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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, June 9, 2026 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference
Video Conference Link:**

<https://teams.microsoft.com/meet/281718197633273?p=LdySUuViBNI97hNBog>

Access Code: 281 718 197 633 273

Meeting Password: 52M7zx3t

Telephone: +1-689-206-0398 United States Toll, **Conf ID:** 670-921-674#

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 May 12, 2026 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting** – *David Ellis, President*
- V. **Action Item:** **Resolutions relating to renewal of the Corporation’s participation in the single-family home mortgage program** – *Scott Fletcher, Texas Department of Housing and Community Affairs; Aaron Eaquinto,*

General Manager; George Rodriguez, Bracewell LLP; and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.

- a. Consider and adopt a resolution approving an assignment agreement with the TDHCA authorizing TDHCA to issue bonds for the purpose of obtaining funds to finance home mortgage loans for persons of low and moderate income; and
- b. Consider and adopt a resolution approving an application to the Texas Bond Review Board for a single-family private activity bond allocation in an amount up to \$65,000,000 and approving all other matters in connection therewith.

VI. **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 TX Dennis 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 Dennis” and to be located at or about 11301 Dennis Road, Dallas, Texas 75229; 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.*

VII. **Action Item: Consider and Adopt an Inducement Resolution** declaring intent to issue bonds, in an aggregate principal amount not to exceed \$26,000,000, for a loan to EC Carpenter’s Point, 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 “Carpenter’s Point Senior Living” and to be located at or about 4645 Dolphin Road, Dallas, Texas 75223; 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: 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.

- IX. **Action Item: Resolution for The Hartford Living located at 400 North St. Paul Street, Dallas, Texas 75201 (the “Hartford”), and to be converted to a multifamily residential development** - *Aaron Eaquinto, General Manager; 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 Hartford Living LLC or a designated affiliate for the acquisition, financing, development and operation of The Hartford, which will be converted to a multifamily residential development.
- b. Consider and adopt a resolution pursuant to Section 394.905 of the Texas Local Government Code regarding the anticipated annual rent reduction for The Hartford.
- X. **Review and discussion of DHFC Treasurer’s report for the four-month period ending on April 30, 2026** – *Aaron Eaquinto, General Manager*
- XI. **Review and discussion of the Corporation’s pipeline report as of June 9, 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 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]