

043084

Memorandum



GOVERNMENT
EXHIBIT

1544

3:07-CR-0289-M

CITY OF DALLAS

DATE October 25, 2004
TO Honorable Mayor and Members of the City Council
SUBJECT October 27, 2004 Agenda Item Nos. 71 – 78, Bond and Tax Credit Projects

The purpose of this memo is to summarise the status of the proposed tax-exempt bond and tax credit projects, following the City Council's October 20, 2004 briefing.

Agenda Item 71, Cherrycrest Villas

Councilmember Chaney indicated he would move for approval of this senior housing project. Three community meetings have been held. The project and developer financials have been received and reviewed.

Agenda Item 72, Rosemont at Laureland

Deputy Mayor Pro Tem Hill indicated he would move for approval of this project. A community meeting was held. The project and developer financials have been received and reviewed. The rezoning of the property to a Planned Development District was previously deferred and is Item Number 50 on the October 27, 2004 agenda. City Plan Commissioner Carol Brandon has advised the Housing Department that she is seeking to have this item deferred to November 10, 2004. Mr. Hill is aware of Ms. Brandon's desire.

Agenda Item 73, Rosemont at Scyene

Deputy Mayor Pro Tem Hill indicated he would move for approval of this project. A community meeting was held. The project and developer financials have been received and reviewed.

Agenda Item 74, Simpson Villas

This item was deleted on the Addendum. It will be considered on the November 10 agenda following a Dallas Housing Finance Corporation (DHFC) TEFRA public hearing on the bonds, scheduled for November 9, 2004. City Plan Commissioner Carol Brandon has advised the Housing Department that, following the conclusion of the previous DHFC community meeting, neighborhood residents remained and reached a consensus of opposition to this project.

Agenda Item 75, Providence at Village Fair

Councilmember Thornton-Reese indicated she would move for approval of this project. On October 20, 2004, Dr. Thornton-Reese advised the Mayor and City Council members that she hosted a community meeting to discuss the proposed project and that the neighborhood supported the project. The project and developer financials have been received and reviewed.

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Agenda Item 76, Dallas West Villas

There was no City Council indication for approval of this project on October 20, 2004. A community meeting has not been held. The Housing Department is reviewing the developer's financial information. The Department has not yet received all of the requested information. The developer has asked the Housing Department that the City Council defer consideration of this project. Deputy Mayor Pro Tem Hill, City Council representative for the project District, was advised of this by the Department today.

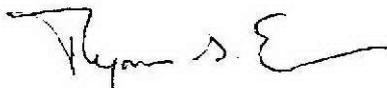
Agenda Item 77, Homes of Pecan Grove

Councilmember Thornton-Reese indicated she would move for approval of this project. City Plan Commissioner Carol Brandon has notified the Housing Department that a community meeting was held to discuss both the rezoning of the property and the specifics of the proposed project. Commissioner Brandon stated that the community supported the project at the meeting. The Housing Department is reviewing the developer's financial information. The Department has not yet received all of the requested information.

Agenda Item 78, Memorial Park Townhomes

There was no City Council indication for approval of this project on October 20, 2004. The Texas Department of Housing and Community Affairs (TDHCA) held a public hearing relative to issuance of the bonds for the project at the TG Terry Elementary School on October 19, 2004. TDHCA staff report that twelve persons attended, four identified as residents. Three of the four spoke in favor of the project and one spoke against. The Housing Department is reviewing the developer's financial information. The Department has not yet received all of the requested information. The rezoning of the property to a Planned Development District was previously deferred and is Item Number 52 on the October 27, 2004 agenda.

Please let me know if you need additional information.



Ryan S. Evans
 Assistant City Manager

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- C: Mary K. Suhm, Interim City Manager
 Shirley Acy, City Secretary
 Madeleine B. Johnson, City Attorney
 Paul Garner, Interim City Auditor
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 Charles W. Daniels, Assistant City Manager
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 Ramiro Salazar, Interim Assistant City Manager
 Dave Cook, Chief Financial Officer
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