



Black State Employees Association of Texas Community Development Corporation, Inc.

August 24, 2004

To: City Council Members
City Of Dallas, Texas

From: Dr. Darren L. Reagan
Chairman/CEO

Re: Request For 6 Month City-Wide Moratorium On Applications Regarding Re-Zoning Requests For The Purposes Of Constructing New Multi-Family/Affordable Housing Units

The Honorable City Council Members:

Please consider the referenced request as a matter of a crisis and a desperate call for the survival of inner-city neighborhoods, particularly, Southern Dallas neighborhoods. Currently, Southern Dallas is overly saturated with multi-family affordable housing units, with the vast majority experiencing high vacancy rates. Please see attachments/enclosures documenting our efforts as we have made appeals to the City of Dallas and The Community Affairs Department of The Texas Department of Housing.

As you all know, Southern Dallas inner-city neighborhoods do not have an over abundance of attractable commercial and retail properties available to encourage meaningful economic development. Re-Zoning properties that are currently designated for retail to multi-family only contributes to the problems of neighborhood deterioration and the loss of economic revenue to our suburban neighbors who lure and attract the commercial retail businesses we continue to push out or give them an out because of the lack of attractable and available retail sites/properties.

Finally, there are approximately 23 new applications for the construction of multi-family affordable housing units requesting city council approval. The City of Dallas owe it to the affected neighborhoods and residents via the commissioning an independent study to 1) identify prime retail properties located in Southern Dallas that ought not be re-zoned. 2) Identify neighborhoods that are currently over saturated with multi-family affordable housing units.

In closing, as a 45 year resident of Dallas, as well as a strong advocate for economic development in Southern Dallas, I am requesting that the City Council take similar actions as of recent days regarding issuing a moratorium on the "big box" retail users. Inner-city neighborhoods and residents everywhere throughout this city are seeking and deserves relief from unplanned, unnecessary and ultimately dismantling and devastation of their neighborhoods.

"MAKING THE VISION A REALITY"
P.O. BOX 763773*DALLAS, TEXAS 75376*(214) 467-7600*FAX (214) 467-7704
Toll Free (800)257-9443

**GOVERNMENT
EXHIBIT
1458
3:07-CR-0289-M**

JW 08774

2004 4% DALLAS DEALS

1	The Masters Apartments	Dallas HFC	Closed
2	Sphinx at Delafield Apartments	TDHCA	Closed
3	Churchill at Pinnacle Park Apartments	TDHCA	Closed
4	Rosemont at Danieldale Townhomes	Dallas HFC	In-Line
5	Dowdy Ferry Apartments	Dallas HFC	In-Line
6	Rose Court at Wimbeldon Apartments	TDHCA	In-Line
7	Rose Court III Apartments	TDHCA	In-Line
8	Rose Court at College Park Apartments	TDHCA	In-Line
9	Rose Court at Westmoreland Apartments	TDHCA	In-Line
10	Rosemont at Laureland Townhomes	Dallas HFC	In-Line
11	Rose Court at Simpson Stuart Apartments	TDHCA	In-Line
12	Rose Court at Madison II Apartments - <i>Village Fair</i>	TDHCA	In-Line
13	Rosemont at Scylene Townhomes	Dallas HFC	Waiting
14	Rose Court at Riverside II Apartments	TDHCA	Waiting
15	Rosemont at Highland Townhomes	Dallas HFC	Waiting
16	Rose Court at Redmond Apartments	TDHCA	Waiting
17	Rose Court on the Stream Apartments	TDHCA	Waiting
18	Rose Court At Forney Heights Apartments	TDHCA	Waiting
19	Rose Court at Madison Apartments	TDHCA	Waiting
20	Primrose at Mockingbird Townhomes	Dallas HFC	Waiting
21	Cherrycrest Villas Townhomes	Dallas HFC	Waiting
22	Simpson Villas Townhomes	Dallas HFC	Waiting
23	Urban Housing Apartments	Housing Options, Inc.	Waiting

AGENDA INFORMATION SHEET
Agenda Item Number 39

CATEGORY: PUBLIC HEARINGS AND RELATED ACTIONS

AGENDA DATE: August 25, 2004

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Development Services

CMO: Ryan S. Evans, 670-3314

MAPSCO: 64 C

SUBJECT

An application for a Planned Development District for attached residential uses on property zoned an RR Regional Retail District on property north and west of the terminus of Village Fair Drive, northwest of Fairshop Drive
Recommendation of Staff: Approval of an MF-1(A) Multifamily District in lieu of the requested Planned Development District
Recommendation of CPC: Approval, subject to a development plan and conditions Z034-229 (RB)

Routing and Review

OTHER DEPARTMENTS INTERESTED IN OR AFFECTED BY THIS ITEM:
None

Additional Information

Posted Date: 08/12/2004

File Number: Unassigned

Ordinance number: Unassigned

Disposition: Unassigned

DELETION INFORMATION

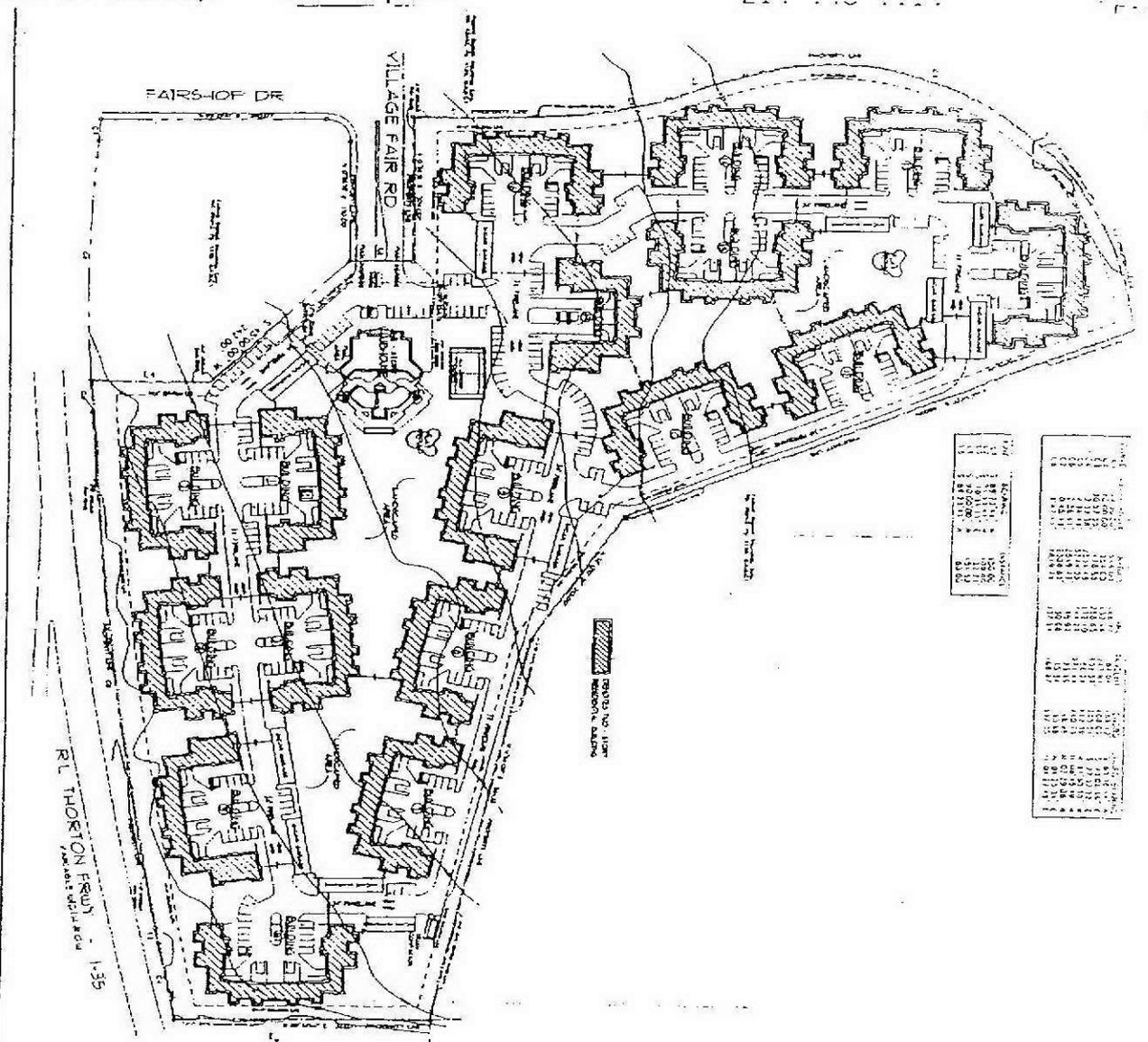
This item has not been flagged as deleted.

DEFERRAL INFORMATION

This item has not been flagged as deferred.

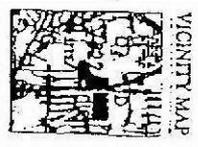
Owning department: Department of Development Services

JW 08776



NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	EXISTING BUILDINGS	1,234,567	123,456
2	NEW BUILDINGS	2,345,678	234,567
3	PARKING	345,678	34,567
4	LANDSCAPING	45,678	4,567
5	UTILITIES	56,789	5,678
6	ROADS	67,890	6,789
7	WATER	78,901	7,890
8	SEWER	89,012	8,901
9	ELECTRIC	90,123	9,012
10	TELEPHONE	01,234	0,123
11	CABLE	12,345	1,234
12	TELEVISION	23,456	2,345
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20	AGRICULTURAL	01,234	0,123
21	RECREATION	12,345	1,234
22	EDUCATION	23,456	2,345
23	HEALTHCARE	34,567	3,456
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26	ARTS AND CULTURE	67,890	6,789
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28	SPORTS AND RECREATION	89,012	8,901
29	ENTERTAINMENT	90,123	9,012
30	OTHER	01,234	0,123

PROVIDENCE AT VILLAGE FAIR
 DEVELOPMENT PLAN
 SCALE: 1" = 60'-0"
 VILLAGE FAIR RD AND PARISHOR DR DALLAS TX
 ORIG DATE 1984 REV DATE 2004
 ZONING CASE NO. 200419902B



VICINITY MAP

- NOTE:
1. Project location is as shown on the map.
 2. Shading on the map indicates existing buildings.
 3. Unshaded areas on the map indicate new buildings.
 4. Landscaping is indicated by hatching.
 5. Utility lines are indicated by dashed lines.
 6. Roadways are indicated by solid lines.
 7. Water lines are indicated by wavy lines.
 8. Sewer lines are indicated by dashed lines with 'S'.
 9. Electric lines are indicated by dashed lines with 'E'.
 10. Telephone lines are indicated by dashed lines with 'T'.
 11. Cable lines are indicated by dashed lines with 'C'.
 12. Television lines are indicated by dashed lines with 'TV'.
 13. Internet lines are indicated by dashed lines with 'I'.
 14. Wireless lines are indicated by dashed lines with 'W'.
 15. Mobile lines are indicated by dashed lines with 'M'.
 16. Landmobile lines are indicated by dashed lines with 'LM'.
 17. Personal lines are indicated by dashed lines with 'P'.
 18. Commercial lines are indicated by dashed lines with 'C'.
 19. Industrial lines are indicated by dashed lines with 'I'.
 20. Agricultural lines are indicated by dashed lines with 'A'.
 21. Recreation lines are indicated by dashed lines with 'R'.
 22. Education lines are indicated by dashed lines with 'E'.
 23. Healthcare lines are indicated by dashed lines with 'H'.
 24. Government lines are indicated by dashed lines with 'G'.
 25. Religious lines are indicated by dashed lines with 'R'.
 26. Arts and Culture lines are indicated by dashed lines with 'A'.
 27. Science and Technology lines are indicated by dashed lines with 'S'.
 28. Sports and Recreation lines are indicated by dashed lines with 'S'.
 29. Entertainment lines are indicated by dashed lines with 'E'.
 30. Other lines are indicated by dashed lines with 'O'.

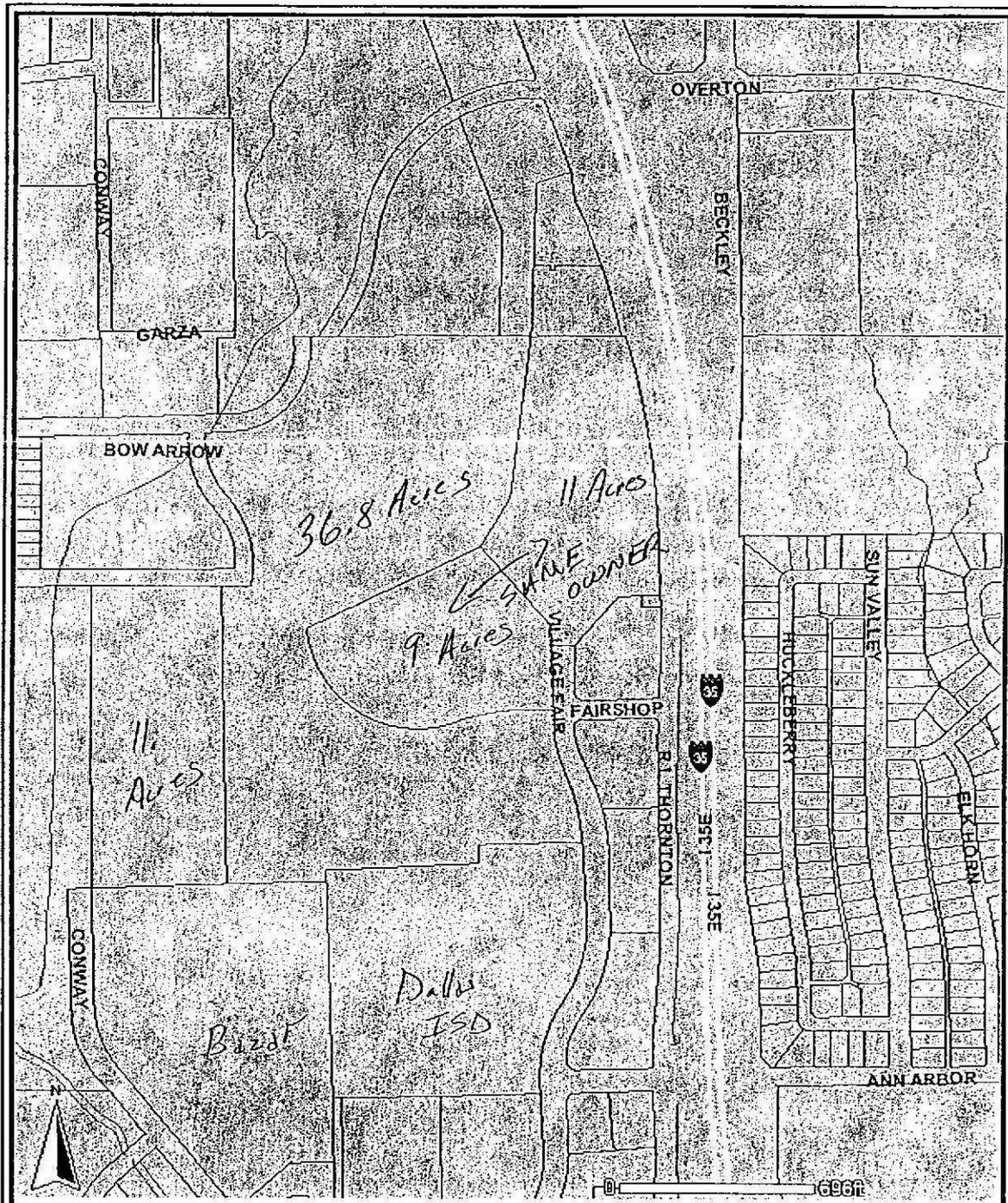
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30	OTHER	01,234	0,123

Galier Tolson French
 DESIGN ASSOCIATES
 8011 Parkside Blvd, Suite 100 Dallas, Texas 75245
 OFFICE: 972-444-1111 FAX: 972-444-1112
 ARCHITECTURE PROJECT MANAGEMENT INTERIORS

Providence at Village Fair
 Dallas, Texas

JW 08777



Dallas Central Appraisal District
 www.dallascad.org

DISCLAIMER

The Dallas Central Appraisal District does not control or guarantee the accuracy, relevancy, timeliness or completeness of this data. DCAD assumes no legal responsibilities for the information represented on this map. Users should independently verify the data on this map before making any conclusions based on this data.

JW 08778

THE COALITION OF AFRICAN AMERICAN
COMMUNITY BASED ORGANIZATIONS

October 21, 2002

COPY

Mr. Leo Chaney, Jr.
Dallas City Councilman, District 7
Transmitted via fax to (214) 670-1819

Re: Planning Zoning Case # 2012265
Proposed Re-Zoning Of The Southern Oaks Shopping Center Site

Dear Mr. Chaney:

The Coalition Of African American Community Based Organizations oppose any proposal to Re-Zone the referenced property from Retail to Multi-Family.

The Southern Oaks Shopping Center retail site is the very "last" and only location of its size and kind located in Southern Dallas "inner-city" African American neighborhood.

The area is already over-saturated with multi-family apartment units and properties (rundown, boarded up, etc.), many which could and should be restored and/or demolished.

In closing, there are many comparable multi-family sites within close proximity of the Southern Oaks Shopping Center readily available and already zoned multi-family.

Thank you for your prompt attention and support in this matter.

Please feel free to contact me directly at (214) 834-8777.

Sincerely,

Euna G. Robinson
Coalition Representative

cc: Mr. Clyde Stokes
Mr. Richard Brown
State Senator Royce West
State Representative Dr. Jesse Jones
Karen Schaffner
Board Members, City of Dallas Housing Finance Corporation
Commissioners, Dallas Planning & Zoning Commission
Member Organizations, The Coalition Of African American
Community Based Organizations

JW 08779

COPY

THE COALITION OF AFRICAN AMERICAN COMMUNITY BASED ORGANIZATIONS

THE FOLLOWING IS A LIST OF EXISTING LOW INCOME/AFORDABLE MULTI-FAMILY APARTMENTS (APPROX. 3000+ UNITS) LOCATED WITHIN A 2 MILE RADIUS OF THE PROPOSED SOUTHERN OAKS APARTMENTS TO BE CONSTRUCTED AT 3303 SOUTHERN OAKS BLVD. DALLAS, TEXAS.

EXPAND THE GEOGRAPHIC AREA TO 2 1/2 - 3 MILE RADIUS, THE TOTAL NUMBER OF LOW INCOME AFFORDABLE MULTI-FAMILY UNITS INCREASE TO APPROXIMATELY 7000+ UNITS.

- 1) SOUTHERN OAKS APARTMENTS, 62 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 371-3487
- 2) VILLAGE OAKS APARTMENTS, 480 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 372-4651
- 3) CEDAR GLEN NORTH APARTMENTS, 250 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 948-8041
- 4) CEDAR GLEN SOUTH APARTMENTS, 250 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 948-8041
- 5) CEDAR CREST APARTMENTS, 50 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 374-6750
- 6) BONNIE VIEW APARTMENTS, 62 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 376-6020
- 7) SIMARI RIDGE APARTMENTS, 200 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 372-1146
- 8) OAK WOOD PLACE APARTMENTS, 206 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 375-4884
- 9) SUNRISE APARTMENTS, 148 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 372-1123
- 10) OASIS APARTMENTS, 166 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 376-4351
- 11) HEMMINGWAY APARTMENTS, 124 UNITS, VACANCIES WITH MOVE IN SPECIALS.
- 12) BIRDSONG APARTMENTS, 320 UNITS, VACANCIES. (214) 948-7117
- 13) ST. JAMES MANOR APARTMENTS, 100 UNITS, VACANCIES. (214) 375-4233
- 14) ROYAL CREST APARTMENTS, 166 UNITS, VACANCIES. (214) 376-0607
- 15) KINGS SQUARE APARTMENTS, 82 UNITS, VACANCIES. (214) 376-1743
- 16) PEOPLES APARTMENTS, 188 UNITS, VACANCIES. (214) 375-2508
- 17) BRENTWOOD PLACE APARTMENTS, 50 UNITS VACANCIES.
- 18) RED TOP APARTMENTS, 28 UNITS, VACANCIES. (214) 942-6003
- 19) ROSEMONT OAKHOLLOW, CURRENTLY UNDER CONSTRUCTION, OWNED AND MANAGED BY THE APPLICANT (SOUTHWEST HOUSING DEVELOPMENT CORP.) # OF UNITS (N/A)
(214) 376-3763 RECORDED ANNOUNCEMENT/RECORDING.

JW 08780

THE COALITION OF AFRICAN AMERICAN COMMUNITY BASED ORGANIZATIONS

October 28, 2002

Ms. Edwina Carrington
Executive Director
Texas Department Of Housing
And Community Affairs
507 Sabine, Suite 400
Austin, Texas 78701
Transmitted via fax to (512) 472-8526

CCFY

Mr. Jim Buie
Executive Director
Texas Bond Review Board
300 W. 15th Street
Austin, Texas 78701
Transmitted via fax to (512) 475-4802

Re: Amended/Supplemental Texas Open Records Act Request
And FOIA Request

Dear Ms. Carrington and Mr. Buie:

This letter shall serve as a formal request regarding our letter
of request dated October 25, 2002.

Please provide the following information for the respective
agency:

- 1) The agency's tax credits/bond funding application tracking and
consideration process. Particularly, pertaining to
community/neighborhood and affected businesses opposition.
- 2) Any and all applications, specifically, similar to the
proposed Southern Oaks Apartments A) contingent on the
rezoning/downzoning of a retail center/site, B) with existing
businesses in operation C) and overwhelming
community/neighborhood opposition D) Compensation to the
affected businesses E) The agency's policy and legality
regarding compensation to the affected businesses F) The
agency's policy and legality regarding the applicant's
offerring compensation to the affected businesses, and who and
where would such compensation come from. G) The agency's
stated policy or rationale of utilizing "taxpayers"
(homeowners and businesses) tax dollars via issuing tax
credits and bonds for a project or projects in neighborhood
where people has said NO! repeatedly. Especially, from the
vantage point that the proposed apartments will not add any
longterm value to the neighborhood in terms of what is really
needed.

JW 08781

Post Office Box 763773* Dallas, Texas 75376

October 28, 2002
Ms. Edwina Carrington
Mr. Jim Buie
Page 2 of 2

CCNY

According to our recent preliminary survey (as of yesterday, 10-27-02) of the homeowners/subdivision closest and the most affected, not a single (not one) homeowner contacted (approx. 100) signed on in support of the proposed apartment construction. The supporting data will be provided within the week.

- 3) The agency's own existing and internal data or research relative to the need and a proven demand for more low income and "not so" affordable apartment units within a 2 mile radius of the Southern Oaks site. Currently, the area is over-saturated with existing apartments targeting and serving the low income and affordable housing market and most do not have waiting lists. Approximately, 3100 units within a 2 mile radius. A detail list will be provided within the week.

Finally, the applicant obvious mis-representation via their marketing analysis regarding Concentration/Need/Demand -vs- population is very mis-leading. The Dallas Public Schools System offers a more objective/third party verification and analysis regarding population growth, based on their internal 10+ year population projection, which did not indicate any significant increase for the Southern Oaks community and surrounding area to warrant building an additional school of any educational level. Please see attached letter dated 12-11-01 regarding releasing of the property adjacent to the Southern Oaks Shopping Center.

In closing, several of our Coalition representatives plan to be in Austin early next week and would like to review the files and documents related to our "Open Records Act" and FOIA requests. Please fax me a letter of response to (214) 467-7704 ASAP regarding convenient dates and times for our visit/review.

Thank you for your prompt attention and reply.

Please feel free to contact me directly at (214) 834-8777.

Sincerely,

Euna Robinson
Coalition Representative

cc: Distribution/Contact List

JW 08782



Black State Employees Association of Texas, Inc.

DR. DARREN L. REAGAN
Chairman/CEO

COPY

October 23, 2002

Ms. Edwina Carrington
Executive Director
Texas Department Of Housing
and Community Affairs
507 Sabine, Suite 400
Austin, Texas 78701
Transmitted via fax to (512) 472-8526

Re: Request For Extension Made By The City Of Dallas Housing
Finance Corporation On Behalf Of Southern Oaks Housing, L.P.
(The Applicant)

Dear Ms. Carrington:

This letter is a formal request to deny the reference request for
time extension.

First of all, the applicant have absolutely no acceptable basis
or reason for such a request. Particularly, since the residents
in attendance for last night's Neighborhood Meeting (approximate
60+, which included 2 DHFC board members Ruth Steward & Randall
Parker & other City officials) unanimously and overwhelmingly
rejected the proposed project. Please see attached copy of the
sign in sheet where meeting attendees indicated their opposition
(No, No No No No & N).

Secondly, after many, many appeals made by the applicant (which
fell on deaf ears), the applicants and their partners/associates
made a last minute "ditch" effort to sway a few seniors who hung
around well beyond the meeting time (4:30-5:30pm), suggested a
van tour of their existing properties scheduled for this morning.
It was reported that less than a handful of people came out.

Thirdly, the applicant has had more than enough time to garner
community support and has failed to do so. Literally, "all" of
the residents chastised and objected to the tone and tenor of the
applicant's opening comments and project presentation, which was
very disrespectful and unprofessional. The residents
consistently complained of the many changes to the project made
by the applicant. Especially, since it was duly noted that this
was not the first time the applicant has been involved in this
process (project planning & community input).

"A Continuous Progressive Climb For Justice And Equality"
P.O. BOX 763773*DALLAS, TEXAS 75376*(214) 467-7600*FAX (214) 467-7704
Toll Free (800) 257-9443

JW 08783

COPY

October 23, 2002
Ms. Edwina Carrington
Page 2 of 2

In closing, it is very obvious that the neighborhood/community do not want the Southern Oaks property rezoned to multi-family in order for the applicant to construct more apartments units.

Also, it is our understanding that the applicant currently operates a number of properties through your agency's Housing program, as well as, having other applications under consideration. However, this application has not received the support and endorsement of the community. Therefore, both their request for additional time and the application in its entirety should be denied accordingly.

Thank you for your prompt attention and reply.

Please feel free to contact me directly at (214) 207-0848.

Sincerely,

Dr. Darren L. Reagan
Chairman/CEO

cc: Ed Farris
Jim Buie

Attachments

THE FOLLOWING IS A LIST OF EXISTING LOW INCOME/AFORDABLE MULTI-FAMILY APARTMENTS (APPROX. 3000+ UNITS) LOCATED WITHIN A 2 MILE RADIUS OF THE PROPOSED SOUTHERN OAKS APARTMENTS TO BE CONSTRUCTED AT 3303 SOUTHERN OAKS BLVD. DALLAS, TEXAS.

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- 3) CEDAR GLEN NORTH APARTMENTS, 250 UNITS, VACANCIES WITH MOVE IN SPECIALS. (214) 948-8041
- 4) CEDAR GLEN SOUTH APARTMENTS, 250 UNITS, VACANCIES WITH MOVE IN

JW 08784



Black State Employees Association of Texas, Inc.

DR. DARREN L. REAGAN
Chairman/CEO

December 17, 2002

Ms. Edwina Carrington
Executive Director
Texas Department Of Housing
And Community Affairs
507 Sabine, Suite 400
Austin, Texas 78701
Transmitted Via Fax To (512) 472-8526

COPY

Dear Ms. Carrington:

I am requesting a meeting with you and other senior staff members of the TDHCA (early January 2003) to continue our dialogue of concerns as expressed in a series of letters, memos (some carbon copied) addressed to your attention. Specifically, dated 10-22-02, 10-23-02, 10-25-02 and 10-28-02. Additionally, the listing of "Existing Low Income/Affordable Multi-Family Apartments".

The items/issues to be discussed include, but not limited to:

- 1) The over-saturation of affordable multi-family apartments in Southern Dallas, particularly South Oak Cliff.
- 2) Utilization of an independent, third party market research firm to provide a community needs and market assessment report during the application process. Additionally, the TDHCA should review, compare and contrast the report with the agency's internal data research information. Community/neighborhood notification should be consistent with the agency's 2 mile market research report requirement. Notification should be provided to the affected residents, home owners, community and neighborhood based organizations, business owners, etc.
- 3) Community and neighborhood outreach and input. Most cities have a data base of active community/neighborhood based organizations, church organizations, home owners associations, local daily/weekly news publications who share common neighborhood development concerns. The TDHCA should provide the groups/organizations notification requesting their input. Additionally, as a matter of good public policy, the aforementioned groups and organizations should be included on the agency's list when and wherever public meetings and public comments are requested.

"A Continuous Progressive Climb For Justice And Equality"
P.O. BOX 763773*DALLAS, TEXAS 75376*(214) 467-7600*FAX (214) 467-7704
Toll Free (800) 257-9443

JW 08785

COPY

December 17, 2002
Ms. Edwina Carrington
Page 2 of 2

- 4) Community/neighborhood acceptance and opposition should be properly recorded and included in the application. Community and neighborhood acceptance and opposition should be thoroughly discussed and evaluated at every level during the application process. Especially, during the executive committee and board meeting sessions.
- 5) Affirmative Action/EEO-1, contract bidding and purchasing requirements, guidelines and policies consistent with the agency's and the federal government prior to awarding tax payer funding/assistance to the contractor/applicant. Particularly, since the applicant(s) is considered a government contractor. The TDHCA may obtain the information from EEOC, the U.S. Department of Labor Office For Contract Compliance Programs (U.S. Dept. Of Labor/OFCCP).

In closing, we have an extensive track record of working with numerous local, state and federal agencies as it relates to similar concerns. We look forward to developing a longterm mutually beneficial and respectful working relationship with the TDHCA. Please include this organization on the agency's community contact and outreach list.

Please fax me a note regarding dates and times convenient for us to meet. Please feel free to contact me directly at (214) 207-0848 or (214) 207-0850.

Thank you for your prompt attention and reply.

Sincerely,

Dr. Darren L. Reagan
Chairman/CEO

cc: Board Members, The TDHCA
Mr. Jim Buie, TBRB
Board Members, The TBRB

JW 08786

013



Black State Employees Association of Texas, Inc.

October 23, 2000

COPY

DR. DARREN L. REAGAN
Chairman/CEO

Mr. Jim Buie
Executive Director
Texas Bond Review Board
300 W. 15th Street
Austin, Texas 78701

Re: Application submitted on behalf of Southwest Housing Corporation/Southwest Housing Management and Affordable Housing Construction to secure tax free bonds and subsequently tax credits for a proposed multi-family housing development at the Southern Oaks Retail Shopping Center, located in the 3000 block of E. Illinois connecting with Southern Oaks Blvd. and Bonnie View Rd. Dallas, Texas 75216

Dear Mr. Buie:

This letter shall serve as a formal notification of opposition regarding the referenced subject matter. The Black State Employees Association of Texas Community Development Corporation, Inc. (The B.S.E.A.T. C.D.C., Inc.) has worked for over ten (10) years to encourage and facilitate commercial retail development in Southern Dallas, Southeast Oak Cliff (SEOC) in particular. Please see enclosures.

The B.S.E.A.T. C.D.C., Inc. is in the process of developing/building a new power shopping center in Southwest Oak Cliff (West Cliff Shopping Plaza). Additionally, for nearly 8-9 months we have been working with the Magna Vista and Southern Oaks neighborhood homeowners leadership, residents, business owners, public and elected officials and potential retailers in an attempt to encourage and bring about a similar retail development at the Southern Oaks retail site.

While conducting our due diligence we learned of the applicant's interest and proposed use for the same site. I promptly contacted Mr. Brian Potashnik, President of the referenced company. Mr. Potashnik explanation was the Southern Oaks Shopping Center site was not their original or initial site.

The applicant's original site and interest was across the street from Southern Oaks Shopping Center. According to Mr. Potashnik, his company was unable to negotiate an agreement with the property owner of the original site which is zoned multi-family, and decided to secure an alternate site, the Southern Oaks Shopping Center (zoned retail). Southern Oaks retail site is the last major parcel of land conducive for retail development not only in the Southern Oaks community, but throughout SEOC.

"A Continuous Progressive Climb For Justice And Equality"
P.O. BOX 763773*DALLAS, TEXAS 75376*(214) 467-7600*FAX (214) 467-7704
Toll Free (800) 257-9443

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Mr. Jim Buie
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The Coalition of African American Community Based Organizations and Neighborhood Associations, Mr. Leo Chaney, City Councilman, City of Dallas (Southern Oaks Shopping Center is in Mr. Chaney's District), as well as, Mr. Clyde Stokes, Planning & Zoning (Mr. Chaney's appointee/boardmember) are opposed to any effort to change the current zoning (retail). Please see Mr. Chaney's letter.

The Southern Oaks/Magna Vista/Cedar Crest neighborhood is one of the most under-served neighborhoods in Southern Dallas, SEOC especially. No major grocery stores, drug stores, or banks for miles. However, there is an over saturation of multi-family low income shabby units throughout the neighborhood.

The applicant is virtually unknown to the residents and business owners in the neighborhood. The applicant did not discuss his proposed project with Councilman Chaney or Mr. Stokes, which is proper protocol. The applicant did seek input from the affected residents, business owners and neighborhood organizations.

In closing, the neighborhood overwhelmingly supports maintaining the site for retail use. I encourage you and your agency, as well as, other state agencies with similar regulatory oversight to be sensitive and considerate of neighborhood concerns, and not put us in a potentially defensive and confrontational position.

Thank you for your prompt attention and reply.

Please feel free to contact me directly at (214) 207-0848 should you need any additional information.

Sincerely,

Dr. Darren L. Reagan
Chairman/CEO

cc: The Honorable Leo Chaney, Dallas City Councilman, District 7
Mr. Clyde Stokes, Planning and Zoning Boardmember/Appointee
Mr. Steve Alvarez, Texas Bond Review Board
Ms. Daisy Stiner, Texas Department of Housing and Community Affairs
Mr. Cherno Njie, Texas Department of Housing and Community Affairs
Member Organizations, The Coalition Of African American Community Based Organizations
Mr. Brian Potashnik, Southwest Housing Development Corp./
Southwest Housing Management and Affordable Housing Const.

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