

Dallas County Housing Finance Corporation 2025

Board of Directors Meeting

April 1, 2026, at 8:30am

A quorum of the board will be physically present at
Commissioners Courtroom
500 Elm St., Dallas, TX 75202

Minutes

General session

1. Call to order and Roll Call of Board of Directors – *roll call taken and all members were present. Meeting was called to order at 8:44 am*
2. Public Comments on General Session agenda items – *no public comments*
3. Action: Review and Adopt minutes from the March 4th, 2026 meeting – *Member Thronton made a motion to approve the minutes and was seconded by member Proctor. The motion passed unanimously.*

Executive session – *Members entered executive session at 8:45 am*

Confer with Dallas County Housing Finance Corporation 2025 Board Members' legal counsel regarding negotiations concerning:

- i. Catholic Housing Project
- ii. JPI Project
- iii. Sphinx Project
- iv. Project Intake

General session – *Members returned to the General Session at 9:33 am*

1. **Action:** A resolution as presented to facilitate the JPI Torrington project located in the City of Wilmer.

A Resolution by the Board of Directors of Dallas County Housing Finance Corporation 2025 ("DCHFC 2025") authorizing DCHFC 2025 to execute any and all documents, or take any other action, that is necessary or desirable to:

1. Facilitate the development of the Torrington Wilmer Apartments (the "Project"), which consist of affordable housing units comprising the Torrington Wilmer Apartments and associated amenities to be constructed on land ground-leased from the DCHFC 2025 to Torrington Wilmer, LP (the "Partnership");

2. Assume the sole member interest in DCHFC 2025 Wilmer GP, LLC, a Texas limited liability company (the "General Partner"), serving as the general partner of the Partnership;

3. To execute an amended and restated agreement of limited partnership of the Partnership and other related documents, which provide the terms and conditions under which the Partnership will conduct its business, including but not limited to the development, rehabilitation and operation of the Project;

4. Cause the Partnership to enter into development financing for the Project; and

5. Cause DCHFC 2025 and/or the General Partner and/or the Partnership to execute any such further documentation as necessary or desirable to allow the consummation of the transactions as more fully described herein.

Member Thronton made a motion to approve the resolution which received a second by member Morris. The motion passed unanimously.

2. **Action:** A Resolution Authorizing Dallas County Housing Finance Corporation 2025 ("DCHFC 2025") to Negotiate and Execute a Professional Services Agreement with CSG Advisors as Consultant for Financial Advisory Services

Member Martinez made a motion to approve the resolution which received a second by member Proctor. The motion passed unanimously.

3. **Action:** A Resolution of the Dallas County Housing Finance Corporation 2025 ("DCHFC 2025") Designating a Public Information Coordinator to Satisfy the Training Requirements of Texas Government Code Section 552.012

Member Morris made a motion to approve the resolution which received a second by member Proctor. The motion passed unanimously.



- Action:** Approval of the Dallas County Housing Finance Corporation 2025 (“DCHFC 2025”) project intake process for Low Income Housing Tax Credit applications.

Member Proctor made a motion to approve the resolution which received a second by member Morris. The motion passed unanimously.

- Discussion:** General discussion, new business, and announcements – *no announcements or new business discussion*

- Action:** Cadence of meetings and selection of next meeting date. – *the next regular meeting will be held according to the meeting cadence (May 6th 2026)*

- Adjournment** – *the meeting was adjourned at 9:36 am*

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