

# Memorandum



CITY OF DALLAS

DATE February 20, 2026

TO Honorable Mayor and Members of the City Council

SUBJECT **February 25, 2026, City Council Agenda Item #3. 26-255A - Amendment to the Dallas Housing Resource Catalog Dallas Housing Finance Corporation, Dallas Public Facility Corporation, Dallas Homebuyer Assistance Program, and Housing Tax Credit Program Statements**

The purpose of this memorandum is to provide background regarding agenda item **#26-255A** on City Council agenda for the amendment to the Dallas Housing Resource Catalog (DHRC) on February 25, 2026, from the Office of Housing and Community Empowerment (OHCE). This update is specifically about the Dallas Housing Finance Corporation (DHFC) and Dallas Public Facilities Corporation (DPFC) program statements.

## **Background**

In 1984, the Dallas Housing Finance Corporation was established and bylaw amendment resolution #18-1409 was executed in October 2019, which created an application process, and adjusted the board terms. Since its creation, DHFC has completed 29 properties with 9 of them before the bylaw amendment for a total of 10,330 units and 7 properties are under construction.

In 2020, Dallas Public Facilities Corporation was created by Resolution #20-1035. To date, DPFC has produced 12 properties with 4,136 units and has 8 properties under construction.

Throughout the years, City Council has raised several questions regarding the corporations as these portfolios expanded. Since 2020, as additional projects were introduced, City Council has consistently requested greater clarity of total projected revenue, anticipated tax implications, respective roles of corporation and City staff, and other related impacts to the city.

On October 29, 2024, the Housing and Homelessness Solutions Committee held a Special Called meeting to review DPFC and DHFC program operations. The need to establish compliance roles and responsibilities advanced. As both the DHFC and DPFC began the process of hiring staff, the roles once played by City staff alone would now be handled by corporation staff. Ultimately, both corporations must amend their bylaws to align with current practice. In order to guide a bylaw amendment for both corporations an update to the program statements found in the Dallas Housing Resource Catalog is necessary.

Since October 2024, the Office of Housing and Community Empowerment (OHCE) staff have continued conversations with DHFC and DPFC Corporation staff, board members, housing stakeholders and developers, and City Council members.

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- October 29, 2024 - Special Called HHS Committee meeting
- January 28, 2025 – Housing and Homelessness Solutions Committee meeting
- March 4, 2025 - DHFC Developer Forum
- April 4-15, 2025 – Survey
- April 22, 2025 – Housing and Homelessness Solutions Committee meeting
- May 9, 2025 - Special Called DPFC meeting
- May 16, 2025 - Collaborator Meeting with both Boards and Housing Stakeholders
- May 27, 2025 - Updated Program Statements drafted and circulated for feedback
- August 26, 2025 – DPFC approved a program statement
- October 21, 2025 - Housing and Homelessness Solutions Committee meeting
- January 2026 – Educational video providing overviews of both corporations produced

The DHFC and DPFC program statements reflect feedback from all parties and introduce a more structured process for reviewing and approving projects for City support and include:

- Written policies and procedures for both corporations;
- OHCE Director (or Designee) as ex-officio DHFC/DPFC board member;
- DHFC/DPFC administration of both corporations, coordinate communications with developers, provide project oversight and reporting to OHCE quarterly;
- OHCE reviews projects for alignment with City Policies, Program Statements, prepares projects for City Council, and monitors long term affordability;
- Uses of Corporation Revenue:
  - Corporate and City administration;
  - Gap financing, development, acquisition, and rehabilitation of units;
  - Investment in Dallas Housing Opportunity Fund or other funds that support affordable housing in the City;
- City will not support tax exemptions or municipal approvals for non DHFC/DPFC projects.

The DHFC program statement directs the board to prioritize rehabilitation developments of deed restricted properties, or properties close to job centers in areas with less than 20% of the population living in poverty. When a development is proposed in areas with greater than 20% of people living in poverty and/or are seeking waivers for their application to Texas Department of Housing and Community Affairs (TDHCA) then a 2/3 City Council vote for consideration is required.

The DPFC program statement directs the board to prioritize new construction projects in areas with greater than 20% of the residents in poverty to bring a market rate product to the area as well as areas with higher-than-average residential appraised values signaling

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areas of opportunity for affordable housing projects. When a project is proposed that would remove a building currently paying property tax, then a 2/3 City Council vote for consideration is required.

In summary, the amended program statements are intended to incorporate multiple points of view and provide an improved governance structure as requested by City Council. If approved, the corporation staff will produce a policy and procedure document for both corporations and prepare bylaw amendments and continue to provide quarterly project reports. By a point of policy, the program statements will be reviewed every two years.

Should you have any questions or concerns, please contact myself or Thor Erickson, Director, Office of Housing and Community Empowerment at 214-670-3632 or [thor.erickson@dallas.gov](mailto:thor.erickson@dallas.gov).

Service First, Now!



M. Elizabeth (Liz) Cedillo-Pereira  
Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Baron Eliason, Inspector General (I)  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager  
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Donzell Gipson, Assistant City Manager  
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