



May 29, 2025

TDHCA

Attn: Karen Treadwell, Senior Asset Manager | Regions 9 & 13
Asset Management Division
221 E. 11th St.
Austin, TX 78701

Re: The Reserves at Holdsworth, 23926/21114

Dear Ms. Treadwell,

Overland Property Group, on behalf of The Reserves at Holdsworth, is requesting a material amendment to the common area square footage.

During the permit design period, changes were made to the common area space, resulting in a deduction of 282 square feet from the clubhouse, bringing the common area square footage to 1,314 SF down from the original 1,596 SF.

While working on our permit drawings, inefficiencies in design were identified, so there were small adjustments made to the design of the clubhouse, which were implemented during construction. After receiving our tax credit award, additional site work was required and made apparent after geotechnical studies had been performed and the site had been fully cleared. By implementing these small changes to the clubhouse design, we were able to offset costs, enabling construction and lease up to progress quickly.

The substantial area of change to the clubhouse design was to the library, which was eliminated during design, post-application submission. With this change, the hallways were slightly narrowed, and storage space was minimized in order to maximize the community room and warming kitchen space, the two amenity spaces historically most utilized by our residents.

We are requesting approval of this amendment to memorialize the changes to the design that were implemented during the construction period. While we are always looking to avoid instances that warrant a material amendment, at the time of application these changes were unforeseeable due to the inability to begin site work prior to award.

Please reach out to me should you have any questions as you review.

Sincerely,

April Engstrom | Director of Development

Overland Property Group

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