



DATE May 26, 2026

Honorable Members of the Housing and Homelessness Solutions Committee: Cara Mendelsohn  
 TO (Chair), Lorie Blair (Vice Chair), Adam Bazaldua, Zarin Gracey, Jesse  
 Moreno, Jaime Resendez, Gay Donnell Willis

SUBJECT **Dallas Housing Finance Corporation: Portfolio Occupancy**

On March 24, 2026, the Briefing Item, “Financial Reporting Relating to the Housing Finance Corporation and the Public Facility Corporation, and Tax Impacts as of December 31, 2025” was presented to the Housing and Homeless Solutions Committee by Aaron Eaquinto, General Manager of the Dallas Housing Finance Corporation (DHFC) and the Dallas Public Facility Corporation. Further information relating to the occupancy of the DHFC projects referenced in the presentation was requested during discussion. The following is the response to that request:

<b>Projects in Operation</b>	<b>Property Address</b>	<b>Total # of Units</b>	<b>Completion</b>	<b>Occupancy Rate</b>
Gurley Place	4538 Gurley Avenue	24	2012	96.00%
Providence Mockingbird (Rehab)	1893 W. Mockingbird Lane	251	2012	81.00%
The Citizen (Midpark Towers-Rehab)	8550 Midpark Road	202	2023	71.29%
The Galbraith (2400 Bryan-Rehab)	2400 Bryan Street	217	2022	95.00%
The Briscoe	12639 Coit Rd	322	2016	92.55%
The Dylan	4533 Cedar Springs Rd	125	2009	91.20%
Sterlingshire Apartments	9415 Bruton Road	264	2015	73.11%
Park at Cliff Creek (Rehab)	7310 Marvin D. Love Freeway	280	2016	91.78%
Martha's Vineyard Place	3110 Crestview Drive	100	2017	94.00%
Estates at Shiloh (Senior)	10725 Shiloh Road	264	2023	91.00%
Fairview Village Apts (Ridgecrest-Rehab)	400 S. Walton Walker Blvd.	250	2022	98.37%
Westmoreland Station	2700 S. Westmoreland Road	248	2023	90.00%
Palladium Redbird	7202 S. Westmoreland Road	300	2022	89.00%
The Oaks	630 W Page Ave	260	2023	98.85%
Juliette Fowler Residences (The Peak)	1234 Abrams Road	144	2023	94.40%
Dallas Stemmons Apartments	2440 Southwell Road	87	2023	98.00%
Domain at Midtown	8169 Midtown Boulevard	395	2016	88.00%

The Ridge at Lancaster	2101 Crouch Road	300	2024	96.00%
Axis Kessler Park	2400 Fort Worth Avenue	299	2007	82.00%
2929 Wycliff	2929 Wycliff Drive	284	2007	87.20%
Gateway Oak Cliff	400 S. Beckley	230	2024	93.00%
Villas @ Western Heights	1641 N Windomere Ave	130	2023	98.00%
HighPoint at Wynnewood	1805 S. Zang Blvd.	120	2025	91.26%
Meadowbrook	910 S. Beltline Road	180	2024	95.00%
Rosemont at Ash Creek (Rehab)	2605 John West Rd	280	2024	97.86%
The Positano (Rehab)	2519 John West Rd.	232	2023	92.70%
The Mondello (Rehab)	2000 Highland Rd.	150	2025	87.33%
West Virginia Apartments (Rehab)	8004 West Virginia Drive	204	N/A	94.60%
Waterford at Goldmark (Rehab)	13695 Goldmark Drive	220	N/A	88.60%
Paradise Gardens (Rehab)	1500 N Garrett Ave.	114	N/A	94.70%
<b>Projects in Lease-Up</b>				
Crossing at Clear Creek	14201 C F Hawn Fwy	264	N/A	78.78%
Terrace at Southern Oaks	3324 Southern Oaks Blvd	300	N/A	66.00%
Terrace at Highland Hills	5761 Highland Hills Dr	300	N/A	30.00%
Estates at Ferguson	9220 Ferguson Road	164	N/A	N/A

If you have any questions, please contact Aaron Eaquinto, General Manager of the DHFC at [aaron@dallashfc.com](mailto:aaron@dallashfc.com).

Aaron Eaquinto  
General Manager, Dallas Housing Finance Corporation

cc: Jaclyn Schroeder, Assistant General Manager, Dallas Housing Finance Corporation  
David Castillejos, Director of Asset Management, Dallas Housing Finance Corporation



## Memorandum

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Honorable Members of the Housing and Homelessness Solutions Committee: Cara Mendelsohn (Chair), Lorie Blair (Vice Chair), Adam Bazaldua, Zarin Gracey, Jesse Moreno, Jaime Resendez, Gay Donnell Willis

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<b>Projects In Lease-Up</b>	<b>Property Address</b>	<b>Total # of Units</b>	<b>Completion</b>	<b>Occupancy Rate</b>
Banyan Flats	2020 N. Beckley	289	2024	90.66%
COOP Maple	5908 Maple and 5907 Maple	130	2025	91.00%
Oakhouse at Colorado - Phase 1	900 E. Colorado	215	2025	91.78%
Mountain Creek Apartments	4868 S. Merrifield	324	2025	92.59%
BLC - Burnett Lofts	512 N Ewing	86	2025	73.26%
Bishop Ridge - Ferguson Flats	624 N. Lancaster	42	2024	76.19%
Bishop Ridge - The Cambridge	627 N. Lancaster	42	2025	80.95%
The Finch	1710 Morrell	153	2025	60.00%
COOP Bluffview	3842 W. Northwest	175	2025	75.86%
Bishop 8th	505 and 510 W. 8th	232	2025	57.70%
Standard at Royal	2737 Royal	300	2025	43.37%

DATE May 26, 2026  
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PAGE **2 of 2**

COOP Singleton	2901 Borger	176	2025	64.00%
The Marcus	2000 S. Ervay	76	2026	16.00%

If you have any questions, please contact Aaron Eaquinto, General Manager of the DPFC at [aaron@dallaspfc.com](mailto:aaron@dallaspfc.com).

Aaron Eaquinto  
General Manager, Dallas Public Facility Corporation

c: Sam McDaniel, Assistant General Manager, Dallas Public Facility Corporation  
Sophia Gomez, Analyst, Dallas Public Facility Corporation