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**CITY SECRETARY
DALLAS, TEXAS**



Public Notice

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

Tuesday, May 12, 2026 at 12:00 PM

4925 Greenville Avenue

Energy Square Dallas, Building One, Suite 105, Board Room and Videoconference

Video Conference Link:

<https://teams.microsoft.com/meet/298643931346608?p=OIIGarXe5FPZc1gwPm>

Access Code: 298 643 931 346 608

Meeting Password: Zk3Et9tq

Telephone: +1-689-206-0398 United States Toll, **Conf ID:** 643-985-995#

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 April 14, 2026 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – David Ellis, President**
- V. **Action Item: Resolution 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 financing resolution authorizing the issuance, sale and delivery of (i) the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Note (Torrington Forest) Series 2026 in a principal amount not to exceed \$35,000,000 (the "Torrington Forest Note Financing") and (ii) the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (Torrington Forest), Subordinate Series 2026 in a principal amount not to exceed \$3,000,000 (the "Torrington Forest Subordinate Financing"), with the proceeds of such governmental notes and revenue bonds to be loaned to Torrington Forest, LP (the "Torrington Forest Borrower") to finance a portion of the cost of the acquisition, construction and equipping of "Torrington Forest," a multifamily residential development to be located at 7100 Great Trinity Way, Dallas, Dallas County, Texas 75217 (the "Torrington Forest 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 Torrington Forest Development and containing other provisions relating to such development, including resolutions approving the ground lease between the Torrington Forest Borrower and DHFC Forest Landowner, LLC (the "Torrington Forest Ground Lessor"), and partnership resolutions authorizing the admission of DHFC Forest GP, LLC (the "Torrington Forest General Partner") to the Torrington Forest Borrower; financing for the Torrington Forest Development to include: (i) an equity investment by R4 TFTX Acquisition LLC, as the investor limited partner, and Torrington Forest SLP, LLC, as the special limited partner, to the Torrington Forest Borrower, (ii) the Torrington Forest Note Financing, (iii) the Torrington Forest Subordinate Financing, and (iv) taxable loan financing by Allianz Life Insurance Company of North America to the Torrington Forest 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: Resolution for Huntington Place Senior Living Dallas, a senior multifamily residential development to be located at 1431 West Camp Wisdom Road, Dallas, Texas 75236** - *Aaron Eaquinto, General Manager; George Rodriguez, 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 Cross Development Residential, LLC or a designated affiliate for the acquisition, financing, development and

operation of Huntington Place Senior Living Dallas, a senior 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 1431 West Camp Wisdom Road 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 1431 West Camp Wisdom Road Contractor, 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 1431 West Camp Wisdom Road 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 1431 Camp Wisdom Road Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.

VII. **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.**

- a. Consider and adopt a resolution approving a Memorandum of Understanding with FRH Realty LLC and Fairfield Affordable Housing Fund Trance XV LLC or a designated affiliate for the acquisition, financing, development and operation of Hall Street Apartments, 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 Hall Street 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 Hall Street Contractor, 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 Hall Street 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 Hall Street Landowner, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.
- VIII. **Presentation by Sarah Dodd of First Steps Homes** – *Aaron Eaquinto, General Manager*
- IX. **Review and discussion of DHFC Treasurer’s report for the three-month period ending on March 31, 2026** – *Aaron Eaquinto, General Manager*
- X. **Review and discussion of DHFC Investment Report for the quarter ending on March 31, 2026** – *Aaron Eaquinto, General Manager*
- XI. **Review and discussion of the Corporation’s pipeline report as of May 12, 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 pistola 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]