



# Final Transcript

## TEXAS DEPARTMENT OF HOUSING: Gateway at Trinity Forest

September 23, 2025/10:00 a.m. EDT

### SPEAKERS

Liz Cline – Housing Specialist

### PRESENTATION

Liz                      Hi. This is Liz Cline with the Texas Department of Housing. Who has joined?

Leslie                 Leslie Rodriguez.

Liz                      And are you with the developer?

Leslie                 No, ma'am.

Liz                      Okay. The meeting will start at 10 o'clock. I can see when someone joins, so I just wanted to check and see.

Leslie                 Okay.

[Audio resumes at 5:00]

Liz                      This is Liz Cline with the Texas Department of Housing. I'm just waiting for 10 o'clock.

Leslie                 Okay. Yes, ma'am.

[Audio resumes at 5:31]

**TEXAS DEPARTMENT OF HOUSING**

**Host: Teresa Morales**

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Liz                      Good morning. This is Liz Cline with the Texas Department of Housing and Community Affairs. The purpose of this call is to conduct a public hearing with respect to the proposed Gateway at Trinity Forest multi-family development. I'm going to give folks a few more minutes to join before we proceed.

Leslie                  Okay.

[Audio resumes at 7:16]

Jake                    Hey, guys. It's Jake at LDG.

Liz                      Hi, Jake. This is Liz. I'm just waiting a few minutes for other people to join.

Jake                    Okay, sounds good.

[Audio resumes at 8:20]

Liz                      Hi. This is Liz Cline with the Texas Department of Housing and Community Affairs. The purpose of this call is to conduct a public hearing with respect to the proposed Gateway at Trinity Forest multi-family development.

To give you an idea as to how we're going to proceed, there's a brief speech that I have to read for purposes of meeting the requirements of the Federal Code with respect to the public hearing. And at the conclusion of the speech, I will unmute the line. And if there's anybody that would like to make public comment, that will be your opportunity to do so. So I'll now begin with a brief speech.

Good morning. My name is Liz Cline. I would like to proceed with the public hearing. Let the record show that it is 10:03 am Tuesday, September 23, 2025, and we are conducting a public hearing on behalf of the Texas Department of Housing and Community Affairs with respect to an issue of tax-exempt multi-family revenue bonds for a residential rental community.

This hearing is required by the Internal Revenue Code. The sole purpose of this hearing is to provide a reasonable opportunity for interested individuals to express their views regarding the development and the

proposed bond issue. No decisions regarding the development will be made at this hearing.

The Department's board is scheduled to meet to consider the transaction on November 6, 2025. In addition to providing your comments at this hearing, the public is also invited to provide public comment directly to the Board at any of their meetings.

For the Gateway at Trinity Forest, the bonds will be issued as tax-exempt multi-family revenue bonds in the aggregate principal amount, not to exceed \$50 million in taxable bonds, if necessary, in an amount to be determined and issued in one or more series by the Texas Department of Housing and Community Affairs, the issuer.

The proceeds of the bonds will be loaned to LDG, the Gateway at Trinity Forest, LP, or a related person or affiliate entity thereof, to finance a portion of the cost of acquiring, constructing and equipping a multi-family rental housing community described as follows: A 330-unit, multi-family residential rental development to be located on approximately 30 acres of land located at or near 2050 Dowdy Ferry Road, Dallas, Dallas County, Texas, 75217. The proposed multi-family rental housing community will be initially owned and operated by the borrower, or a related person or affiliate thereof.

I would now like to open the floor for public comment. The line should be unmuted. Are there any individuals that would like to give comment?

Leslie

No.

Liz

Okay. Any others that may want to give comment on the line?

Okay. Let the record show that there are no attendees that would like to give public comment. Therefore, the meeting is now adjourned. It is 10:07 am. Thank you.