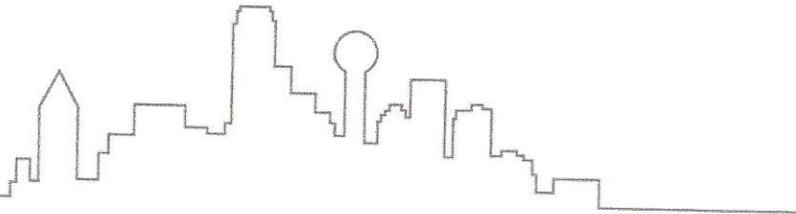


# DOWNTOWN RESIDENTS COUNCIL



January 25, 2016  
Flora Street Lofts, Ltd.  
1925 San Jacinto #300  
Dallas, TX 75201

Mr Greene,

The Downtown Residents Council Committee would like to express our enthusiastic support for the proposed Flora Lofts. Our organization supports efforts to create a diverse and vibrant Downtown, and this project fits well within that mission.

The idea of affordable artist housing in the Arts District makes perfect sense. We wish there were more opportunities in the area for similar projects. We look forward to energy and vitality this project will bring to the Arts District and to Downtown in general.

Sincerely,

**Steve Shepherd, Chair**  
Downtown Residents Council  
1505 Elm # 1502  
Dallas, TX 75201  
214-769-8501 cell  
SteveDowntownRC@cs.com

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF  
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

**Read each item carefully** before completing the blanks. Certify to each requirement by signing the last page. All attachments must be included in the QCP submission package. **Once a letter is submitted to the Department it may not be changed or withdrawn.**

**Part 1: Development Information**

Development Name:	Flora Lofts
Development Street Address:	2121 Flora St
Development City:	Dallas
Development County:	Dallas
TDHCA # (for office use only):	

**Part 2: Neighborhood Organization Information**

Neighborhood Organization Name:	Downtown Residents Council
This organization also made a submission to TDHCA in prior HTC Application Rounds: Yes	
If YES, provide the years that the organization made submissions prior to 2016: 2010, 2011, 2012, 2013	
The Neighborhood Organization is a (select one of the following):	
<input type="checkbox"/>	Homeowners Association
<input type="checkbox"/>	Property Owners Association
<input type="checkbox"/>	Resident Council and our members occupy the existing development
<input checked="" type="checkbox"/>	Other (explain): Members are residents of multifamily residential buildings in the downtown CBD
As of <b>March 1, 2016</b> , this Neighborhood Organization is on record with (select one of the following):	
<input type="checkbox"/>	County
<input type="checkbox"/>	Secretary of State
<input checked="" type="checkbox"/>	Texas Department of Housing & Community Affairs ( <i>if prior to January 29, 2016</i> )

**Part 3: Neighborhood Organization Contact Information**

**1<sup>st</sup> Contact Information**

Name:	Steve Shepherd		
Title:	Chairman		
Physical Address:	1505 Elm #1502		
Mailing Address (if different from above):			
City:	Dallas	ZIP Code:	75201
Phone: 214-769-8501 cell	Email:	stevedowntownrc@cs.com	

**QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF  
QUANTIFIABLE COMMUNITY PARTICIPATION**

Texas Department of Housing & Community Affairs

**Part 3: Neighborhood Organization Contact Information (continued)**

**2<sup>nd</sup> Contact Information**

Name:	Jeannine Jiral		
Title:	Committee Member		
Physical Address:	2123 Albany St.		
Mailing Address (if different from above):			
City:	Dallas	ZIP Code:	75201
Phone: 281-723-6212 cell	Email:	jjiral@kjpllc.com	

**Part 4: Reason for Support or Opposition**

The Neighborhood Organization  Supports  Opposes the Application for Competitive Housing Tax Credits

for the above referenced development for the following reasons:

The Downtown Residents Council has a history of supporting affordable housing in our neighborhood. We are excited about the possibility of artists being able to live in the Arts District which was part of the original vision for the area.

**Part 5: Written Boundary Description**

Provide a written boundary description of the geographical boundaries of the Neighborhood Organization. (Example: North boundary is Main St., East boundary is railroad track, South boundary is First St., West boundary is Jones Ave.) Boundary description **MUST** match the boundary map.

The boundaries are defined by the Downtown freeway loop: North – Woodall Rogers Freeway, East – IH-345/75, South I-30, West – I-35.

QUALIFIED NEIGHBORHOOD ORGANIZATION EVIDENCE OF  
QUANTIFIABLE COMMUNITY PARTICIPATION

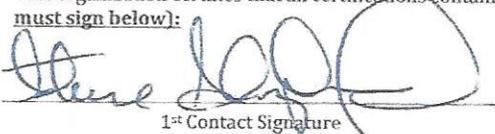
Texas Department of Housing & Community Affairs

Part 6: Certifications

By signing this form, I (we) certify to the following:

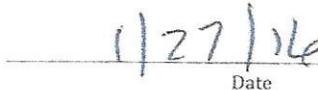
- This organization certifies that the two contacts listed have the authority to sign on behalf of the Neighborhood Organization.
- This organization certifies that the organization was formed before January 8, 2016.
- This organization certifies that the boundaries of this organization include the proposed Development Site in its entirety. This organization acknowledges that annexations after March 1, 2016 may not be considered eligible boundaries and a site that is only partially within the boundaries may not satisfy the requirement that the boundaries contain the proposed Development Site.
- This organization certifies that it meets the definition of "Neighborhood Organization"; defined as an organization of persons living near one another within the organization's defined boundaries that contain the proposed Development Site and that has a primary purpose of working to maintain or improve the general welfare of the neighborhood.
- This organization certifies that none of the following individuals participated in the deliberations or voted on the decision to provide a statement with respect to the proposed development: the development owner, architect, attorney, tax professional, property management company, consultant, market analyst, tenant services provider, syndicator, real estate broker or agent or person receiving fees in connection with these services, current owners of the property, developer, builder, or general contractor associated with the proposed development.
- This organization certifies that at least 80% of the current membership resides or owns real property within the boundaries of the Neighborhood Organization.

This organization certifies that all certifications contained herein are true and accurate. **(First and Second Contacts must sign below):**

  
1<sup>st</sup> Contact Signature

Steve Shepherd

1<sup>st</sup> Contact Printed Name

  
Date

Chairman

Title

  
2<sup>nd</sup> Contact Signature

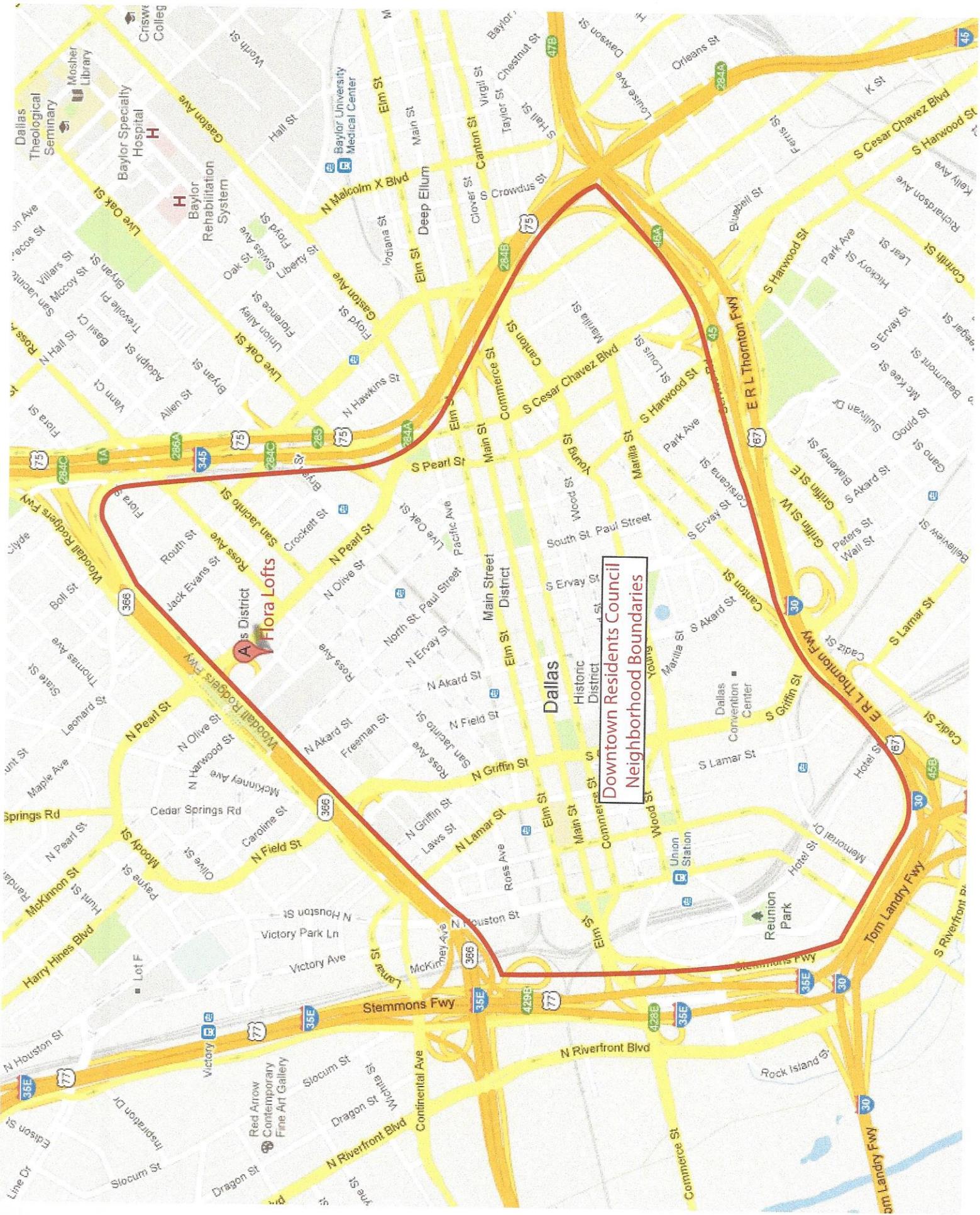
Jeannine Jiral

2<sup>nd</sup> Contact Printed Name

  
Date

Committee Member

Title

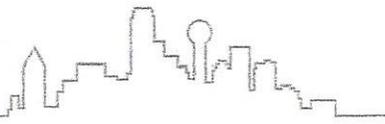


Downtown Residents Council  
Neighborhood Boundaries

Arlas District  
Hora Lofts

Dallas

DOWNTOWN  
RESIDENTS  
COUNCIL



Steve Shepherd, Chair  
SteveDowntownRC@cs.com

1505 Elm Condominiums  
214.769.8501

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**DOWNTOWN RESIDENTS COUNCIL COMMITTEE MEETING AGENDA**  
**Wednesday, November 18, 2015**

- I. **MINUTES?** – Teresa ( ), Michael, Urvi (Brandon Burns), Tony and Shalissa will not attend tonight. Openings at The Mosaic, Interurban – many thanks to Mike Berry who is moving to Live Oak Lofts for his and Dave Hartman's contributions  
Several committee slots open....Mosaic and various others.
- II. **DRC Facebook – 1,588 members**  
FB page seems to have calmed down.  
DDNA pages - Group page and members' only page (pay wall). Trying to keep it limited to downtown residents. Membership is up to 65  
**Vicki – DRC Happy Hour Thursday, November 19, 5:30 – 7:30 @ Dallas Chop House / Holiday Event Tuesday, December 1, 6 – 8 @ City Club**  
December 1 at City Club...Dec 1. Photo booth with green screen backdrop of skyline...with instant post to FB. Frankies is sponsoring. I suggest adding their logo in lights to the Omni. Also secured The Violin Guy. DRG sponsoring the music. After party in the works.  
Vicki is working on a discounted membership for City Club for residents.
- III. **Steve – Lisa Garza's Shelby Hall update, Westin December 15, 1401 Elm update, Events – Friday, November 19, 7:30 am Breakfast for the Bridge @ The Omni, Turkey Trot, Thursday, November 26**  
Shelby Hall episode "unfortunate." Hotel wants a restaurant, and hot water apparently.  
Westin won't admit it, but is not going to be open on their announced date.  
"Maybe they'll surprise me."  
Bridge Breakfast on Friday 7:30 (early but worth it)  
1401 Elm...Not as bad as Steve Brown article painted it. Abatement is 90% complete and progressing. New investor in place - have to work it out with the lender. City has not contributed any \$ to deal...\$50m committed if they finish it.
- IV. **DDI Updates & Events – Shalissa – Downtown Wanderland Happenings**  
**Dustin – Browder Plaza, Holiday installations**  
Dustin for Shalissa...has big stacks of cards...please distribute.  
Unbranded is a "highly curated pop-up shop." Located in Dal-park retail space across Commerce from Neiman Marcus. Open Thursday-Sunday. New vendors every week. Jewelry, coffee, artists, kitschy shirts Friday kick off happy hour.  
Temp Retail pop-ups in trailers in parks...a little more low end (such as Ro2Art and fancy girly rain boots)  
Bars and restaurants will be offering discounts and deals.  
Saturday is more kid friendly.  
If you don't like children try the Sunday events...brunch, etc. geared toward residents "Check-in"

Other stuff listed on the cards. "Guys that make soap"  
Lots of lights and new decor in MSG...Green tree and giant photo wreath.  
Browder plaza is delayed due to rain....should wrap in 1st quarter 16.

V. **Crispin – corner project updates**

Happy birthday Crispin.

DDI donated cash to project...maybe a pop-up trailer? Working on addressing the "notch" in the building. "It was a good couple of weeks for the corner."

VI. **DRC Thursday, November 12, 6 – 8 General Meeting – Friends of Farmer's Market - comments**

Sorry if you missed it.... There was a tour of Shed 2..."It is going to be our grocery store" "You can go to CVS and get toilet paper."

VII. **Discussion of Subcommittees, heads and members / DRCC member cards Subcommittee Updates**

**Safety-Teresa, Jeannine –**

**Members – Teresa and Jeannine**

**Emergency Preparedness – Vicki –**

**Members – Vicki and Ester**

**Policy and Advocacy – Ben - Updates Transportation Task Force, DartD2**

**Members – Dustin, Jordan, Ben, Crispin**

Transportation Task Force has wrapped up its work and is handing off info to the 360 Plan consultants. Highlights include narrowing Commerce and Elm while widening sidewalks, adding street car (as opposed to Main), and making those corridors more hospitable to people not in cars (residents, for example). DART D2 is simmering - waiting on word from the Feds that we got the grant money, and that Obama's budget includes the appropriation. They want to get D2 operational before High Speed Rail shows up, which may or may not actually happen.

Downtown 360 is wrapping up the public input phase and synthesizing information. The feedback has been fairly consistent about prioritizing people, connectivity, green space, etc....you know, places where people actually want to live.

**Council Activities and Volunteering – Luisa –**

**Members – Luisa and Amanda**

**Family Activities – Kristi and Ben – DISD bond package passed / school update**

DISD bond passed. Now DDI pushing to get Downtown elementary school in first round of construction funding. Emily is considering Milam Elem in Uptown or the new girls STEAM academy on Henderson for Kindergarten next year. For those out of the loop on education trends, STEAM is STEM+Arts. (STEM is science, technology, engineering, and math)

**Parks / Streetscape / Neighborhood Beautification -**

**Members – Dustin, Cathy, Ben**

**Arts & Culture – Jordan –**

**Members – Luisa, Cathy, Ester, Tony**

Crappity Elves? They decorated the bathroom at Ro2art last year. They're back with a line of greeting cards. The crappity bathroom is open for residents too. "They are real."

Stop by and say hi to Peggy.

**Social – Vicki & Amanda Vicki – see above Amanda –**

**Members - Vicki, Amanda**

Ugly sweater brunch? Woolworth would open for us...maybe.

Neimans will be open late and on Sundays starting after Thanksgiving.

Windows are open...Eat Drink and Be Merry....They are doing a legitimate tree in the Ervay window.

Try the lunch buffet at the Zodiac. \$45, but "epic." "It's just an experience."

**VIII. Adjournment –next meeting Wednesday, December 16<sup>th</sup>?**

No Dec. meeting...maybe meet on Thursday the 17th at Unbranded for a less formal gathering with beverages...

# DOWNTOWN RESIDENTS COUNCIL

## Mission Statement

The Residents Council is a group of involved downtown Dallas residents who wish to improve the quality of life and make their neighborhood feel more like a community.

## Council Objectives

A group of downtown residents from various residential properties who work to:

- Provide a platform for residents to be heard.
- Give residents a voice as one group – instead of fragmented individuals.
- Bring issues to the forefront at City Hall on behalf of residents.
- Establish avenues for residents to volunteer or become subcommittee members.
- Promote downtown as a neighborhood and a great place to live, work, and play by sharing their personal experience of downtown living.

## Downtown Residential Council Committee (DRCC)

Residential properties consisting of at least 20 units may have one committee member and one alternate. Properties with a smaller number of units may be combined to have one committee member and one alternate. Each of these residential properties will be located within the established boundaries of the DRC, which are: Woodall Rogers Freeway / SR 36 to the north, Stemmons Freeway / IH 35 to the west, E R Thornton Freeway / IH 30 to the south, and Central Expressway / US 75 to the east.

Subcommittees will be formed (dealing with Safety, Emergency Preparedness, Policy and Advocacy, Council Activities and Volunteering, Family Activities, Parks / Streetscape / Neighborhood Beautification, Art and Culture, and Social), and may have their own meetings with their own membership and a degree of independence from the DRCC. Subcommittee chairs will be selected from the DRCC and will present the activities of the subcommittees to the DRCC.

Committee members will have been downtown residents for a period of at least one year, and will be appointed by the existing DRCC members from volunteers which were recommended by other existing committee members or by building management. The appointment will last until the committee member moves to a different building, resigns, or is asked to leave the committee by the majority vote of the DRCC members. An alternate committee member will be designated by the primary building representative to attend meetings in case of absence. This alternate may become the committee member if a position is vacated, in which case another alternate will be chosen.

The Committee Chair will have been a member of the committee for a minimum of two years, and will be elected by the DRCC members for a two year term at the first meeting of each odd numbered year.

### **Downtown Dallas, Inc. / DDI**

DDI assists the DRC in coordinating meetings, events, and administration, but has no influence in policy established by the DRCC.

## DOWNTOWN RESIDENTS COUNCIL COMMITTEE

NAME	BUILDING	E-MAIL
Steve Shepherd, Chairman	1505 Elm	SteveDowntownRC@cs.com
Vicki Welch	Republic Tower	vwelch@yahoo.com
Jeannine Jiral / Brad Kizzia, alt.	2100 Downtown InTown Homes	jjiral@kjpllc.com bkizzia@kjpllc.com
Luisa Benton / Cedric Moses, alt.	Arts Apartments	luisabenton@gmail.com info@petcsi.com
Teresa Patoine / Justin Kean alt.	Metropolitan	teresa.patoine@yahoo.com justinkean@gmail.com
Ginny Baker	Davis	gbaker@gdhconsulting.com
Dr. Brad Romans	Wilson	romansmd@sbcglobal.net
	Interurban	
Crispin Lawson	Marquis West End	crispinrl@yahoo.com
/ alt.	DP&L	@.com @.com
Ben Reavis / Gina Whitlock alt.	SOCO	breavis@mail.com ginawhitlock@yahoo.com
Amanda Kleen / Craig Smith alt.	Mercantile	amandakleen@hotmail.com / vibrantdallas@gmail.com
Michael Veale	One Arts	mveale@aol.com
Cathy Dawson	509 Elm Place	cathydawson10@gmail.com
	Mosaic	
Tony Ramos	Manor House	hrtony2003@yahoo.com
Jeff Garrison / Tonya Garces alt.	Kirby	jeffgarrison0@gmail.com tonya.garces@gmail.com
/ alt.	Third Rail	@.com @.com
Kay Thomason John Greenan alt.	Citywalk@Akard	kay.thomason@hotmail.com jgreenan@centraldallascdc.org
Jo Giudice	Camden – Farmers Market	mjgiudice@yahoo.com
Urvi Bhandari /	One Dallas Center	urvib@me.com
Thomas Walker / Erica Dennis	400 North Ervay	walk934@yahoo.com erica.dennis@yahoo.com
Bryan Wheeler / Katie Wheeler alt	1900 Elm	wheelerbryana@yahoo.com
Blake Page	Continental	william.page1850@gmail.com
Jordan Roth Philip Krause, alt.	Lone Star Gas Lofts	jordan@ro2art.com philipkevin@sbcglobal.net
Kourtny Garrett Shalissa Perry	DDI	garrett@downtowndallas.com perry@downtowndallas.com

**From:** [Steve Shepherd](#)  
**To:** [Nicole Fisher](#)  
**Cc:** [brevais@oglesbygreene.com](mailto:brevais@oglesbygreene.com); [jjiral@kjpllc.com](mailto:jjiral@kjpllc.com)  
**Subject:** DRC Flora Lofts Support Package  
**Date:** Wednesday, January 27, 2016 11:20:33 AM  
**Attachments:** [DRCFloraLoftssupportpkgtoTDHCA1-27-16.pdf](#)

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Nicole -

Please find the support package for Flora Street Lofts.

I had to omit the instruction form pages so your server would receive the package as it kept coming back saying it was too large.

Please acknowledge your receipt and let me know if anything additional is needed.

Steve

**Steve Shepherd, Chair**  
**Downtown Residents Council**  
**1505 Elm, Suite 1502**  
**Dallas, TX 75201**  
**214-769-8501 cell**

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

**From:** Nicole Fisher <[nicole.fisher@tdhca.state.tx.us](mailto:nicole.fisher@tdhca.state.tx.us)>  
**To:** Steve Shepherd <[stevedowntownrc@cs.com](mailto:stevedowntownrc@cs.com)>  
**Sent:** Tue, Jan 26, 2016 10:57 am  
**Subject:** Downtown Residents Council

Hi Steve! Yes, you need to register with TDHCA by 1/29/16. I have attached a form that explains what is needed. OR if you want to submit the entire QCP Packet by 1/29, and check the box for on Record with TDHCA.

The registration was added to our Qualified Allocation Plan in 2015 and will be required yearly.

You can email me all and any of the documents.

Let me know if you have any questions.

**Nicole Fisher**  
Housing Specialist  
Texas Department of Housing and Community Affairs  
221 E. 11th Street | Austin, TX 78701  
Office: 512.475.2201  
Fax: 512.475.1895

*Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §10.2(b)).*