

# Dallas County Housing Finance Corporation 2025

## Board of Directors Meeting

January 7, 2026, Commissioners Courtroom  
500 Elm St., Dallas, TX 75202

### Minutes

#### 1. Call to order and Roll Call of Board of Directors

*The Chair opened the meeting at 8:26 am. A quorum, with all members answering the roll-call, was present.*

#### 2. Public Comments

*The Chair called for public comments; there were none.*

#### 3. Action: Review and Adopt minutes from December 22, 2025

*The Chair called for a motion to approve the minutes. Tamela Thornton noted a correction to her name. Deborah Morris moved to approve the minutes with the correction, and it was seconded by John Martinez. The motion was approved unanimously.*

#### 4. Presentation: Catholic Housing Initiatives Project presentation

*Joseph Dingman and Shannon Ortleb of Catholic Housing Initiatives (CHI), and Will Henderson with Carlton Development and Realty provided an overview of the proposed housing project. The Broderick will be a 5-story building with 108 affordable senior units located on LBJ and Coit. CHI would like to partner with Dallas County and the City of Dallas on available tax credits and grants. The Dallas County Housing Finance Corporation 2025 is requested to participate by approving a \$2.6 million investment to cover the land value and to assume general partnership of the project. Construction is expected to start in July 2027 and to be completed by December 2029. John Proctor noted that the project doesn't appear to include community partners and inquired whether the project will address unemployment needs. CHI elaborated that the project works with numerous community vendors and adheres to City of Dallas vendor requirements. Tamela Thornton requested clarification of the project amenities that will be covered by the financing. Shannon Ortleb added that covered amenities include a large community center with a kitchen, medical area, visiting spaces, etc. The Chair requested a closer review of the project financials. Jonathon Bazan stated he will provide additional information at the next board meeting and confirmed approval to move forward for the March 2026 tax credit application deadline.*

#### 5. Presentation: JPI Project presentation

*Jonathon Bazan introduced the third project for consideration. Karsten Lowe, affordable housing development manager for JPI, provided an overview of the project in Wilmer and its current status. Torrington Wilmer will consist of 300 housing units that will be designated 100% affordable. The property will accept vouchers and will have the ability to adjust the income mix. The project has reserved \$1.5 million for future infrastructure development and will be responsible for managing the construction process. Mr. Lowe stated that JPI is currently working on submitting a tax credit application to TDHCA. To meet TDCHA requirements the project must close by March 3<sup>rd</sup>. JPI is working on getting an extension to meet TDHCA submission.*

6. Discussion: Project intake process

*Coats Rose gave a preliminary overview of the proposed intake process. The process has to meet state law and will have separate criteria for public and private deals. The process will also delineate housing priorities. Jonathon Bazan will plan a work session and present options to the board.*

7. Discussion: General discussion, new business, and announcements

*Jonathon Bazan reported that County staff prepared a draft MOU for review.*

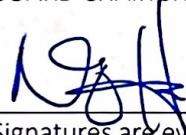
8. Action: Cadence of meetings and selection of next meeting date.

*The Chair recommended meetings start at 8:30am and maintaining the cadence as the first Wednesday of the month. However, a special called meeting will be scheduled for Jan. 28<sup>th</sup> in order to consider time sensitive matters.*

9. Adjournment

*The meeting was adjourned at 10:03 am.*

BOARD CHAIR SIGNATURE:



BOARD SECRETARY SIGNATURE:



Signatures are evidence that these are official minutes