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CITY SECRETARY
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CITY OF DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING

Tuesday, August 11, 2026 at 12:00 PM

Energy Square Dallas, 4925 Greenville Avenue, Suite 106 and Videoconference

Video Conference Link:

<https://teams.microsoft.com/meet/286843749765586?p=LYJoUT1Db6U0BlaJn>

Access Code: 286 843 749 765 586

Meeting Password: Xe92sd35

Telephone: +1-689-206-0398 United States Toll, Conf ID: 557 167 314#

Public Notice

260705

POSTED CITY SECRETARY
DALLAS, TX

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify The Office of Housing & Community Empowerment by calling (214) 670-3644, three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting

<https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register with the City of Dallas Housing Finance Corporation via email to jaclyn@dallashfc.com, twenty-four (24) hours prior to the meeting date and time.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Office of Housing & Community Empowerment llamando al (214) 670-3644, tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Las personas y las partes interesadas que deseen hacer uso de la palabra deben registrarse con el City of Dallas Housing Finance Corporation por correo electrónico to jaclyn@dallashfc.com, veinticuatro (24) horas antes de la fecha y horario de la reunión.

- I. **Call to Order – David Ellis, President**
- II. **Roll Call – Jaclyn Schroeder, Assistant General Manager**
- III. **Public Comments on items IV – XI.**
- IV. **Approval of the minutes for the July 14, 2026 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – David Ellis, President**
- V. **Action Item: Resolution for Bx5 Apartment Development, a multifamily residential complex located in Dallas, Texas – David Ellis, President; Aaron Eaquinto, General Manager and Ryan Bowen, Chapman and Cutler LLP**

- a. Consider and adopt a resolution approving a Memorandum of Understanding with Oconee Real Estate Holdings XIS – BX5 LLC or a designated affiliate for the acquisition, rehabilitation and operation of Bx5 Apartment Development, a multifamily residential complex consisting of properties located at 11991 Audelia Road, Dallas, Texas 75243, 12121 Audelia Road, Dallas, Texas 75243, 9669 Forest Lane, Dallas, Texas, 75243, and 12111 Audelia Road, Dallas, Texas 75243, and planning for the acquisition and disposition of an adjacent property located at 9737 Forest Lane, Dallas, Texas 75243;
- b. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC BX5 MM, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and
- c. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC BX5 Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VI. **Action Item: Resolution for Bella Limon, a multifamily residential development to be located at 4311-4329 Belmont Avenue, Dallas, Texas 75204 - Aaron Eaquinto, General Manager; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.**

- a. Consider and adopt a resolution approving a Memorandum of Understanding with Naobeck Development, LLC or a designated affiliate for the acquisition, financing, development and operation of Bella Limon, a multifamily residential development;
- b. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Bella Limon MM, LLC and approving the form and substance of a limited liability company agreement and the execution thereof;
- d. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Bella Limon Developer, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and
- e. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Bella Limon Landowner,

LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VII. **Action Item: Resolution for Carpenter's Point, a multifamily residential development to be located at 4645 Dolphin Road, Dallas, Dallas County, Texas 75223** - *Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*

- a. Consider and adopt a resolution approving a Memorandum of Understanding with Envolve Communities, LLC, or a designated affiliate for the acquisition, financing, rehabilitation and operation of Carpenter's Point, a multifamily residential development;
- b. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Carpenter's Point MM, LLC and approving the form and substance of a limited liability company agreement and the execution thereof;
- c. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Carpenter's Point Developer, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and
- d. Consider and adopt a resolution approving the creation of a limited liability company with the Corporation as the Sole Member with the Texas Secretary of State to be named DHFC Carpenter's Point Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VIII. **Action Item: Resolution regarding the project administrator for The Dylan Apartments, a multifamily residential development located at 4533 Cedar Springs Road, Dallas, Dallas County, Texas 75219** - *Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*

Consider and adopt a resolution authorizing the termination of the Project Administration Agreement with AMCAL Equities LLC, as the current project administrator and approving a Project Administration Agreement with Waterford Residential 20, LLC, as the replacement project administrator; and authorizing and ratifying actions and the execution of documents by the Corporation's President, other officers, General Manager and Assistant General Manager in connection with the above-referenced actions.

- IX. **Review and discussion of DHFC Investment Report for the quarter ending on June 30, 2026 – Aaron Eaquinto, General Manager**
- X. **Review and discussion of DHFC Treasurer’s report for the six-month period ending on June 30, 2026 – Aaron Eaquinto, General Manager**
- XI. **Review and discussion of the Corporation’s pipeline report as of August 11, 2026 – Aaron Eaquinto, General Manager**
- XII. **Adjourn – David Ellis, President**

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of the Corporation's attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the 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]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the Corporation if deliberation in an open meeting would have a detrimental effect on the position of the Corporation in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]