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CITY SECRETARY

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

Tuesday, February 10, 2026 at 12:00 PM

Dallas City Hall, L1FN Auditorium and Videoconference

Video Conference Link:

<https://teams.microsoft.com/meet/22122695873132?p=I4i7FGu1o8g1RVCpru>

Access Code: 221 226 958 731 32

Meeting Password: cc706YQ

Telephone: +1-689-206-0398 United States Toll, **Conf ID:** 605-468-47#

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 January 13, 2026 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting** – *David Ellis, President*
- V. **Action Item:** Resolution for Bella Limon, a proposed multifamily residential development to be located at 4311-4329 Belmont Avenue, Dallas, Dallas County, Texas 75204 - *Aaron Eaquinto, General Manager;*

Ryan Bowen, Chapman and Cutler LLP and Tim Nelson, Senior Managing Director, Hilltop Securities, Inc.

Consider and adopt a resolution preliminarily approving the Corporation's participation in the financing, construction and operation of Bella Limon, a proposed multifamily residential development.

- VI. **Executive Session pursuant to Tex. Govt. Code §551.074, Personnel matters**, to deliberate a discretionary annual bonus for calendar year 2025 for the General Manager – *David Ellis, President*
- VII. **Action Item: Consider and take action with respect to a discretionary annual bonus for calendar year 2025 for the General Manager** – *David Ellis, President*
- VIII. **Review and discussion of the Corporation's 2025 Annual Report** – *Aaron Eaquinto, General Manager*
- IX. **Discussion of amended program statement for the Corporation presented to the Housing and Homelessness Solutions Committee on February 3, 2026** – *David Ellis, President*
- X. **Review and discussion of DHFC Treasurer's report for the 12-month period ending on December 31, 2025** – *Aaron Eaquinto, General Manager*
- XI. **Review and discussion of the Corporation's pipeline report as of February 10, 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]