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**CITY SECRETARY
DALLAS, TEXAS**



Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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

**Tuesday, December 9, 2025 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference**

Video Conference Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0dfca3441ef6bb170efac53d0b03923f>

Telephone: +1-469-210-7159 United States Toll (Dallas), +1-408-418-9388 United States Toll

Access Code: 2498 242 3649

Meeting Password: 2PPm3Qi3VWy

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 November 18, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – David Ellis, President**

V. **Action Item: Resolution for Tabor Village, a multifamily residential development to be located at 6200 Baraboo Drive, Dallas, Dallas County, Texas 75241** – Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.

- a. Consider and adopt a financing resolution authorizing the issuance, sale and delivery of the City of Dallas Housing Finance Corporation (i) Multifamily Housing Governmental Note (Tabor Village) Series 2026A and (ii) Multifamily Housing Governmental Note (Tabor Village) Series 2026B in a combined aggregate principal amount not to exceed \$38,000,000, with the proceeds of such governmental notes (the “Tabor Village Financing”) to be loaned to Tabor Village Limited Partnership (the “Tabor Village Borrower”) to finance a portion of the cost of the acquisition, construction and equipping of “Tabor Village,” a multifamily residential development to be located at 6200 Baraboo Drive, Dallas, Dallas County, Texas 75241 (the “Tabor Village Development”); and
- b. Consider and adopt resolutions approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to carry out the financing and operation of the Tabor Village Development and containing other provisions relating to such development, including resolutions approving the ground lease between the Tabor Village Borrower and DHFC Tabor Village Landowner, LLC (the “Tabor Village Ground Lessor”), and partnership resolutions authorizing the admission of DHFC Tabor Village GP, LLC (the “Tabor Village General Partner”) to the Tabor Village Borrower; financing for the Tabor Village Development to include: (i) an equity investment by WNC Holding, LLC, as the limited partner, and WNC Housing, L.P., as the special limited partner, to the Tabor Village Borrower, (ii) the Tabor Village Financing, and (iii) construction loan financing by Citibank, N.A. to the Tabor Village Borrower; 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 transactions.

VI. **Action Item: Resolutions for Torrington Forest, a multifamily residential development to be located at 7100 Great Trinity Forest Way, Dallas, Dallas County, Texas 75217** - 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 JPI Affordable Development, LLC or a designated affiliate for the acquisition, financing, development and operation of Torrington Forest, 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 Forest GP, 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 Forest 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 Forest Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VII. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in aggregate principal amount not to exceed \$30,000,000, for a loan to Huntington Place Senior Living Dallas, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Huntington Place Senior Living Dallas” and to be located at 1431 West Camp Wisdom Road, Dallas, Texas 75236; 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, Bond Counsel, Bracewell LLP and Tim Nelson, Managing Director, Hilltop Securities, Inc.*

VIII. **Action Item: Resolutions for Highpoint at Wynnewood, a multifamily residential development located at 1805 S. Zang Blvd., Dallas, Dallas County, Texas 75224** – *Aaron Eaquinto, General Manager; George Rodriguez, Bond Counsel, Bracewell LLP; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.*

- a. Consider and adopt a financing resolution authorizing the issuance, sale and delivery of the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Note (Highpoint at Wynnewood) Series 2026 in an aggregate principal amount not to exceed \$26,300,000, to provide for the conversion to permanent financing loaned to S Zang , LP (the “Highpoint Borrower”) in connection with “Highpoint at Wynnewood,” a multifamily residential development located at 1805 S. Zang Blvd., Dallas, Dallas County, Texas 75224 (the “Highpoint Development”); and

- b. Consider and adopt sole member and partnership resolutions approving the form and substance of and authorizing the execution and delivery of documents and instruments necessary to provide for the conversion to permanent financing for the Highpoint Development and containing other provisions relating to such development; 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 transactions.
- IX. **Action Item: Consider and adopt a resolution regarding the Corporation's Investment Policies and Procedures (the "Investment Policy") pursuant to Section 3.02 of the Investment Policy – Aaron Eaquinto, General Manager**
- X. **Review and discussion of DHFC Treasurer's report for the 10-month period ending on October 31, 2025 – Aaron Eaquinto, General Manager**
- XI. **Review and discussion of the Corporation's pipeline report as of December 9, 2025 – 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]