

# Memorandum



CITY OF DALLAS

DATE October 18, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Upcoming Council Agenda Item 24-3060 – Dallas Public Facility Corporation Project - Oakhouse at Colorado (Phase 2)**

On October 23, Council will consider an agenda item authorizing the Dallas Public Facility Corporation to acquire, develop, and own Oakhouse at Colorado Phase 2, a mixed-income, multifamily development to be located at 909 East Colorado Boulevard.

As recently communicated to Council, the Housing and Homeless Solutions (HHS) Committee will review the Dallas Housing Finance Corporation (DHFC) and Dallas Public Facility Corporation (DPFC) bylaws at an upcoming special called committee meeting on October 29. In order to minimize developer impact, projects already approved by these boards will proceed while that committee review is ongoing. Oakhouse at Colorado Phase 2 was approved by the DPFC board on August 27 and reviewed by the HHS Committee on September 23.

Oakhouse at Colorado Phase 2 is a 358-unit mid-rise luxury midrise development south of Trinity River off 35E in North Oak Cliff. Half of the units will be reserved for families below 80% AMI. The project is located on 3.2 acres on Colorado Boulevard. Amenities will include a clubhouse, dog park, green space, a pool, and fitness center. The Project is accessible to Dallas Area Rapid Transit bus stops. The Project is proposed by Mintwood Real Estate, LLC.

Service First, Now!

A handwritten signature in blue ink that reads "Robin Bentley".

Robin Bentley,  
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert City Manager (I)  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety (I)  
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager  
Donzell Gipson, Assistant City Manager (I)  
Jack Ireland, Chief Financial Officer  
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)  
Directors and Assistant Directors