

From:	Roy J. True	10/18/2004 10:43 PM
To:	Bill Fisher	
Cc:		
Bcc:		
Subject:	RE: Positive resolution and fairness	
Attachments:		

Bill: In discussions with Joe Werner today (10/18/04), he said Doug had responded to your email of 10/14. Could you please forward a copy to me. Thanks, Roy

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

From: Bill Fisher [mailto:bfisher8@airmail.net]
Sent: Thursday, October 14, 2004 9:47 AM
To: 'Dykman, Doug'
Subject: Positive resolution and fairness

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

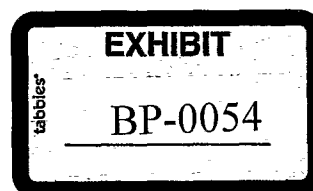
The council or the City HFC trying make all the competing deals with Odyssey and SWH go to one developer is not right or fair and likely not legal. I offered to Jerry and Karen in an e-mail yesterday to level the money issue for the city by paying the HFC an issuers fee and an "oversight" fee of 10 bsp 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



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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 recommending all the affordable 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 your reaction to an agreed resolution among the parties.

Thanks,

Bill

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