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**CITY SECRETARY  
DALLAS, TEXAS**



**City of Dallas**

**DALLAS HOUSING FINANCE CORPORATION  
REGULAR MEETING**

**Public Notice**

250793

**POSTED** CITY SECRETARY  
DALLAS, TX

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

**Video Conference Link:**

**<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me881314deec03c4f446e1dd79b5771c2>**

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

**Access Code:** 2489 059 3481

**Meeting Password:** rMJYJcX98U5

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 Housing & Neighborhood Revitalization Department by calling (214) 670-3677, 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 Housing & Neighborhood Revitalization Department call (214) 670-3677 or email [jaclyn.schroeder@dallas.gov](mailto:jaclyn.schroeder@dallas.gov), 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 Housing & Neighborhood Revitalization Department llamando al (214) 670-3677, 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 en Housing & Neighborhood Revitalization Department llamando al (214) 670-3677, veinticuatro (24) horas antes de la fecha y horario de la reunión.

- I. **Call to Order – Anthony Page, Secretary**
- II. **Roll Call – Jaclyn Schroeder, Housing Project Manager**
- III. **Public Comments on items IV – XV.**
- IV. **Approval of the minutes for the August 12, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Anthony Page, Secretary**

- V. **Action Item: Consider and approve the appointment of officers of the Board of Directors of the Corporation – Anthony Page, Secretary**
- VI. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in aggregate principal amount not to exceed \$37,000,000, for a loan to ECG Belt Line, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Belt Line Flats” and to be located at 1275 S Beltline Rd, Dallas, Texas 75253; 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.*
- VII. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in aggregate principal amount not to exceed \$50,000,000, for a loan to SL University Hills Partners, LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “University Hills” and to be located near the northwest corner of S. Lancaster Road and E. Wheatland Road, Dallas, Texas 75241; 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: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in aggregate principal amount not to exceed \$53,000,000, for a loan to Hickory Trail Partners LP to provide financing for a multifamily residential rental development for persons of low and moderate income to be known as “Hickory Trail Crossing” and to be located at 9101 Old Hickory Trail, 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, Bond Counsel, Bracewell LLP and Tim Nelson, Managing Director, Hilltop Securities, Inc.*
- IX. **Action Item: Resolution for Westmoreland Townhomes, a multifamily residential development to be located at 6600 South Westmoreland Road, Dallas, Dallas County, Texas 75237** - *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 Lincoln Avenue Acquisition, LLC or a designated affiliate for the acquisition, financing, development and operation of Westmoreland Townhomes, 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 Westmoreland Townhomes 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 Westmoreland Townhomes Developer, 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 Westmoreland Townhomes Landowner, 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 Westmoreland Townhomes Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.
- X. **Action Item: Resolution for Tabor Village (f/k/a Baraboo Hills), 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, 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 Lincoln Avenue Acquisition LLC or a designated affiliate for the acquisition, financing, development and operation of Tabor Village (f/k/a Baraboo Hills), 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 Tabor Village 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 Tabor Village Developer, 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 Tabor Village Landowner, 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 Tabor Village Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof.
- XI. **Review and discussion of the DHFC October 2025 to December 2026 meeting schedule** – *Aaron Eaquinto, General Manager*
- XII. **Review and discussion of The Gateway at Trinity Forest, a multifamily residential development to be located at 2200 Dowdy Ferry Road, Dallas, Dallas County, Texas 75217** – *Aaron Eaquinto, General Manager and Jake Brown, Development Manager, LDG Multifamily, LLC*
- XIII. **Review and discussion of DHFC Treasurer’s report for the 7-month period ending on July 31, 2025** – *Aaron Eaquinto, General Manager*
- XIV. **Review and discussion of the Corporation’s pipeline report as of September 9, 2025** – *Aaron Eaquinto, General Manager*
- XV. **Review and discussion of the Shared Services Agreement between the Corporation and Dallas Public Facility Corporation for management, administrative, operational, and/or other services** – *Anthony Page, Secretary and Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP*
  - a. **Executive Session pursuant to Tex. Govt. Code §551.074, Personnel matters** to deliberate the duties of the General Manager – *Anthony Page, Secretary*
- XVI. **Adjourn** – *Anthony Page, Secretary*

### **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 its 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 city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city 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. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. 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]