

September 22, 2025

Lucy Weber
Asset Management
TDHCA
P.O. BOX 13941
Austin, TX 78711-3941

Re: HTC 23229/24837 Autumn Parc Material Amendment Request

Dear Ms. Weber:

This letter concerns a material amendment request for HTC 23229/24837 Autumn Parc to reduce the total number of units from 57 units to 51 units and for a minor reduction in site acreage. The amendment fee has been delivered to TDHCA. This unit reduction is necessary due to site drainage and detention constraints that were unknown at the time of application. The site acreage request is due to

Reduction in Site Acreage

At application, Autumn Parc had an acreage of 2.57 acres based on a survey that erroneously included the sidewalk adjacent to the street. The final ALTA survey for the site has an acreage of 2.521 acres, which does not include the sidewalk adjacent to the street. Please see the attached final survey.

Reduction in Number of Units

At application, Autumn Parc was proposed to have 57 total units with a detention area at the northwest corner of the development site. During the site plan review process, the City of Arlington required a comprehensive drainage study and then required a detention system to mitigate *both* the development's drainage *as well as* drainage for adjacent properties. Due to limited space on the development site, an underground detention system would be required. The developer submitted five full drainage plan submittals and worked through comments with the City of Arlington from 2024 through July 2025; however, the City continued to express concerns about the underground detention system citing limited experience with the proposed design and materials. During preparation of a sixth submittal, alternatives to an underground detention system were discussed, and the City indicated that the site plan submitted with this amendment request—with detention in a wide drainage channel along the western side of the development site—would be acceptable and eliminate the need for underground detention.

In order to accommodate the wide drainage channel, the development, originally proposed with 57 total units in 2 buildings, is now proposing 51 units in 1 building. At application, 12 of the 57 units were market rate, and the 6 units being eliminated were market rate units. This amendment proposes no change to the total number of low income units from application: there will be 45 low income units and 6 market rate units. The residential density at application was 22.18 and the residential density with this amendment at 2.521 acres is 20.23.

At application, the development had 57 units; 15 one-bedrooms, 24 two-bedrooms, and 18 three-bedrooms. This amendment proposes 51 units with 15 one-bedrooms, 26 two-bedrooms and 10 three-bedrooms. The NRA has been reduced from 55,110 to 47,716.

Common area has been reduced. At application, there was 12,736 square feet of common area, which included breezeways and 3,371 sf in the clubhouse area. This amendment proposes 10,769 of common area, which includes breezeways and tenant areas of the clubhouse. Parking has also been reduced from 119 total spaces at application to 102 total parking spaces, corresponding with a reduction in total units.

Please find the attached letter from the engineer regarding the need to change the detention, as well as revised architectural plans and application forms regarding the unit reduction.

Explanation and Good Cause for the Amendment Request

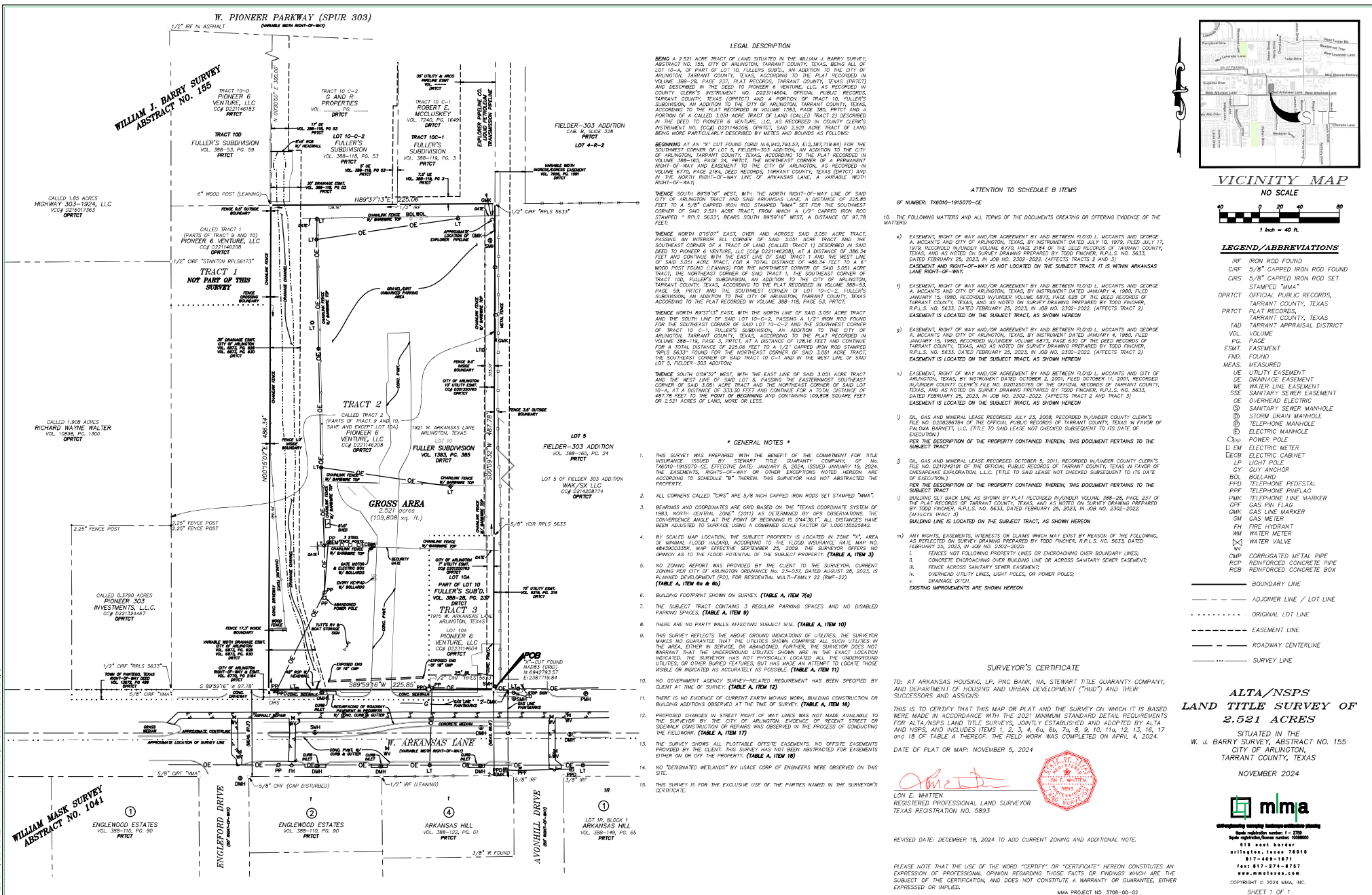
It was unknown at the time of application that the development site would need to accommodate the detention of adjacent properties, nor that the City would have concern approving the underground detention system. The change is necessary to comply with the City of Arlington preference of the large ponding detention system proposed in this amendment. The good cause for this amendment is to enable this development to move forward and provide affordable units in Arlington. Please also note that due to the delay in working with the City on the detention system, an additional force majeure request will be submitted to TDHCA.

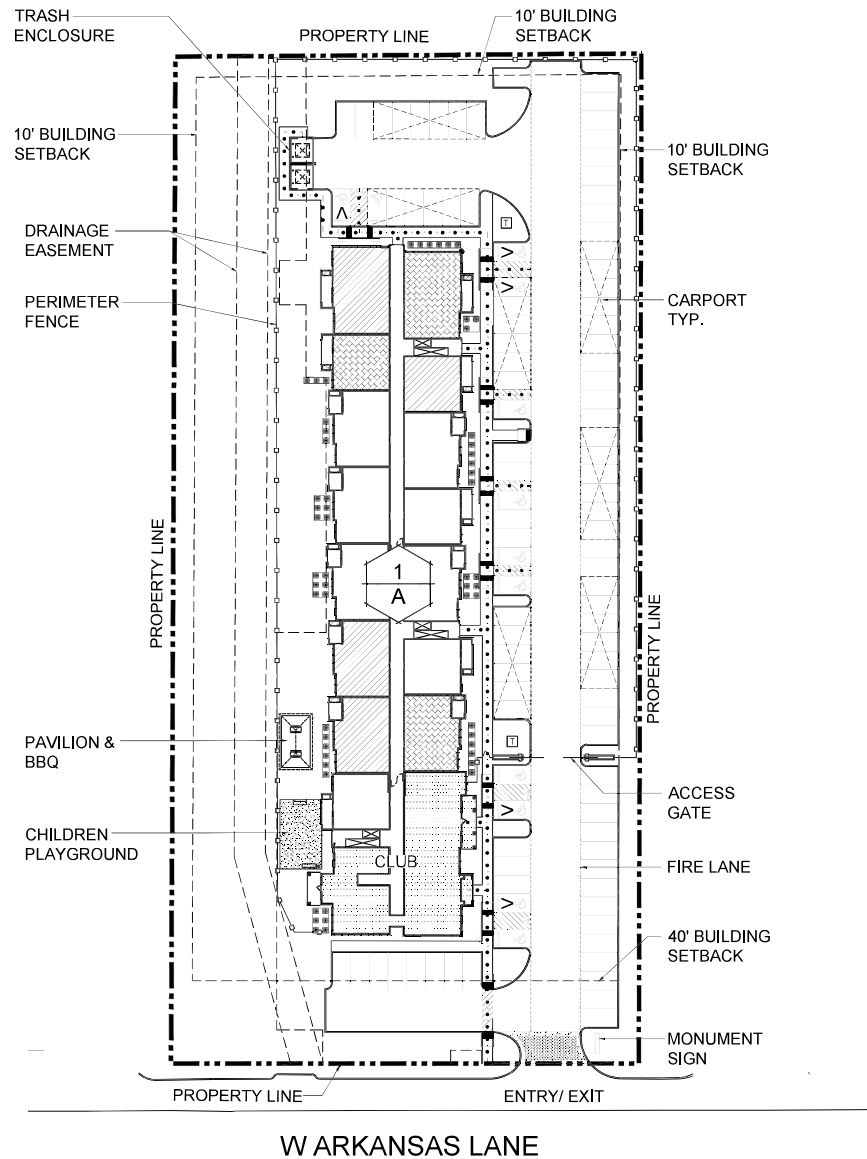
Thank you for your attention and please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alyssa Carpenter', with a long horizontal flourish extending to the right.

Alyssa Carpenter



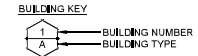


SITE DATA

ACRES (TOTAL)	2.521
(1) 3 STORY BUILDING	
TOTAL UNITS	51
UNITS/ACRE	20.23

KNOWN EASEMENTS SHOWN
NO KNOWN FLOODPLAIN
NO DETENTION REQUIRED

SITE AMENITIES
• 4,177 S.F. CLUBHOUSE
• PLAYGROUND
• PAVILION & BBQ



UNIT TABULATION

UNIT TYPE	# UNITS	%	UNIT S.F.	TOTAL S.F.
A1 • ONE BED/ONE BATH	11		21,57 750 S.F.	8,250 S.F.
A1 HC • ONE BED/ONE BATH	1		1,96 750 S.F.	750 S.F.
A1 P1 • ONE BED/ONE BATH	3		5,98 745 S.F.	2,235 S.F.
B1 • TWO BED/TWO BATH	19		37,25 950 S.F.	18,050 S.F.
B1 HC • TWO BED/TWO BATH	2		3,92 950 S.F.	1,900 S.F.
B1 P1 • TWO BED/TWO BATH	2		3,92 977 S.F.	1,954 S.F.
B1 P2 • TWO BED/TWO BATH	3		5,98 959 S.F.	2,877 S.F.
C1 • THREE BED/TWO BATH	5		9,60 1,170 S.F.	5,850 S.F.
C1 HC • THREE BED/TWO BATH	1		1,96 1,170 S.F.	1,170 S.F.
C1 P1 • THREE BED/TWO BATH	4		7,84 1,170 S.F.	4,680 S.F.
TOTAL	51	100		47,716 S.F.

ACCESSIBLE UNITS

TOTAL UNITS	51
ADA UNITS (5% OF TOTAL UNITS)	4
A1 HC UNITS	1
B1 HC UNITS	2
C1 HC UNITS	1
H&V UNITS (2% OF TOTAL UNITS)	3
A1 HV UNITS	1
B1 HV UNITS	1
C1 HV UNITS	1

..... ACCESSIBLE ROUTE

BUILDING TABULATION

	A	TOTAL
# BLDGS	1	1
# STORIES	3	3
UNITS/BLDG	51	51
BREEZEWAY S.F.	7,584 S.F.	7,584 S.F.
COMMON AREA/CLUBHOUSE S.F.	4,177 S.F.	4,177 S.F.
NET RENTABLE S.F.	47,716 S.F.	47,716 S.F.
PATIOS/BALCONIES S.F.	3,321 S.F.	3,321 S.F.
STORAGE S.F.	688 S.F.	688 S.F.
TOTAL GROSS BLDG S.F.	63,486 S.F.	63,486 S.F.

PARKING REQUIRED

1.5 PER 1 BED X (15 UNITS)	23
2.0 PER 2 BED X (26 UNITS)	52
2.5 PER 3 BED X (10 UNITS)	25
TOTAL	100

COVERED PARKING REQUIRED

41 % OF TOTAL REG.	42
TOTAL	42

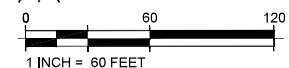
PARKING PROVIDED

STANDARD SPACES	50
VAN ACCESSIBLE	4
ACCESSIBLE	6
COVERED SPACES	40
VAN ACCESSIBLE	1
ACCESSIBLE	1
TOTAL	102

PARKING RATIO = 2.00 SPACES PER UNIT



SITE PLAN





September 22, 2025

OM Housing
Mr. Deepak Sulakhe
5033 Brookview
Dallas, TX 75220

RE: Autumn Parc
1915 & 1921 W. Arkansas Lane
Arlington, Texas 76013

Dear Mr. Sulakhe,

The final plat and construction plans for the Autumn Parc multi-family project have been under review by the City of Arlington since October of last year. The original site design included an underground detention system in order to accommodate 57 multifamily units on the site in addition to the drainage needs of the adjacent properties.

Since October of last year, the design team has been working on the design of the underground detention system with the City of Arlington Public Works Department, but has not been successful in designing a system that is acceptable to the City in terms of design and materials.

Therefore, an alternative site plan has been proposed to include a drainage channel on the western boundary of the site. This drainage channel is an acceptable solution for the City of Arlington. The new site plan will remove the need for an underground storage system, but will require the reduction in units from 57 to 51 in order to allow for the area needed for the drainage channel.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Sumpter", is written over the printed name.

Jacob Sumpter, AICP
President
Mycoskie & Associates, Inc.