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CITY SECRETARY  
DALLAS, TEXAS

AGENDA

**CITY OF DALLAS HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS MEETING**

**Public Notice**

**Tuesday, September 14, 2021 at 12:00 PM**

**City Hall – Briefing Room, 6ES**

**210 773**

**1500 Marilla, Dallas, Texas 75201**

**and Videoconference**

**POSTED** CITY SECRETARY  
DALLAS, TX

Videoconference Meeting Link: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OWY0YzYzNWQtZDIwMS00ZjdhLWFiMDMtNjA0N2M4MjcwNDJi%40thread.v2/0?context=%7b%22Tid%22%3a%222935709e-c10c-4809-a302-852d369f8700%22%2c%22Oid%22%3a%22ad1859fd-472a-4639-a9b1-5ec46055b443%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OWY0YzYzNWQtZDIwMS00ZjdhLWFiMDMtNjA0N2M4MjcwNDJi%40thread.v2/0?context=%7b%22Tid%22%3a%222935709e-c10c-4809-a302-852d369f8700%22%2c%22Oid%22%3a%22ad1859fd-472a-4639-a9b1-5ec46055b443%22%7d)

**Audio Only:**

Phone Number: +1 469-217-7604 -- Conference ID: 36998771#

Board of Directors

**Officers:**

Marcy C. Helfand, President  
Brad Nitschke, Vice President  
Ryan Garcia, Secretary  
Beatrice Alba Martinez, Treasurer

Anthony Page, Director  
Matthew Marchant, Director  
Joshua Vernon, Director  
David Ellis, Director  
Vacant, Director

Jessica E. Lightbourne, Director  
Tatiana Farrow, Director  
Christopher Lewis, Director  
Beverlyn Banks, Director  
Vacant, Director  
Vacant, Director

- 
1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Aaron Eaquinto, HFC Liaison**
  3. Public Testimony - public comments on Items 4-10
  4. Approval of the Minutes for the August 10, 2021 Corporation Meeting – **Marcy C. Helfand, President**
  5. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Ash Creek Apartments, LLC to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Ash Creek Apartments) Located at 2605 John West Road in an Aggregate Principal Amount Not to Exceed \$35,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Kyle Hines, Assistant General Manager and George Rodriguez, Bracewell LLP, Bond Counsel**
  6. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to S Zang, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Highpoint at Wynnewood) Located at 1911 Pratt Street in an Aggregate Principal Amount Not to Exceed \$30,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Kyle Hines, Assistant General Manager and George Rodriguez, Bracewell LLP, Bond Counsel**

7. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Parmore University Hills, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Parmore University Hills) Located at the Northwest corner of E. Camp Wisdom Road and University Hills Boulevard in an Aggregate Principal Amount Not to Exceed \$30,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Kyle Hines, Assistant General Manager and George Rodriguez, Bracewell LLP, Bond Counsel**
8. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for a Loan to Estelle Community Partners, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Estelle Village) Located at 5969 Highland Village Drive in an Aggregate Principal Amount Not to Exceed \$50,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Kyle Hines, Assistant General Manager and George Rodriguez, Bracewell LLP, Bond Counsel**
9. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to EMLI UNT Station TC I, LP to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (EMLI at UNT Station) Located at 1021 East Wheatland Road in an Aggregate Principal Amount Not to Exceed \$55,000,000.00; Authorizing the Filing of an Application for Allocation of Private Activity Bonds with the Texas Bond Review Board; and Containing Other Provisions Relating to the Subject - **Kyle Hines, Assistant General Manager and George Rodriguez, Bracewell LLP, Bond Counsel**
10. Consideration and Possible Adoption of a Resolution Authorizing the Second Amendment to Declaration of Restrictive Covenants Between Hines 68, LP and 1803 Mockingbird, LLC- **Aaron Equinto, DHFC Liaison**
11. Future Agenda Items – **Marcy C. Helfand, President**
  - a. Discussion on Future Affordable Housing Investments of the Corporation – **TBD**
12. Adjourn – **Marcy Helfand, President**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

- 1) Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meeting Act.
- 2) The purchase, exchange, lease or value of real property, if the deliberation in any open meeting would have a detrimental effect on the position of the city in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
- 3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
- 4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
- 5) The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.

- 6) Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.
- 7) Deliberations of 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. Section 551.089 of the Texas Open Meetings Act.

**HANDGUN PROHIBITION NOTICE FOR MEETING 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.”*