



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

**Tuesday, January 13, 2026 at 12:00 PM  
Dallas City Hall, L1FN Auditorium and Videoconference  
Video Conference Link:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZDlyNGNjMDUtYmY5Mi00Zjc3LWEwZTEtMTJkMTAzYjVjODA2%40thread.v2/0?context=%7b%22id%22%3a%224c763049-c041-4693-92ea-9d4e1e76fdaa%22%2c%22oid%22%3a%22fd42c7d6-e0f3-49b5-a88b-f68be472e47c%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDlyNGNjMDUtYmY5Mi00Zjc3LWEwZTEtMTJkMTAzYjVjODA2%40thread.v2/0?context=%7b%22id%22%3a%224c763049-c041-4693-92ea-9d4e1e76fdaa%22%2c%22oid%22%3a%22fd42c7d6-e0f3-49b5-a88b-f68be472e47c%22%7d)

**Access Code:** 216 125 541 480 00

**Meeting Password:** Xv2fL35h

**Telephone:** +1-689-206-0398 United States Toll, **Conf ID:** 607-390-202#

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](mailto: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](mailto: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 – IX.**
- IV. **Approval of the minutes for the December 9, 2025 City of Dallas Housing Finance Corporation (“DHFC” or the “Corporation”) Meeting – David Ellis, President**

- V. **Action Item: Delegation of authority to the General Manager to update the Corporation's Multifamily Financing Application Procedures and Regulations – David Ellis, President**
  
- VI. **Action Item: Approval to file a written application with the City of Dallas seeking City Council's approval of the Amended and Restated Bylaws of the Corporation and program statement of the Corporation – David Ellis, President**
  
- VII. **Action Item: Approval of the Corporation's 2026 Budget – Aaron Eaquinto, General Manager**  
  

*Note:* The adoption of the budget by the Corporation will have no impact on property tax bills, as the Corporation does not levy property taxes.
  
- VIII. **Review and discussion of DHFC Treasurer's report for the 11-month period ending on November 30, 2025 – Aaron Eaquinto, General Manager**
  
- IX. **Review and discussion of the Corporation's pipeline report as of January 13, 2026 – Aaron Eaquinto, General Manager**
  
- X. **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 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."**

**"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]

City of Dallas Housing Finance Corporation  
2026 Budget - Cash Basis

<b>Revenues</b>	
Issuer Fee Income	\$ 271,376
Closing Fee Income	-
Bonds Application Fee	90,000
Developer Fee Income	50,000
Partnership Mgmt Fee Income	-
General Contractor Fee Income	729,124
Land Lease Income	1,311,423
Investment Income	650,000
Other Income	40,000
<b>TOTAL REVENUE</b>	<u>3,141,922</u>
<b>Expenses</b>	
Office Expense	217,891
Salaries, Taxes & Related Benefits	610,560
Professional Services	232,415
Insurance Expense	28,791
Conference & Travel Expense	51,235
<b>TOTAL EXPENSE</b>	<u>1,140,892</u>
<b>NET INCOME</b>	<u><u>\$ 2,001,030</u></u>