

Memorandum

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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

DATE November 7, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **Training Resource on Housing Finance Corporations (HFCs) and Public Facility Corporations (PFCs)**

During recent discussions, the Housing and Homelessness Solutions Committee requested additional training on Housing Finance Corporations (HFCs) and Public Facility Corporations (PFCs) prior to moving forward with proposed program changes. Both an informal training session and a special called meeting were considered, and given the initial robust interest, a special called meeting was scheduled for November 14, 2025.

That meeting has been cancelled, in favor of a more evergreen training solution. I have requested staff develop a resource video for each type of corporation. These videos will provide clear, foundational information about the purpose, structure, and implications of HFCs and PFCs. They will be available on the City's website to ensure 24/7 access for all Councilmembers, potential HFC and PFC board members, and members of the public.

HFCs and PFCs serve as important tools in creating and preserving housing opportunities in Dallas. However, they also represent a significant fiscal commitment, as properties developed under these structures are exempt from property taxes for decades. This reduces revenue to the City's General Fund and other taxing entities.

Staff is preparing the video scripts and scheduling time for production. Once the videos are finalized and posted, a follow-up memo will be sent to notify the City Council.

Thank you for your continued engagement on this important matter.

Respectfully,



Cara Mendelsohn
Councilmember, District 12
Chair, Housing and Homelessness Solutions Committee

c: Kimberly Bizer Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Directors and Assistant Directors