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CITY SECRETARY
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Public Notice

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CITY SECRETARY

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**CITY OF DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING**

Tuesday, July 14, 2026 at 12:00 PM

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

Video Conference Link:

<https://teams.microsoft.com/meet/26935413495379?p=ngHmq9BQ7EBm8tiWsN>

Access Code: 269 354 134 953 79

Meeting Password: Ks7tW9bF

Telephone: +1-689-206-0398 United States Toll, Conf ID: 720 859 633#

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 – Jack Marshallsea, Treasurer**
- II. **Roll Call – Jaclyn Schroeder, Assistant General Manager**
- III. **Public Comments on items IV – XIII.**
- IV. **Approval of the minutes for the June 9, 2026 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Jack Marshallsea, Treasurer**
- 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:** Consider and adopt a resolution for The Ridge at Loop 12 (“Ridge at Loop 12”), a multifamily residential development to be located at 1100 North Walton Walker Boulevard, Dallas, Texas 75211 approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary for LDG The Ridge at Loop 12, LP (the “Borrower”) to obtain a subordinate loan from the Texas Department of Housing and Community Affairs (“TDHCA”) in connection with the development of Ridge at Loop 12; evidencing certain restrictive covenants by the Borrower and DHFC The Ridge at Loop 12 Landowner, LLC in connection with such loan; and containing other related provisions - *Aaron Eaquinto, General Manager; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*
- VII. **Action Item:** Consider and Adopt an Inducement Resolution declaring intent to issue bonds, in an aggregate principal amount not to exceed \$42,000,000, for a loan to TX Independence 2027, Ltd., or a related person, to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “The Pemberton at Independence” and to be located at or about 4242 Independence Drive, 4150 Independence Drive and 4154 Preferred Place, Dallas, Texas 75237; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other related provisions - *Aaron Eaquinto, General Manager; George Rodriguez, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*

- VIII. **Action Item:** **Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$55,500,000, for a loan to Dallas Leased Housing Associates XIV, LLC, or a related person, to provide financing for a senior multifamily residential rental development for persons of low and moderate income to be known as “West Davis Senior New Construction” and to be located at or about 4600 West Davis Street, Dallas, Texas 75211; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other related provisions - *Aaron Eaquinto, General Manager; George Rodriguez, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*
- IX. **Action Item:** **Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$80,000,000, for a loan to Dallas Leased Housing Associates XIII, LLC, or a related person, to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “West Davis Family New Construction” and to be located at or about 4600 West Davis Street, Dallas, Texas 75211; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other related provisions - *Aaron Eaquinto, General Manager; George Rodriguez, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*
- X. **Action Item:** **Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$40,000,000, for a loan to Torrington Forest, LP, to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Torrington Forest” and to be located at 7100 Great Trinity Way, Dallas, Texas 75217; authorizing the filing of an application for allocation of private activity bonds with the Texas Bond Review Board; and containing other related provisions - *Aaron Eaquinto, General Manager; George Rodriguez, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*
- XI. **Action Item:** **Resolution for Hall Street Apartments, a multifamily residential development to be located at 1823 Hall Street, Dallas, Texas 75204** - *Aaron Eaquinto, General Manager; George Rodriguez, Bracewell LLP; Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.*

Consider and adopt a resolution approving an Addendum to the Memorandum of Understanding with FRH Realty LLC and Fairfield Affordable Housing Fund Tranche XV LLC, with respect to a proposed loan from the Corporation in the amount not to exceed \$3,000,000 for the acquisition, financing, development and operation of Hall Street Apartments, a multifamily residential development.

- XII. **Review and discussion of DHFC Treasurer's report for the five-month period ending on May 31, 2026 – Aaron Eaquinto, General Manager**
- XIII. **Review and discussion of the Corporation's pipeline report as of July 14, 2026 – Aaron Eaquinto, General Manager**
- XIV. **Adjourn – Jack Marshallsea, Treasurer**

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]