

Dallas County Housing Finance Corporation 2025

Board of Directors Meeting

December 3, 2025 at 8:00am

500 Elm St, 6th floor – Ceremonial Strategy Conference Room

Dallas, TX 75202

Minutes – Intro and Welcome by CA Jonathon Bazan

1. Call to order and Roll Call of Board of Directors by Luis Tamayo at 8:23 am
2. Action: Appointment of Temporary officers – Luis Tamayo called for nominations. The nominations were unanimously approved.

- a. President Dom Haskett
- b. Secretary Tamela Thornton

3. Public Comments - none
4. Presentation: Report of Filing of Articles of Incorporation.

The articles were filed on Oct. 24, 2025, accepted by the Secretary of State, and will be effective on Feb. 27, 2026.

5. Presentation: Welcome and Introduction to the Dallas County Housing Finance Corporation 2025.

Duties and functions of the HFC are delineated by Local Government Code 394. HFC's are allowed to issue mortgage revenue bonds, loans, and grants. Recent legislative changes by HB 21 address a fix to travelling HFC jurisdiction issues. HFC projects must be approved by the jurisdiction in which they are located. DCAD will correct the tax exemption status of current travelling HFCs. HB 21 also established affordable housing unit guideline requirements.

6. Action: Adoption of Bylaws

Overview – The Dallas County HFC 2025 will follow the Open Meetings Act. Board Members are required to watch the Open Meetings Act training video offered by the Office of the AG. The bylaws also outline that the HFC is a nonprofit organization and that the board can hire experts for advice on projects.

Councilwoman Morris shared her experience from the City of Garland and the opportunities to provide affordable housing. Jonathon Bazan added that

the county is interested in filling the gaps by assisting smaller jurisdictions that don't have HFC's. A formal intake process and project scoring need to be established. Mattye Jones, affordable housing lawyer with Coats Rose, was invited to review the types of resolutions that are available to traveling HFC's.

John Martinez moved to accept the bylaws. Seconded by John Proctor. Unanimously approved.

7. Action: Appointment of Officers of the Dallas County Housing Finance Corporation 2025 President Vice President, Secretary, and Treasurer -
- a. President – Dom Haskett
 - b. Vice President – Tamela Thornton
 - c. Secretary – John Proctor
 - d. Treasurer – John Martinez

Dom Haskett called for a motion to approve the officers. John Martinez moved to accept officer nominations. Seconded by Tamela Thornton. Motion. Unanimously approved.

8. Presentation and Action: Fiji Project presentation and executing the Texas Department of Housing and Community Affairs (TDHCA) 2025 Applicant Eligibility Certification for application 21608

Presentation and review of this project by PFM Group Consulting staff: Matt Stitt, Joe Buckshon, Garrett Hincken and Bill Fulton. PFM is experienced in supporting HFC's in Texas and can assist with developing a review process.

Garrett Hincken provided an overview of the Fiji Lofts project. Located in the Lancaster Corridor on Corinth Road, the Fiji Lofts consists of two apartment buildings that are substantially complete.

Bill Fulton reviewed the HB 21 status of this project acquired by the Cameron County HFC. The project meets the statutory affordability guidelines and will require further analysis to determine the scope of public benefit. Per the board's approval to move forward with the project review timeline, PFM will bring forward project details and a more complete analysis at the next board meeting.

John Proctor asked for clarification of PFM's role and urgency of the project. Jonathon Bazan indicated that PFM is the county's financial advisor. Luis Tamayo added that today's vote will allow the project to remain in good standing with the TDHCA for bond issuance and allow for project consideration for transference to Dallas County.

Mr. Tekevwe Okobiah, a Fiji project representative attending the meeting, shared that the project is legally vetted and meets State requirements. However, he continued, additional bonds are needed to pay for 50% of project costs and meet tax credit requirements. He indicated the next TDHCA meeting is in January 2026. He also added that under consideration for inclusion in this project are health and / or retail components.

John Martinez moved to accept and execute the TDHCA 2025 Applicant Eligibility Certification for application 21608 and accept this project for consideration. John Proctor seconded the motion. Unanimously approved.

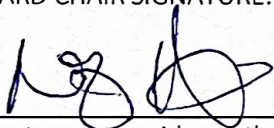
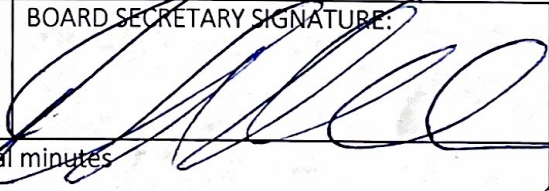
9. Discussion: General discussion and announcements and board members new topics or announcements.

None

10. Action: Cadence of meetings and selection of next meeting date.

The next meeting will be on Dec. 17th at 8:00 am. Luis Tamayo will distribute materials and information for the upcoming meeting.

11. Adjournment – 9:42am

BOARD CHAIR SIGNATURE: 	BOARD SECRETARY SIGNATURE: 
Signatures are evidence that these are official minutes	