



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER \_\_\_\_\_

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DATE: 12/3/2024

**SUBJECT: CONSIDERATION OF FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN TARRANT COUNTY AND THE CITY OF FORT WORTH FOR EMERGENCY RENTAL ASSISTANCE FUNDING TO SUPPORT AFFORDABLE HOUSING DEVELOPMENT**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court consider First Amendment to the Interlocal Agreement (ILA) between Tarrant County and the City of Fort Worth for Emergency Rental Assistance Funding to Support Affordable Housing Development.

**BACKGROUND**

On February 21, 2024, the Commissioners Court, through Court Order #142635, approved an ILA with the City of Fort Worth for an award in the amount of \$4,000,000.00 in Emergency Rental Assistance 2 (ERA2) funding to support two (2) affordable housing developments: Renaissance Square III Apartments (\$3,500,000.00), and Casa Mia (\$500,000.00).

Since approval of the ILA, the Casa Mia development has failed to meet certain grant requirements and the City of Fort Worth has determined the project is no longer eligible to receive ERA2 funding. Therefore, the City has requested that the existing ILA signed between the City and the County be amended to reallocate the \$500,000.00 originally awarded to Casa Mia to the Columbia Renaissance Square III award for a total of \$4,000,000.00. The additional funding will support construction costs and security enhancements including (list enhancements).

In addition to support from the County, the Renaissance Square III project has received \$4,023,547.00 in funding from the City of Fort Worth.

**FISCAL IMPACT**

There is no net fiscal impact as a result of this action.

SUBMITTED BY	Administrator	PREPARED BY:	Kristen Camareno
		APPROVED BY:	Kristen Camareno

**FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN TARRANT COUNTY AND THE CITY OF FORT WORTH**

Tarrant County (the “County”) and the City of Fort Worth (the “City”), each a “Party” and collectively the “Parties” to an Interlocal Agreement related to the use of Emergency Rental Assistance 2 Funds (“ERA2 Funds”) executed by the County on February 21, 2024 (the “Agreement”), now wish to amend the Agreement. This amendment (“Amendment”) is effective upon the signature of the Parties:

**WHEREAS**, on February 21, 2024, through Court Order No. 142635, the County approved the Agreement with the City; and

**WHEREAS**, the City has notified County of changes in project eligibility that require an amendment to the funding allocation; and

**WHEREAS**, the City has requested the County reallocate the funding award to allow for full expenditure of the funds within the guidelines issued by the U.S. Treasury; and

**WHEREAS**, the County prioritizes the safety and security of its residents in all housing developments; and

**WHEREAS**, the County wishes to require the addition of safety and security enhancements in housing developments benefitting from ERA2 Funds being awarded through the Agreement; and

**WHEREAS**, the County wishes to reallocate additional ERA2 Funds to the Renaissance Square III development to support construction costs and security enhancements.

**NOW, THEREFORE**, the Parties agree as follows:

1. APPENDIX A is hereby deleted and replaced with APPENDIX A included herein.
2. APPENDIX C is hereby deleted and replaced with APPENDIX C included herein.
3. APPENDIX D is hereby deleted and replaced with APPENDIX D included herein.
4. Except as modified by this Amendment, all terms and conditions of the Agreement shall remain in effect.

**SIGNED AND EXECUTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**COUNTY OF TARRANT  
STATE OF TEXAS**

\_\_\_\_\_  
Tim O’Hare  
County Judge

APPROVED AS TO FORM:

CERTIFICATION OF  
AVAILABLE FUNDS:

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(Criminal District Attorney)

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Tarrant County Auditor

\*By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not reply on this approval. Instead, those parties should seek contract review from independent counsel.

**CITY OF FORT WORTH:**

By: \_\_\_\_\_  
Name: Jessica McEachern  
Title: Assistant City Manager

Date: \_\_\_\_\_

**APPROVAL RECOMMENDED BY:**

By: \_\_\_\_\_  
Name: Kacey Bess  
Title: Director, Neighborhood Services

Date: \_\_\_\_\_

**APPROVED AS TO FORM AND LEGALITY:**

By: \_\_\_\_\_  
Name: Leslie L. Hunt  
Title: Senior Assistant City Attorney

**CONTRACT COMPLIANCE MANAGER:**

**By signing I acknowledge that I am the person responsible for the monitoring and administration of this contract, including ensuring all performance and reporting requirements.**

By: \_\_\_\_\_  
Name: Chad LaRoque  
Title: Housing Development Manager

**APPENDIX A**  
**SCOPE OF WORK**

1. An amount not to exceed \$4,000,000.00 (FOUR MILLION DOLLARS AND NO CENTS) for construction of the Renaissance Square Phase III affordable housing development to be located at 2757 Moresby St., Fort Worth, Texas.
  - a. Eligible pre-construction expenses including land acquisition, site preparation, testing, engineering, and design.
  - b. Eligible construction costs including building and site construction costs.
  - c. Eligible safety and security expenses including lighting, fencing, cameras, and emergency communications infrastructure.

**APPENDIX C**  
**ERA2 PROJECT INFORMATION – COLUMBIA RENAISSANCE PHASE III**

**Required General Information**

- Project Name Columbia Renaissance Phase III
- Project ID
- Cumulative Obligations \$4,000,000.00
- Cumulative Expenditures \$0.00
- Current Period Obligations \$4,000,000.00
- Current Period Expenditures \$0.00
- Status of Completion Not yet started; contract pending, project to close in Q1 2025
- Project Narrative

Columbia Renaissance Phase III will complete the three (3) phase development of high quality mixed-income housing for families and seniors at Renaissance Square in SE Fort Worth. Phase III includes 100 units of family housing, with 25 units dedicated to homeless or emerging homeless households. The community will include a mix of incomes with units set aside for residents with less than 30% of Area Median Family Income (AMI), 50% AMI, 60% AMI, 70% AMI and 80% AMI. The development will bring an array of amenities, which presently plan to include community/club room, craft/accessory room, business center, laundry facilities, and landscaped courtyards.

**Required Project Data**

- a. Obligations made in relation to this ERA2 Affordable Rental Housing Project(s) - \$4,000,000.00
- b. Expenditures made in relation to this ERA2 Affordable Rental Housing Project(s) - \$0.00
- c. Project Zip Code – 76105
- d. Project Physical Address – 2757 Moresby St., Fort Worth, Texas
- e. Federal Program Alignment. The use of ERA2 funds for an affordable rental housing project must align with allowed uses of Federal funds under at least one of the following Federal programs. Please identify the primary Federal program from the list below.
  - Low-income Housing Tax Credit (Treasury)
- f. Besides ERA2, Additional Federal Program Funds Used for this Project, if any
  - Low-income Housing Tax Credit (Treasury)
  - HOME Investment Partnerships Program (U.S. Department of Housing and Urban Development (HUD))
  - American Rescue Plan Act (Treasury)
- g. Is the grantee in compliance with the Federal program regulations and other requirements of the Federal program(s) selected in item #e above? Yes. If no, provide an explanation below.
- h. Estimated portion of the total cost of the affordable rental housing project that has been/will be paid with the ERA2 funds 11% (\$4,000,000.00/\$35,299,277.00)

- i. Estimated Start of the Service of the Project: February 2025
- j. Date of First ERA2 Expenditure on the Project: February 2025
- k. Funding Mechanism(s) Used. Select the financial instrument(s) that are/will be utilized to provide ERA2 funds in support of the affordable rental housing project
  - Loan (including no-interest loans and deferred-payment loans)
- l. Are the ERA2 funds used as gap funding for an existing affordable rental housing project? (Yes/No/Other) Yes
- m. Type of Project. Select the category that most accurately describes the predominant objective of the project:
  - New Construction
- n. Number of Rental Units in the Project 100
- o. Number of Rental Units Funded by ERA2 100
- p. Number of Units Serving Very Low-Income Families 10
- q. Description of Income Limitation on Rental Units Funded by ERA2 The project will serve families as follows: 30% Deeply Affordable (10 units) 50% LIHTC/HOME (29 units) 60% LIHTC/HOME (41 units); 70% LIHTC (11 units) 80% LIHTC (9 units)
- r. Development partners (if any) None identified
- s. Is the program limited to specific populations (e.g. elderly, domestic violence survivors, etc.)? No; mixed-income housing development
- t. Period of Legally Enforceable Income Limitation for ERA2 Funded Rental Units Minimum of 20 years
- u. Period of Legally Enforceable Income Limitation for any non-ERA2 Funded Rental Units N/A

**APPENDIX D**  
**SAFETY AND SECURITY**

The City of Fort Worth will ensure the safety and security measures outlined in the memo included herein from Columbia Residential dated November 26, 2024, are implemented as part of the Renaissance Square III development project.

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**To:** Tarrant County Board of Commissioners  
**From:** Columbia Residential  
**Date:** November 26, 2024  
**Subject:** Columbia Renaissance Heights – Response to Security Concerns

Thank you for sharing your concerns regarding the safety and security of the residents of Renaissance Heights. It is our goal to provide safe, affordable, high-quality housing for seniors and families. We take these concerns very seriously and have worked with our team to make sure we understand the context thoroughly and provide you with a response.

As you know, Renaissance Heights is a three-phase development community which houses both family and senior residents. Columbia Residential is working on the community's third phase of multifamily housing which will be called Renaissance Square III. In 2017, we built 140 units of affordable family housing (Renaissance Square) and in 2020, we added 120 units of affordable senior housing (Renaissance Senior). This final phase, Renaissance Square, proposes the building of 100 units of affordable family housing with 16-18 of those units for households transitioning from homelessness. Safety is of utmost concern for our existing residents and the ones in our growing community.

According to publicly available crime reporting, we learned that in the last 6 months, residents of New Mitchell Boulevard and Glencrest neighborhoods experienced crime in the form of car break-ins and theft. Within that same timeframe, car break ins and thefts were the most common form of crime at the Renaissance Heights neighborhood; however, the incidences were much less frequent than in the surrounding area. We have worked with our property management to assure that our property is secure and our residents safe. The property managers have an established relationship with local police and there are other security measures in place to mitigate and deter crime on the property.

We will be equally proactive in our security plans for Renaissance Square III. We plan for security at the front end of the development process. We have building and gate access control, fencing strategically placed to limit access, and exterior and interior lighting designed to increase safety and visibility. In addition, we have high-definition video surveillance installed at the beginning of construction that is surveilled by Watchtower Security ("Watchtower") who specializes in multifamily video security surveillance. Watchtower provides a dedicated web-portal which allows management the ability to login and view their cameras from any internet enabled device. This allows management, authorities, and other key employees to "check in" on the property at any time. Included in Watchtower's services are unlimited forensic video reviews.

In addition, our Community Manager has formed a relationship with Officer Antonia Salais, the Neighborhood Patrol Officer. In circumstances where an incident does occur, our Community Manager requests Officer Salais to provide extra patrol of both communities, and this patrol will be extended to Renaissance Square III.

We use other strategies and approaches to ensure the safety and well-being of residents at Renaissance Heights. We provide a full overview on the following pages. We appreciate the efforts made by the Tarrant County Board of Commissioners and look forward to closing and delivering this much-needed housing to the community.

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## **Columbia Residential - Infrastructure Of Monitoring and Safety Protocols**

As an experienced owner, developer, and manager of multifamily properties, Columbia Residential has policies to prevent illegal or unsafe activities from occurring on or near its properties. Columbia Residential has built an infrastructure of monitoring and safety protocols for residents and our communities. The monitoring and safety infrastructure at the Renaissance Heights development is made up of 6 major categories:

- 1) Physical Components and Amenities
- 2) Video Surveillance
- 3) Collaboration with Local Law Enforcement
- 4) Vendor Credentialing
- 5) Resident Screening Criteria
- 6) Communication and Engagement
- 7) Reporting and Data Analysis
- 8) Common Area and Unit Inspections

Each of these categories is explained in detail below.

### **1. Physical Components and Amenities**

Columbia incorporates safety into the design of each of its affordable properties. These include the following measures:

- Exterior and Interior Lighting per a professionally prepared lighting plan designed for safety and increased visibility. (Operation plans also have routine inspections to ensure lighting is working properly).
- LED Emergency Lighting to allow exit from the property in the event of an emergency.
- Building and Gate Access Control for entry into the property. Cameras located at gates also have license plate readers that allow staff to monitor who enters the property.
- Fencing strategically placed to limit access, except through designed roads and pedestrian gates.
- Alarm Systems
- Smoke detectors
- Locks on laundry room doors to prevent loitering after hours
- Parking located in close proximity to the property

### **2. Video Surveillance (Cameras)**

Renaissance Heights properties have high-definition video surveillance cameras installed through the Watchtower Security system as part of the initial construction process. Watchtower Security provides a dedicated web-portal which allows management the ability to login and view their cameras from any Internet enabled device. This allows management, authorities, and other key employees to "check in" on the property at any time. Included in Watchtower's services are unlimited forensic video reviews.

Watchtower Security's highly skilled forensic video review analysts can review countless hours of footage from every camera. Watchtower Security then delivers a compelling video of evidence, still images, and documented notes of any incident. Columbia and Watchtower also work closely with local police departments to provide access to videos to solve crimes quickly even if the crime did not occur on the property.

We have security cameras strategically placed at the two existing Renaissance Heights properties to monitor activity. Columbia, in collaboration with Watchtower, performs an annual review of camera placement. Columbia Residential will implement the Watchtower system in this next phase of housing.

**3. Collaboration with Local Law Enforcement**

Columbia Management has a positive working relationship with Fort Worth Police Department Neighborhood Patrol officers. We inform them of any incident that occurs on the property to ensure oversight and patrol and provide access to on-site cameras. We also enforce parking regulations.

**4. Vendor Credentialing**

Columbia has a professional online vendor credentialing system that performs background checks and requires insurance checks on all vendors that enter the property. This system provides additional security and comfort for residents when work is needed on the property.

**5. Resident Screening Criteria**

All applicants eighteen years old or over must successfully pass a criminal background check before leasing a unit. Parents/guardians of minors (under 18) must also certify that the minor household members do not have a criminal record. All residents living in the unit must be named on the lease. Residents are responsible for adhering to strict Community Rules or facing eviction. Residents are also responsible for the actions of guests or family members that damage property or engage in criminal acts within the property. Columbia has a policy of strict enforcement of Community rules and regulations.

**6. Communication and Engagement**

Property Management notifies the residents if a criminal incident happens in or near the property. This allows residents to be aware of activities in the neighborhood and take actions to increase their safety. Columbia Residential management employees must complete crime and risk mitigation courses to ensure a safe and secure campus.

**7. Reporting and Data Analysis**

The Property Management team routinely compiles and reviews incident reports and crime statistics for the local community to ensure awareness of what is happening in the neighborhood. Twice a year, the on-site management team tours the property with the Columbia risk mitigation team to increase employee awareness of risks and recommend solutions.

**8. Common Area and Unit Inspections**

Investors, lenders, and government agencies involved in the financing and oversight of the properties require both common areas and individual unit inspections. Unit inspections are performed each quarter, increasing awareness of what is happening inside units and in common areas.