

From: VJMRDB@aol.com.

Sent:

To: lchaney@ci.dallas.tx.us.

Cc: , <wscoordinator@fergusonroad.org>, <bobbi@concernity.net>, <mosssdbdc@airmail.net>.

Bcc:

Subject: Cherrycrest Apartments.

MEMO

TO: Leo V. Chaney, Jr.

FROM: Vikki J. Martin, Executive Director, FRI

DATE: 26 October, 2004

RE: Cherrycrest Senior Living Project, SW Housing

I need to let you know that I met recently with Jack Potashnik at Truett Elementary School where he outlined his Cherrycrest Project to John Sanger (Hillview Terrace), Glenda & Henry Owen (WRVCW), Susan Walker (Lakeland Hills) and Karen Schaffner (City). In his presentation, he described a property that would be 168 units with beautiful green space surrounding the property. We all agreed that this would be a project worth supporting.

About a week later, I learned from Karen Schaffner that the units on the project had been increased from 168 to 200. She asked me via email if I would still support the project. I said yes, not knowing that SWH was planning to increase the project from a 2 story to a 3 story facility.

The next email I received was from Karen Schaffner was yesterday when she informed me that the project would be 3 stories and include 240 units! She stated that Jack Potashnik had a meeting scheduled with John Sanger and another representative from Hillview Terrace, Danny Williams either today or tomorrow. I called John this evening to learn that Jack never had an appointment with John today or tomorrow and that in fact Jack was supposed to meet with John and Danny last Tuesday, 19 October at the Pleasant Oaks Recreation Center to discuss the increase in units at 6pm. At 6:20pm John and Danny called Jack on his cell phone to learn that Jack had not even left his office for the scheduled meeting! Karen Schaffner met with John and Danny and told them there was no more time for Jack to schedule a meeting with them to discuss the project.

Leo, there is a rat here and I am very uncomfortable. Is this the way Brian deals with a community? Karen states that she has a letter from Mary Malone from over a year ago with 80 signatures stating they support the project, but that was the project when it was 168 units. I might add that John supported the 168 unit project at that time.

I feel it is very important for the Ferguson Road Initiative to support Hillview Terrace in their concerns. FRI has a positive and supportive relationship with SouthWest Housing, but this is making me very concerned that they may engage in the same kind of behavior when the Primrose at Highland Falls project gets underway.

My understanding is the hearing on the property with the City is scheduled for tomorrow at 9am. I do not know if there is anything we can do at this point. All of us work, John, Danny and myself. With this late notice I feel we are helpless. Brian deserves a very severe tongue lashing, at least from the community and from you.

If you have any ideas, please pass them on to me. Thanks for your help.
Vikki

EXHIBIT

BP-0245

fabbies

From: Jack Potashnik <jpotashnik@Southwesthousing.com>
Sent: Wednesday, October 27, 2004 5:52 PM (GMT)
To: Vicki L Sanger <jhsanger@sbcglobal.net>; lchaney@ci.dallas.tx.us
Cc: karen.schaffner@dallascityhall.com; Brian Potashnik <BPotashnik@Southwesthousing.com>; Glenda Owen <glenoen73@sbcglobal.net>; Susan Walker <shotzievon@msn.com>; Vikki Martin <VJMRDB@aol.com>; wscordinator@sbcglobal.net; Henry Owen <hanko9281@sbcglobal.net>; DFRIESEN@marlow.com; mbrinson@mesquiteisd.org; Doris Gradle <gradle00@swbell.net>; louise1945@earthlink.net
Subject: RE: Cherrycrest Villas Senior Apartments

Dear Vicki, John et: all

In any event, the property is financed and recorded under a LURA usually with a fifteen year minimum. I will investigate the possibility of extending same.

Also regarding the 168 units. I received the wrong site plan from our engineer prior to the meeting, we never have planned for 168 units on that parcel. Generally all our developments are 200 to 250 residences. Further, we never advertised or advised anyone that we would develop 168 units until the evening of our neighborhood meeting where I made the mistake and read the wrong site plan without reviewing the proposed development plan. I believe Mary Malone has worked her heart out with the neighborhood and has received the petition signatures in a timely fashion. She is well respected by a majority of the neighborhood and I do not believe she is malicious in any way what so ever.

Hopefully you will understand that we are always sincerely concerned about the neighborhood and the neighbors. As Dallas residents who are involved in the community, we do our very best to understand all the issues at hand and wherever possible implement any suggestions or ideas that are of mutual benefit.

-----Original Message-----

From: Vicki L Sanger [mailto:jhsanger@sbcglobal.net]
Sent: Wednesday, October 27, 2004 12:22 PM
To: Jack Potashnik; lchaney@ci.dallas.tx.us
Cc: karen.schaffner@dallascityhall.com; Brian Potashnik; Glenda Owen; Susan Walker; Vikki Martin; wscordinator@sbcglobal.net; Henry Owen; DFRIESEN@marlow.com; mbrinson@mesquiteisd.org; Doris Gradle; louise1945@earthlink.net
Subject: RE: Cherrycrest Villas Senior Apartments

Dear Jack,

I believe the letter you refer to containing the names of 75 residents of our neighborhood was from Mary Malone, and is about a year old. That letter of support would have been based on a 2-story development with 168 units, not one that has grown by 33% in height and 40% in occupancy. The neighbors I have spoken with about the development know nothing about it.

My greatest concern is that this large development will later be sold, and the new owner will convert it to general multi-family housing. Our area's oversaturation with low-income housing is a large part of our crime and urban blight problems. What guarantees do we have that this will not happen? I would be in favor of a 40 year LURA so this could not happen in my lifetime.

The last scheduled meeting, October 19th at the Pleasant Oaks Recreation Center was not well advertised to the community. My neighbor, Danny Williams, and I were the only ones who showed up. Even the meeting presenters didn't show up. I believe that a public meeting should be held to present the plans to the neighborhood, and this meeting should be widely announced, so that our community has a chance to voice their opinions

John Sanger.

--

Jack Potashnik <jpotashnik@Southwesthousing.com> wrote:

Dear John,

I would like to take this opportunity to reply to your email message directed to Councilman Chaney regarding our planned development of Cherrycrest Villas .

As you are aware Cherrycrest will be developed as a planned and fully gated **SENIOR COMMUNITY**. This is not a typical apartment project. All residents must be a minimum of 55 years of age and also qualify within all of our strignet leasing requirements. The residents will have access to a beautiful custom designed and furnished 6,000 sq. ft club house and community center. The center will be operated for the benefit of all residents and provide them with a full compliment of senior social services. The center will be operated for the total benefit of the Cherrycrest residents , is will be staffed and operated by Housing Services of Texas, a non profit organization.

With all do respect to you and the other few neighbors who are advising that we we are not giving your community an opportunity for input on the proposed development. I must disagree. If you recall we held the first neighborhood meeting, as noticed on September 29th . All of your concerns were regarding the development were discussed and considered and some were implemented.

I must admit that I made a mistake in our discussion and advised that we had planned 168 units. However at the meeting, Karen Schaffner corrected me and advised everyone that there were 200 units planned. In fact, were so noticed in her mailing to the neighborhood. In any event I do apologise for the error. The development will include 236 residences, not 200 as originally noticed.

For your information the following calculations apply. The building site encompasses approximately 19.84 acres.

There will be (5) buildings constructed on the site. All elevator operated. The current zoning would allow more than 22 to 25 units per acre.

Our development approximates **11.9 units per acre**. In my original discussion I advised the attending neighbors that the plan called for **8.47 units per acre**.

In our telephone conversation of this past week, I offered to meet with you and the other neighbors who first attended the meeting and show you the new site plan and renderings of the development. I have also left two messages on your cell phone and awaited your response.

In conclusion, I wish to advise you that we also received more that 75 names of residents who had signed a petition in favor of the new community development

-----Original Message-----

From: John Sanger [mailto:jhsanger@sbcglobal.net]

Sent: Tuesday, October 26, 2004 8:29 PM

To: lchaney@ci.dallas.tx.us

Cc: karen.schaffner@dallascityhall.com; Brian Potashnik; 'Glenda Owen'; Jack Potashnik; 'Susan

Walker'; 'Vikki Martin'; wscordinator@sbcglobal.net; 'Henry Owen'; DFRIESEN@marlow.com; mbrinson@mesquiteisd.org; 'Doris Gradle'; louise1945@earthlink.net
Subject: Cherrycrest Villas Senior Apartments

Dear Councilman Chaney,

I am very concerned that Southwest Housing is not giving our community an opportunity for input on the proposed Cherrycrest Villas Senior Apartments on John West Road.

My neighbor, Danny Williams, and I went to the scheduled meeting with Southwest Housing last week on October 19th. The meeting was scheduled for 6:00PM at the Pleasant Oaks Recreation Center at 8701 Greenmound in Pleasant Grove. I'm not sure why the meeting was held 5 miles away from the proposed development when there is a recreation center within ½ mile. No one showed up for the meeting, and recreation center staff knew nothing about it.

About 6:20, I called Jack Potashnik on my cell phone, and he was still in his office near Mockingbird and Central! He said he was leaving for the meeting, but was a good 45-60 minutes away. We were not willing to wait until 7:20 for a 6:00 meeting. We decided to leave, but on our way to the parking lot we ran into Karen Schaffner. She explained that she had been stuck in traffic. We voiced our opinions to her and she wrote them down. I requested that the meeting be rescheduled, since Mr. Potashnik didn't show up, but she said it was too late, and the city needed to move forward. She said that I could meet with Mr. Potashnik individually if I wanted to see the drawings. I have not had time to call him, as I allotted that night for this purpose.

I am in favor and support Southwest Housing's original plan, as presented by Mr. Potashnik to our neighborhood – 168 units, with "lots of green space". Since that meeting, Mr. Potashnik has increased this to 200 units, and now to 240 units. I understand that they are now planning to increase the size from a 2-story to 3-story development on that narrow plot of land. Mr. Potashnik bragged in the original meetings about their concern for the community, and their decision to build a low density development. What has changed?

There seems to be a big rush to avoid community input and rush this project through. I urge you as our representative at City Hall to investigate this project and insist on community input before city approval.

Thank you for your prompt attention to this matter.

Sincerely,

John & Vicki Sanger

Message3089	
Subject:	RE: FRI and SWH
From:	Schaffner, Karen
Date:	11/3/2004 2:06:35 PM
To:	Jack Potashnik
Message Body	
<p>Thanks Jack for responding to her. She told me that she would not go to any more meetings regarding the Cherrycrest Villas because it really wasn't in her neighborhood, so I still don't understand what her deal is.</p>	
<p>From: Jack Potashnik [mailto:jpotashnik@Southwesthousing.com] Sent: Wednesday, November 03, 2004 1:31 PM To: VJMRDB@aol.com Cc: Deepak Sulakhe; Brian Potashnik; Christine Sullivan; mosswilliams@earthlink.net; bobbi@concinnity.net; Schaffner, Karen Subject: RE: FRI and SWH</p>	
<p>Dear Vicki,</p>	
<p>Thank you for your response, however your words are pretty strong describing certain situations wherein I believe you have been misinformed. Although we strive and aim for perfection, sometimes we miss the target by just a little.</p>	
<p>In any event I will await the meeting and look forward to visiting with you at that time.</p>	
<p>Regards,</p>	
<p>Jack</p>	
<p>-----Original Message-----</p>	

From: VJMRDB@aol.com [mailto:VJMRDB@aol.com]
Sent: Tuesday, November 02, 2004 8:24 PM
To: Jack Potashnik
Cc: Deepak Sulakhe; Brian Potashnik; Christine Sullivan; mosswilliams@earthlink.net; bobbi@concinnity.net; karen.schaffner@dallascityhall.com
Subject: Re: FRI and SWH

Dear Jack:

I have asked our Ferguson Road Initiative Economic Development consultants, Bob Moss and Bobbi Bilnoski to set up a meeting to discuss FRI's concerns about the outcome of the Cherrycrest Senior Living Project. Both Bob and Bobbi are very familiar with the situation and have been kept abreast by the flurry of emails that have passed back and forth in regards to the project.

I think they will be able to express FRI's concerns and to make clear our position in regards to our future partnership together as we move forward in working with you on the Highland Falls Senior Living Project.

Yes, I do think the way the last minute changes in regards to the number of units on the Cherrycrest project was handled poorly. I cannot understand how SWH could make a mistake in the original community presentation that defined the number of units as 168 when you know that in order to qualify for tax credits you must have a property with at least 200. I also understand that you failed to show up at one of the planned community meetings and that the community meeting was scheduled nearly 5 miles away from the site of the project. (Not a good thing to do to community folks.) These are the kinds of mistakes that make neighborhood leaders, as well as SWH, look bad in the eyes of community residents.

FRI has worked very hard to support SWH in our community and we value our relationship with you. I am very impressed with the social and health care programs you offer your residents and the quality of your facilities. However, there seems to continue to be a certain amount of carelessness and sloppiness that just should not exist in a business with your reputation and stature.

Again, I have asked Bobbi to contact Deepak to set up a meeting so that all of this can be sorted out.

Respectfully,

Vikki J. Martin, Executive Director, FRI

In a message dated 11/1/2004 10:24:57 AM Central Standard Time, jpotashnik@Southwesthousing.com writes:

Subj:
Date: 11/1/2004 10:24:57 AM Central Standard Time
From: jpotashnik@Southwesthousing.com
To: VJMRDB@aol.com
CC: BPotashnik@Southwesthousing.com, DSulakhe@Southwesthousing.com,
lchaney@ci.dallas.tx.us, karen.schaffner@dallascityhall.com
Sent from the Internet

Dear Vicki:

With reference to your email regarding our handling of the new Cherrycrest Senior Community.

I am sincerely sorry that you feel the entire project has been handled very poorly. I would be please to meet with you at your

convenience to discuss the entire situation from beginning to it's current status. As you are aware we value your opinions and commentary regarding any of our new developments and will look forward to meeting with you in the coming days.

Regards

Jack Potashnik

Outlook Header Information

Conversation Topic: FRI and SWH
Sender Name: Schaffner, Karen
Received By: Jack Potashnik
Delivery Time: 11/3/2004 2:06:35 PM
Creation Time: 11/3/2004 2:06:40 PM
Modification Time: 11/5/2004 9:32:53 AM
Submit Time: 11/3/2004 2:07:08 PM
Importance: Normal
Priority: Normal

Sensitivity: Normal

Flags: 1 = Read

Size: 22146

Standard Header Information

Microsoft Mail Internet Headers Version 2.0

Received: from EXCTY01.city.dallastx.cod ([4.18.92.2]) by swhexc1.SWH.COM with Microsoft SMTPSVC(5.0.2195.6713);

Wed, 3 Nov 2004 14:06:35 -0600

X-MimeOLE: Produced By Microsoft Exchange V6.0.6529.0

content-class: urn:content-classes:message

MIME-Version: 1.0

Content-Type: multipart/alternative;

boundary="----=_NextPart_001_01C4C1E0.B2818044"

Subject: RE: FRI and SWH

Date: Wed, 3 Nov 2004 14:07:08 -0600

Message-ID:

<0FA127290ECF6348A68D21B687A251E7018F75BA@excty01.city.dallastx.cod>

X-MS-Has-Attach:

X-MS-TNEF-Correlator:

Thread-Topic: FRI and SWH

Thread-Index: ActBTckEpqkuIA3BSGS8RnSYYoT41QAizRCAAAIqx1A=

From: "Schaffner, Karen" <karen.schaffner@dallascityhall.com>

To: "Jack Potashnik" <jpotashnik@Southwesthousing.com>

Return-Path: karen.schaffner@dallascityhall.com

X-OriginalArrivalTime: 03 Nov 2004 20:06:35.0600 (UTC) FILETIME=[9EE72500:01C4C1E0]

-----=_NextPart_001_01C4C1E0.B2818044

Content-Type: text/plain;

charset="US-ASCII"

Content-Transfer-Encoding: quoted-printable

-----=_NextPart_001_01C4C1E0.B2818044

Content-Type: text/html;

charset="US-ASCII"

Content-Transfer-Encoding: quoted-printable

-----=_NextPart_001_01C4C1E0.B2818044--

Dykman, Doug

From: Schaffner, Karen
Sent: Wednesday, November 03, 2004 9:19 AM
To: Dykman, Doug
Subject: FW: FRI and SWH

FYI.

Vikki is going to give them hell on Highland Villas – just as she promised.

From: VJMRDB@aol.com [mailto:VJMRDB@aol.com]
Sent: Tuesday, November 02, 2004 8:24 PM
To: jpotashnik@Southwesthousing.com
Cc: dsulakhe@southwesthousing.com; Bpotashnik@southwesthousing.com; CSullivan@southwesthousing.com; mosswilliams@earthlink.net; bobbi@concity.net; Schaffner, Karen
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To: VJMRDB@aol.com
CC: BPotashnik@Southwesthousing.com, DSulakhe@Southwesthousing.com, lchaney@ci.dallas.tx.us.

11/3/2004

karen.schaffner@dallascityhall.com
Sent from the Internet

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Regards

Jack Potashnik

11/3/2004