

# Regency Lofts

3230 Dixie Drive  
Houston, Texas 77021

5/15/2024

Ms. Stephanie Givens  
Asset Manager | Region 6  
Texas Department of Housing and Community Affairs (TDHCA)  
221 E. 11th St.  
Austin, TX 78701

RE: Regency Lofts (TDHCA #20097)

Dear Ms. Givens:

Pursuant to §10.405(a)(4)(B) of the Real Estate Rules, please accept this request for an amendment to the Regency Lofts application to modify the bedroom mix of Units. The final construction set of architectural plans modified the number of one- and two-bedroom unit types by one changing the net rentable square feet (NRSF) changed by 243 sf.

At application, the Applicant projected:

- 47-One-bedroom/one bath units.
  - 61-Two-bedroom/two bath units.
  - 12-Three-bedroom/two bath units.
- 120 Total Units – NRSF – 108,351 sf

Final Architectural Plans:

- 48-One-bedroom/one bath units.
  - 60-Two-bedroom/two bath units.
  - 12-Three-bedroom/two bath units.
- 120 Total Units – NRT – 108,108 sf

The minor change from 47 to 48 – 1/1-bedroom units and 61 to 60 – 2/2-bedroom units resulted from design adjustments to accommodate expanded detention conditions for flood mitigation required by the City of Houston. The modification did not alter the square footage of the Unit types. The change does not materially alter the Development in a negative manner, nor would it have adversely affected the scoring or selection of the Application in the Application Round.

Attached is a check for \$2,500.00 in accordance with the rules.

Please feel free to contact us if you have any questions or need additional documentation.

Sincerely,



Donna W. Rickenbacker  
Duly Authorized Representative

At application

**Project Summary**

**Apartments:**

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	20	700 s.f.
A2	One Bedroom, 1 Bath	24	777 s.f.
A3	One Bedroom, 1 Bath (H.C.)	3	777 s.f.
<b>Total One Bedroom Units</b>		47 Units	
B1	Two Bedroom, 2 Bath	34	943 s.f.
B2	Two Bedroom, 2 Bath	23	1,014 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	4	1,014 s.f.
<b>Total Two Bedroom Units</b>		61 Units	
C1	Three Bedroom, 2 Bath	9	1,161 s.f.
C2	Three Bedroom, 2 Bath	2	1,161 s.f.
C3	Three Bedroom, 2 Bath (H.C.)	1	1,161 s.f.
<b>Total Two Bedroom Units</b>		12 Units	
<b>Apartments Net Rentable Total</b>		120 Units	108,351 s.f.

As-Built

**Project Summary**

**Apartments:**

Type	Description	Qty	Area
A1	One Bedroom, 1 Bath	21	700 s.f.
A2	One Bedroom, 1 Bath	24	777 s.f.
A3	One Bedroom, 1 Bath (H.C.)	3	777 s.f.
<b>Total One Bedroom Units</b>		48 Units	
B1	Two Bedroom, 2 Bath	33	943 s.f.
B2	Two Bedroom, 2 Bath	23	1,014 s.f.
B3	Two Bedroom, 2 Bath (H.C.)	4	1,014 s.f.
<b>Total Two Bedroom Units</b>		60 Units	
C1	Three Bedroom, 2 Bath	9	1,161 s.f.
C2	Three Bedroom, 2 Bath	2	1,161 s.f.
C3	Three Bedroom, 2 Bath (H.C.)	1	1,161 s.f.
<b>Total Two Bedroom Units</b>		12 Units	
<b>Apartments Net Rentable Total</b>		120 Units	108,108 s.f.