

Kathy Nealy

From: "Bill Fisher" <bfisher8@airmail.net>
To: "Dykman, Doug" <douglas.dykman@dallascityhall.com>
Sent: Thursday, October 14, 2004 9:41 AM
Subject: Positive resolution and fairness

**GOVERNMENT
EXHIBIT**
2936
3:07-CR-0289-M

Doug,

Most of the developers with transactions pending do business in other major Metro areas of the State, including San Antonio and Houston. In circumstances with overlapping projects with merit, the housing group facilitates a fair resolution for the City and the development community to insure quality housing that spreads the opportunities among the active and interested developers in the community. This insure housing choice, fosters competition and supports a diverse group of developers that spreads out the risk to the community among many organizations.

I suggest to you that you are that natural leader. In lieu of tearing the council apart with the politics of SWH and Odyssey\Provident, broker a fair distribution of the developments. Here are my suggestions:

1. One deal Leon|PRA
2. Three deals for SWH and
3. Two deals for Odyssey

The council or the City HFC trying make all the competing deals with Odyssey and SWH go to one developer is not right or fair and likely not legal. I offered to Jerry and Karen in an e-mail yesterday to level the money issue for the city by paying the HFC an issuers fee and an "oversight" fee of 10 bsp to make sure the money to your department was equal on all projects. This brings the issues down to quality of development, the product, fairness and of course, community support.

Here is how I would ask you to to seek a consensus on the projects:

1. Village Fair--to PRA
2. SWH: Cherry Crest Villas, Scyene and Laureland
3. ORH: Pecan Groves and Dallas West Village

The two closes deals geographically are the West Village and Scyene. But these are outside the one mile rule of the State. When you drive the area, I think they serve different community areas. In addition, Dallas West Village is a mixed use development with a different "new urbanism" design than the product on Scyene. I am assuming the Scyene development will be low density and spread over the 25 acre site. Jerry seemed to suggest that area was the strongest sub market area in the Southern Sector in his comments to HNDC. If it worked better for SWH, I would do my Laureland development and convey my Dallas West Village deal to SWH. I really think it is time for a positive resolution to these affordable housing oppourtunities.

Under the current State rules I have the advantages in most cases. Better lottery numbers and earlier dates of approval to avoid the one mile rule issue. I offered in writing to Councilman Hill or his CPC commissioner to file my HTC apps and get approvals timed to allow for the overlapping calendar year to permit any deals the elected officials wanted to support their opportunity to get done.

SWH seems bent on a fight to the death on all their developments. It is causing enormous pressure on the council and the staff. This would not happen in the other metro areas where we work.

The housing advocates would bring the development community together and reach a consensus that would then be supported by all parties. I suggest that is the right solution to everything happening today. I would actively support for each of the developer's project(s) in each district and ask my community supporters to do the same. There is another situation that would resolve it for staff and the council and that would be reccomending all the affordabel housing deals knowing that under state rules only 4-5 would get done. This passes the decision to the State and diffuses the local issues. I request your help in the first approach to resolve it in Dallas for the benefit of

Dallas.

Let me know you reaction to an agreed resolution among the parties.

Thanks,

Bill

James R. (Bill) Fisher
Odyssey Residential Holdings, LP
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Kathy Nealy

From: "Bill Fisher" <bfisher8@airmail.net>
To: "Reverend Johnson" <pwpgcdc@aol.com>
Cc: "J. Eugene Thomas" <jeugene65@hotmail.com>; "Kathy Nealy" <kathy_nealy@msn.com>;
"John C. Shackelford" <JShack@SHACKLAW.NET>; "Roy J. True" <RTrue@shacklaw.net>
Sent: Wednesday, November 03, 2004 9:36 AM
Subject: Turn out next Wednesday

Do not be fooled by the information you are getting. I will never count on anything positive coming from Jerry Killingsworth. It is just a rouse!!!

We must get our community supporters to the meeting on Wednesday. I will pay for anyone who must miss work to come. I need a list of possible names by Monday so I can sign everyone up to speak. This is our strength. We can never count on Killingsworth. This whole information exchange is a false process designed to lead to a disingenuous result for our development. Please do not let your guard down.

Thanks,

Bill

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Kathy Nealy

From: "Bill Fisher" <bfisher8@airmail.net>
To: "Tommy Hoang" <TommyH@CDATS.COM>; <RICROBSPT@aol.com>; <tricom1ron@aol.com>;
"Reverend Johnson" <pwpgcdc@aol.com>
Cc: "J. Eugene Thomas" <jeugene65@hotmail.com>; "Kathy Nealy" <kathy_nealy@msn.com>
Sent: Monday, November 15, 2004 1:20 PM
Attach: Homes of Pecan Grove NOTICE TO PUBLIC of Public Hearing sign .doc
Subject: Neighborhood meeting

The public hearing on the 17th, please attend. Here is the location. Unlike the council, this is a controlled meeting and starts at 6 PM. You can make your remarks in favor and leave. Here is the meeting detail.

Date: 17, November 2004

Time: 6:00 PM

Location: J.N. Ervin Elementary School, 3722 Black Oak Drive, Dallas,
Texas 75241

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NOTICE TO PUBLIC

PROPOSED MULTIFAMILY RESIDENTIAL RENTAL COMMUNITY

Chicory Court Simpson Stuart, L.P. has made application to the Texas Department of Housing and Community Affairs for Tax-Exempt Bonds and Housing Tax Credits for the development of a proposed residential rental community Homes at Pecan Grove to be located at approximately the 3111 block of Simpson Stuart Road, Dallas, Dallas County, Texas 75241. This development community will be comprised of 250 units on 24 acres.

There will be a public hearing on the proposed development.

Date: 17, November 2004

Time: 6:00 PM

Location: J.N. Ervin Elementary School, 3722 Black Oak Drive, Dallas, Texas 75241

Bill Fisher or Saleem Jafar with Odyssey Residential Holdings, L.P. located at 5340 LBJ Freeway 1200 Three Lincoln Centre, Dallas Texas 75240 and telephone numbers are (972) 445-9298 and (972) 455-9299 Fax (972) 455-9297.

For information on the program contact Robby Meyer at the Texas Department of Housing and Community Affairs, 507 Sabine, Suite #700, Austin, Texas 78701 or by telephone at (512) 475-2213 or email at robby.meyer@tdhca.state.tx.us or view our website at www.tdhca.state.tx.us.

Kathy Nealy

From: "Bill Fisher" <bfisher8@airmail.net>
To: "Kedron, Suzan" <skedron@jw.com>
Cc: "Kathy Nealy" <kathy_nealy@msn.com>
Sent: Tuesday, November 30, 2004 11:04 AM
Subject: West Village Deed Restrictions

Can you give Darren and me a draft with only these limitations??

1. Total number of dwelling units not to exceed 240
2. Minimum amount of retail/flex space will be 10,000 sf NRA
3. Maximum height is four stories
4. Alcohol restrictions remain in effect

Let's talk about the legal effect of the notice signed by the management company.

Thanks,

Bill

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