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CITY SECRETARY
DALLAS, TEXAS



City of Dallas
DALLAS HOUSING FINANCE CORPORATION
REGULAR MEETING

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

Tuesday, January 14, 2025 at 12:00 PM
Dallas City Hall, L1FN Auditorium and Videoconference
Video Conference Link: Click [HERE](#)

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

Access Code: 2491 679 2261

Meeting Password: JEezGpzd493

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, 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 – Marcy Helfand, President**
- II. **Roll Call – Jaclyn Schroeder, Housing Project Manager**
- III. **Public Comments on items IV – X**
- IV. **Approval of the minutes for the December 10, 2024 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – Marcy Helfand, President**
- V. **Action Item: Resolution for The Ridge at Loop 12, a multifamily residential development to be located at 1100 North Walton Walker Boulevard, Dallas, Dallas County, Texas 75211 – 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 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 The Ridge at Loop 12 Contractor, LLC and approving the form and substance of a limited liability company agreement and the execution thereof; and
- b. Consider and adopt partnership 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 Ridge at Loop 12,” a multifamily residential development to be located at 1100 North Walton Walker Boulevard (the “Development”) and containing other provisions relating to such Development, including a resolution approving the ground lease between the Borrower and DHFC The Ridge at Loop 12 Landowner, LLC; and resolutions authorizing the admission of DHFC The Ridge at Loop 12 GP, LLC (the “General Partner”) to LDG The Ridge at Loop 12, LP (the “Borrower”) and financing for the Development to include: bonds issued by the Texas Department of Housing and Community Affairs (“TDHCA”) the proceeds of which will be loaned to the Borrower and equity financing by Wincopin Circle LLLP.

VI. **Action Item: Resolution for Tenison Lofts, a multifamily residential development to be located at 3602 Samuell Boulevard, Dallas, Dallas County, Texas 75223** – *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 Bonds (Fannie Mae MBS-Secured) (Tenison Lofts) Series 2025A and Multifamily Housing Revenue Bonds (Tenison Lofts) Series 2025B, with the proceeds of such bonds (the “Financing”) to be loaned to TX Tenison 2023, Ltd. (the “Borrower”) to finance a portion of the cost of the construction of “Tenison Lofts,” a multifamily residential development to be located at 3602 Samuell Boulevard (the “Development”); and
- b. Consider and adopt partnership 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 Development and containing other provisions relating to such Development, including (i) a resolution approving the ground lease between the Borrower and DHFC Tenison Lofts Landowner, LLC (the “Ground Lessor”) and approving a loan from the City of Dallas to the Ground Lessor and assignment of such loan to the Borrower; and

resolutions authorizing the admission of DHFC Tenison Lofts GP, LLC (the “General Partner”) to the Borrower and financing for the Development to include: equity financing by Raymond James Tax Credit Fund XX L.L.C., a construction loan from Bank OZK, and a subordinate loan from the City of Dallas and a subordinate loan assigned by the Ground Lessor to the Borrower.

VII. **Action Item: Resolution for Paradise Gardens, a multifamily residential development located at 1500 North Garrett Avenue, Dallas, Dallas County, Texas 75206** – *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 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 Paradise Gardens GP, LLC (the “Company”), approving the transfer and assignment of the Company to LEDG Capital, LLC and approving the form and substance of a transfer and assignment agreement; and
- b. Consider and adopt a financing resolution authorizing the issuance, sale and delivery of the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (Fannie Mae MBS-Secured) (Social) Series 2025A (Paradise Gardens) and Subordinate Multifamily Housing Revenue Bonds (Paradise Gardens) Series 2025B-1 and Taxable Series 2025B-2, with the proceeds of such bonds (the “Financing”) to be loaned to LIH Paradise Gardens Preservation, LP (the “Borrower”) to finance a portion of the cost of the rehabilitation of “Paradise Gardens,” a multifamily residential development located at 1500 North Garrett Avenue (the “Development”).

VIII. **Action Item: Resolution for Oak & Ellum, a multifamily residential development located at 2627 Live Oak Street, Dallas, Dallas County, Texas 75204** – *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 resolution approving an amended and restated MOU with Waterford Property Company, LLC for the financing, acquisition and development of Oak & Ellum, an approximately 424-unit multifamily residential development located at 2627 Live Oak Street, (the “Development”)

IX. **Review and discussion of DHFC Treasurer’s report for the eleven-month period ending on November 30, 2024** – *Aaron Eaquinto, General Manager*

- X. **Review and discussion of the Corporation's pipeline report as of January 7, 2025** – *Aaron Eaquinto, General Manager*
- XI. **Adjourn** – Marcy Helfand, 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 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]