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CITY SECRETARY  
DALLAS, TEXAS

AGENDA

CITY OF DALLAS HOUSING FINANCE CORPORATION  
BOARD OF DIRECTORS MEETING

Friday, October 15, 2021 at 12:00 PM

City Hall – Briefing Room, 6ES

1500 Marilla, Dallas, Texas 75201

and Videoconference

Meeting Link:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m988fe23f0fe6e0aa06b932b0554dc766>

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**Audio Only:**

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Access code: 2483 136 7063

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

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1. Call to Order – **Marcy C. Helfand, President**
  2. Roll Call – **Aaron Equinto, DHFC Liaison**
  3. Public Testimony - public comments on Items 4-8
  4. Approval of the Minutes for the September 14, 2021 Corporation Meeting – **Marcy C. Helfand, President**
  5. Resolutions for Terrace at Southern Oaks, a Multifamily Residential Development Located at 3385 Southern Oaks Boulevard:
    - a. Consider and Adopt Resolution Approving an Agreement with LDG Multifamily, LLC for the Acquisition and Development of Terrace at Southern Oaks a Multifamily Residential Development and Authorizing the Formation of LDG The Terrace at Southern Oaks GP, LLC to Act as the General Partner of LDG The Terrace at Southern Oaks, LP, the Partnership Developing, Owning, and Managing the Project – **Aaron Equinto, DHFC Liaison**
    - b. Consider and Adopt Resolution Approving the Actions of the Corporation as Sole Member of LDG The Terrace at Southern Oaks GP, LLC, the General Partner of LDG The Terrace at Southern Oaks, LP, Approving all Actions Necessary for the Admission of the General Partner into LDG The Terrace at Southern Oaks, LP, and Approving all Other Actions Necessary for the Acquisition, Financing, Development, and Operation of The Terrace at Southern Oaks – **Aaron Equinto, DHFC Liaison**

- c. 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 Terrace at Southern Oaks Developer LLC and all Actions of DHFC The Terrace at Southern Oaks Developer LLC Necessary for the Acquisition, Financing, Development, and Operation of The Terrace at Southern Oaks – **Aaron Eaquinto, DHFC Liaison**
- d. 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 Terrace at Southern Oaks Landowner LLC and all Actions of DHFC The Terrace at Southern Oaks Landowner LLC Necessary for the Acquisition of Approximately **22.20** Acres of Land Located at 3385 Southern Oaks Boulevard and Entering into a Long-Term Ground Lease with LDG The Terrace at Southern Oaks, LP and Management of the Land – **Aaron Eaquinto, DHFC Liaison**
- e. 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 Terrace at Southern Oaks General Contractor LLC and all Actions of DHFC The Terrace at Southern Oaks General Contractor LLC Necessary for the Financing, Construction, and Development of The Terrace at Southern Oaks – **Aaron Eaquinto, DHFC Liaison**
6. Consideration and Possible Adoption of a Resolution Declaring Intent to Issue Bonds for Loan to Wood Gate Apartments, LLC to Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Wood Gate Apartments) Located at 3100 Highway 175 in Aggregate Principal Amount Not to Exceed \$54,000,000.00; 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 - **Aaron Eaquinto, DHFC Liaison and George Rodriguez, Bracewell LLP, Bond Counsel**
7. Approval Authorizing S Zang, LP to File a Priority 1 Application for Allocation of Private Activity Bonds with the Texas Bond Review Board Provide Financing for a Multifamily Residential Rental Development for Persons of Low and Moderate Income (Highpoint at Wynnewood) Located at 1911 Pratt Street in Aggregate Principal Amount Not to Exceed \$30,000,000.00; - **Kyle Hines, Assistant General Manager and George Rodriguez, Bracewell LLP, Bond Counsel**
8. Consideration and Possible Approval of Revisions to the Form of Investor’s Letter Relating to the City of Dallas Housing Finance Corporation Multifamily Housing Revenue Bonds (Ridgecrest Terrace) Series 2020 - **George Rodriguez, Corporation Bond Counsel, Bracewell LLP**
9. Future Agenda Items – **Marcy C. Helfand, President**
  - a. Discussion on Future Affordable Housing Investments of the Corporation – **TBD**
  - b. Quarterly Financial Reports of DHFC Partnerships – **November 2021**
10. 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.”*