG Clifton Riverside Partners, LP
 - e. Consider and Adopt a Resolution approving the actions of the Corporation as sole member of Clifton Riverside GP, the general partner of OPG Clifton Riverside Partners, LP, and all other actions necessary for the financing, development, and operation of the Clifton Riverside development

7. **Consider and Adopt Resolutions for the Proposed Partnership with Northhill Manor HP, LLC (or an Affiliate of Horizon ELOM Holdings), and Merchants Capital Investments, LLC, to Rehabilitate, Own, and Operate Northhill Manor, an Existing, Affordable 4% Multiple Family Housing Development proposed to be Tax-Exempt, Located at 3625 Kearny Avenue in the Far Greater Northside Historical Neighborhood - Amy Connolly**
 - a. Briefing on the proposed Northhill Manor Rehabilitation Project
 - b. Consider and Adopt Hiring Shackelford, Bowen, McKinley, & Norton LLP as Legal Counsel for the Corporation and a General Partner Entity (Northhill Manor Housing Partners, LLC) to be owned by the Corporation, for the negotiation of terms for the partnership, to advise regarding the formation of the partnership, and other deal-related matters for the rehabilitation of Northhill Manor located at 3625 Kearny Avenue, Fort Worth
 - c. Consider and Adopt a Resolution approving an agreement with Northhill Manor HP, LLC (or an affiliate of Horizon Elom Holdings) and Merchants Capital Investments, LLC for the

rehabilitation of Northhill Manor and confirming and ratifying the formation of Northhill Manor Housing Partners, LLC the general partner of the Northhill Manor Housing Partners, LP, the partnership rehabilitating, owning, and managing Northhill Manor, and approving all related required actions

- d. Consider and Adopt Resolution authorizing the Corporation or an affiliate to acquire land located at 3625 Kearny Avenue for the rehabilitation of Northhill Manor and enter into a long-term ground lease with Northhill Manor Housing Partners, LP or an affiliate
- e. Consider and Adopt a Resolution approving the action of the Corporation as sole member of Northhill Manor Housing Partners, LLC, the general partner of Northhill Manor Housing Partners, LP approving all actions necessary for the financing, rehabilitation, and operation of Northhill Manor

8. **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.

9. Requests for Future Agenda Items

10. 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, April 20, 2023 at 3:30 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