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Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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

**Tuesday, November 18, 2025 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference**

Video Conference Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m664106af7d674783641f6ae40f98c827>

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 – XIV.**
- IV. **Approval of the minutes for the October 14, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – David Ellis, President**

- V. **Action Item: Resolution for The Gateway at Trinity Forest, a multifamily residential development to be located at 2050 Dowdy Ferry Road, Dallas, Dallas County, Texas 75217 – Aaron Eaquinto, General Manager; Ryan Bowen, Corporation Counsel, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities Inc.**

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 construction of “The Gateway at Trinity Forest,” a multifamily residential development to be located at 2050 Dowdy Ferry Road (the “Gateway Development”) and containing other provisions relating to such development, including a resolution approving the ground lease between LDG The Gateway at Trinity Forest, LP (the “Gateway Borrower”) and DHFC The Gateway at Trinity Forest Landowner, LLC; and partnership resolutions authorizing the assignment of DHFC The Gateway at Trinity Forest GP, LLC (the “Gateway General Partner”), the general partner of the Gateway Borrower, to the Corporation, and authorizing financing for the Gateway Development to include: (i) Multifamily Housing Revenue Bonds (The Gateway at Trinity Forest), Series 2025 issued by the Texas Department of Housing and Community Affairs (“TDHCA”), the proceeds of which will be loaned to the Gateway Borrower, (ii) the Taxable Multifamily Housing Revenue Note (The Gateway at Trinity Forest), Series 2025 issued by the Gateway Borrower, and (iii) equity financing by R4 GTTX Acquisition LLC; 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 Westmoreland Townhomes, a multifamily residential development to be located at 6400 South Westmoreland Road, Dallas, Dallas County, Texas 75237 – 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 (Westmoreland Townhomes) Series 2025A and (ii) Multifamily Housing Governmental Note (Westmoreland Townhomes) Series 2025B in a combined aggregate principal amount not to exceed \$40,000,000, with the proceeds of such governmental notes (the “Westmoreland Townhomes Financing”) to be loaned to Westmoreland Townhomes Limited Partnership (the “Westmoreland Townhomes Borrower”) to finance a portion of the cost of the acquisition, construction and equipping of “Westmoreland Townhomes,” a multifamily residential development to be located at 6400 South Westmoreland Road, Dallas, Dallas County, Texas 75237 (the “Westmoreland Townhomes 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 Westmoreland Townhomes Development and containing other provisions relating to such development, including resolutions approving the ground lease between the Westmoreland Townhomes Borrower and DHFC Westmoreland Townhomes Landowner, LLC (the “Westmoreland Townhomes Ground Lessor”), and partnership resolutions authorizing the admission of DHFC Westmoreland Townhomes GP, LLC (the “Westmoreland Townhomes General Partner”) to the Westmoreland Townhomes Borrower; financing for the Westmoreland Townhomes 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 Westmoreland Townhomes Borrower, (ii) the Westmoreland Townhomes Financing, and (iii) construction loan financing by Citibank, N.A. to the Westmoreland Townhomes 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.
- VII. **Action Item: Consider and adopt a resolution approving a donation from the Corporation in the amount of \$250,000 to Housing Connector – Aaron Eaquinto, General Manager**
- VIII. **Discussion of Housing and Homelessness Solutions Committee October 21, 2025 Meeting regarding an amended program statement for the Corporation – David Ellis, President**
- IX. **Action Item: Consider and adopt a resolution regarding the authorized signers for the Corporation’s Origin Bank account – Aaron Eaquinto, General Manager**
- X. **Action Item: Consider and adopt a resolution regarding the authorized representatives for the Corporation’s TexPool account – Aaron Eaquinto, General Manager**
- XI. **Review and discussion of the DHFC January 2026 to December 2026 meeting schedule – Aaron Eaquinto, General Manager**
- XII. **Review and discussion of DHFC Treasurer’s report for the 9-month period ending on September 30, 2025 – Aaron Eaquinto, General Manager**
- XIII. **Review and discussion of the Corporation’s pipeline report as of November 18, 2025 – Aaron Eaquinto, General Manager**
- XIV. **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]