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.

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GOVERNMENT EXHIBIT 1762
3:07-CR-0289-M 001

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– Village Fair	TDHCA	In-Line
13	Rosemont at Scyene 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

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