

# THE LANDING

## AT SAN FELIPE

August 29, 2025

Rosalio Banuelos  
Multifamily Asset Division  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, TX 78701

RE: The Landing at San Felipe (TDHCA #23027) – Request for Material Amendment - Revised

Dear Mr. Banuelos,

Pursuant to Section 10.405 of the Post Award and Asset Management Requirements, we respectfully submit this letter as a formal request for a material amendment for The Landing at San Felipe development ("Development"). This request is necessary to reflect the changes made during construction to improve the quality of the property, to ensure adequate water pressure, and to respond to the demand for affordable housing. These changes were not reasonably foreseeable nor preventable at the time of the original Application. Specifically, we request approval for the following amendments:

- (1) an increase in the size of the units;
- (2) the addition of a pump, pump house and pavilion;
- (3) an increase in the total square footage of the common areas;
- (4) an increase in the total number of parking spaces provided;
- (5) the addition of a playground, dog park and dog wash; and
- (6) conversion of three (3) market rate units to 60% AMI affordable units

For reference, the original Application architectural drawings along with the updated as-built drawings are provided to illustrate the modifications as shown in Exhibit A.

### Units Size(s)

The types and unit sizes increased from the original application. The number of units per bedroom/bathroom size did not change. However, the original unit sizes have increased. The plans that were submitted in the application had all 2X4 exterior walls. When construction documents were finalized, a change of all walls exposed to the exterior was made to 2X6 for structural purposes. Since the NRA is measured along the outside of stud walls, this change increased the square footage. Additionally, two new types of units were incorporated into the site design as alternative units due to the sizing of the mechanical closets. Please note these adjustments **do not exceed** the 3% provided for in the Post Award Activities Manual.

**Table 1**

As- Built						Delta SF from Application Units	Increase
HTC	Unit Mix						
Type	# Units	# Beds	# Baths	NRA Unit	Total NRA		%
TC 60%	19	2	2	1066	20254	15	1.43%
TC 60%	2	2	2	1072	2144	13	1.23%
TC 60%	2	2	2	1061	2122	10	0.95%
MR	1	2	2	1066	1066	15	1.43%
TC 60%	20	3	2	1276	25520	23	1.84%
TC 60%	1	3	2	1287	1287	13	1.02%
TC 60%	1	3	2	1270	1270	17	1.36%
MR	2	3	2	1276	2552	23	1.84%
Totals/Averages:	48				56215		

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Additionally, upon approval of this site plan amendment request, the units designated as market rate within Table 1 will convert to 60% AMI units.

### **Pump House and Water Pump**

Upon initial construction, water flow tests were conducted at the site. Recommendations were made by both the Civil and MEP engineers that a water pump was necessary to provide adequate water supply to all buildings and to ensure adequate pressure for the fire suppression systems and for the comfort of the residential units. A water pump and pump house were incorporated into the site design.

### **Pavilion**

A pavilion was added in the As-Built Plan as an additional amenity to provide a shaded space to eat outdoors and a covered area for the residents to grill.

### **Increase in Common Area Square Footage**

The Application preliminary site plan did not include the pavilion. The modifications resulted in a net increase of 578 square feet approximately 4.15% in total common area space. A comparison of the common amenity spaces is provided in the chart below. The increase in common area space aligns with the intent to enhance resident services and amenities. The loss of square footage in the clubhouse was to address a framing problem in which the exterior columns on the porches were moved over 3.5 inches for a total net loss of 22 square feet.

**Table 2**

	Application SF	As-Built SF
<b>Clubhouse</b>	4,069	4,047
<b>Pavillion</b>	-	600
<b>Breezeway/Stairs</b>	9864	9864
<b>Total</b>	13,933*	14,511

\*Please note, the application contained the maintenance shop of 600 SF included in the common area calculation which equated to 14,533 SF. The maintenance shop should not have been included in the application calculation. The actual amount of common area square footage should have been 13,933 in the application, as reflected in Table 2.

### **Parking**

In addition to a unit size adjustment, the Development's parking was increased from 82 spaces to 112 spaces, within the north side of the property, as the property has no available street parking. This new design incorporated into the site increased the parking ratio from 48 units at 1.5 spaces per unit to 2.3 spaces per unit, improving the quality of life for the residents.

### **Playground, Dog Wash and Dog Park**

The playground, dog wash and dog park are additional amenities included in the As-Built plans to also add to the quality of life for the families residing at the property. The outside dog wash is located on the exterior of the maintenance shop away from the buildings. The dog park, located adjacent to the dog wash, has a connecting sidewalk from the buildings and will provide ample distance from the buildings to reduce noise.

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The addition of the gated playground is located at the end of Building 3 near the picnic area and will be shaded. The playground selected is for ages 2-12. The placement of this feature at the end of the property will ensure the safety of the children running across the parking lot or into the street.

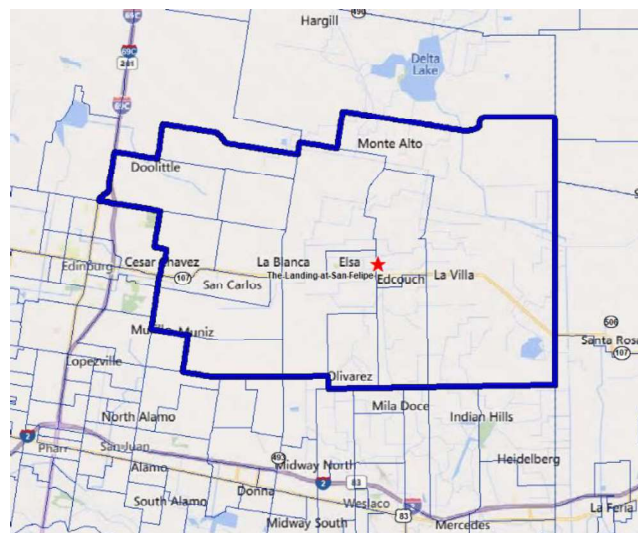
### Market Rate Units to 60% AMI affordable Units

The demand for affordable units within the City of Edcouch continues to grow and we have received a formal request from the Mayor of the City of Edcouch to convert our market rate units to affordable (Exhibit B). The city is expecting new business development within its surrounding area and therefore believes there is a need for additional affordable housing units within their community. The property currently has three market rate units, and this request is for the conversion of these three market rate units to 60% AMI units.

Apartment Marketdata has provided the following to document the demand of 60% AMI units for the City of Edcouch and surrounding communities.

Table 3

General							
Unit Size	2025 Demand	2026 & 2027 Growth Demand	10% External Demand	Total Demand	Subject Units	Comparable Units	Inclusive Capture Rate
Overall	865	14	88	967	48	0	5.0%
60% Band	865	14	88	967	48	0	5.0%
2 BR/60%	181	3	18	201	24	0	11.9%
3 BR/60%	296	1	30	326	24	0	7.4%



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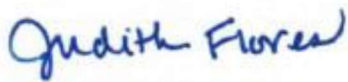
Additionally, we have provided financial exhibits (Exhibit C) showing the minimal impact of converting the market rate units to 60% AMI units and an email (Exhibit D) confirming the authorization to proceed from the lender and syndicator showing they are aware of the changes being requested and confirming the changes in terms as a result of the conversion.

### **Conclusion**

The requested amendment was necessitated by improvements to the property to enhance the quality of life for our residents, to address concerns regarding water service and to accommodate the request from the City of Edcouch. Ultimately, the changes described above do not negatively impact on the Development's design, unit count, or financial feasibility. Rather they improve the quality of the property and enhance the quality of life for our future residents. Furthermore, these changes would not have adversely affected the project's selection during the 2023 allocation cycle and have no adverse implications for current or future tenants.

We appreciate your consideration and look forward to your response. Please do not hesitate to contact us should you have any questions or if additional information is required.

Sincerely,



Judith Flores  
Authorized Signatory

Enclosed please find the revised application documents for staff consideration:

Exhibit A – Architectural Plans

Exhibit B – Request from the City of Edcouch for additional affordable units

Exhibit C – Financial Exhibits

- a. Rent Schedule
- b. Annual Operating Expenses
- c. 15 Year Rental Housing Operating Pro Forma
- d. Development Cost Schedule
- e. Schedule of Sources of Funds

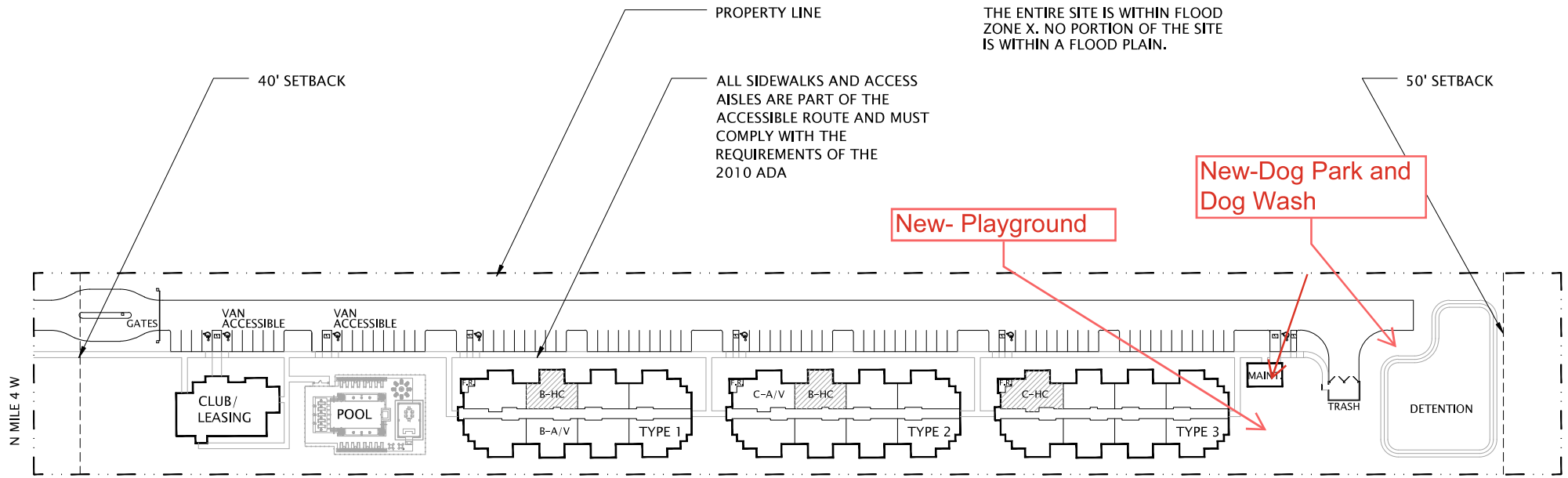
Exhibit D – Email of Approval from Syndicator and Lender

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### Exhibit A



PARKING CALCULATIONS PER CITY REQ.:

48 UNITS @ 1.5 PER UNIT	=	72
TOTAL PARKING REQUIRED	=	72
TOTAL PARKING PROVIDED	=	82
HC PARKING REQUIRED	=	7
HC PARKING PROVIDED	=	7
VAN ACCESSIBLE PROVIDED	=	2

UNIT MATRIX:

TYPE	BR/BA #	NRA
B	2/2 22	1,051 SQ. FT.
B-HC	2/2 2	1,059 SQ. FT.
C	3/2 23	1,253 SQ. FT.
C-HC	3/2 1	1,274 SQ. FT.

IX:

TYPE	#	STORIES	UNIT MIX
1	1	2	7 B, 1 B-HC, 8 C
2	1	2	7 B, 1 B-HC, 8 C
3	1	2	8 B, 7 C, 1 C-HC

BUILDING COMMON AREAS:

CLUBHOUSE	4,069 SQ. FT.
BREEZEWAY/STAIRS	9,864 SQ. FT.
MAINTENANCE	600 SQ. FT.

NDA

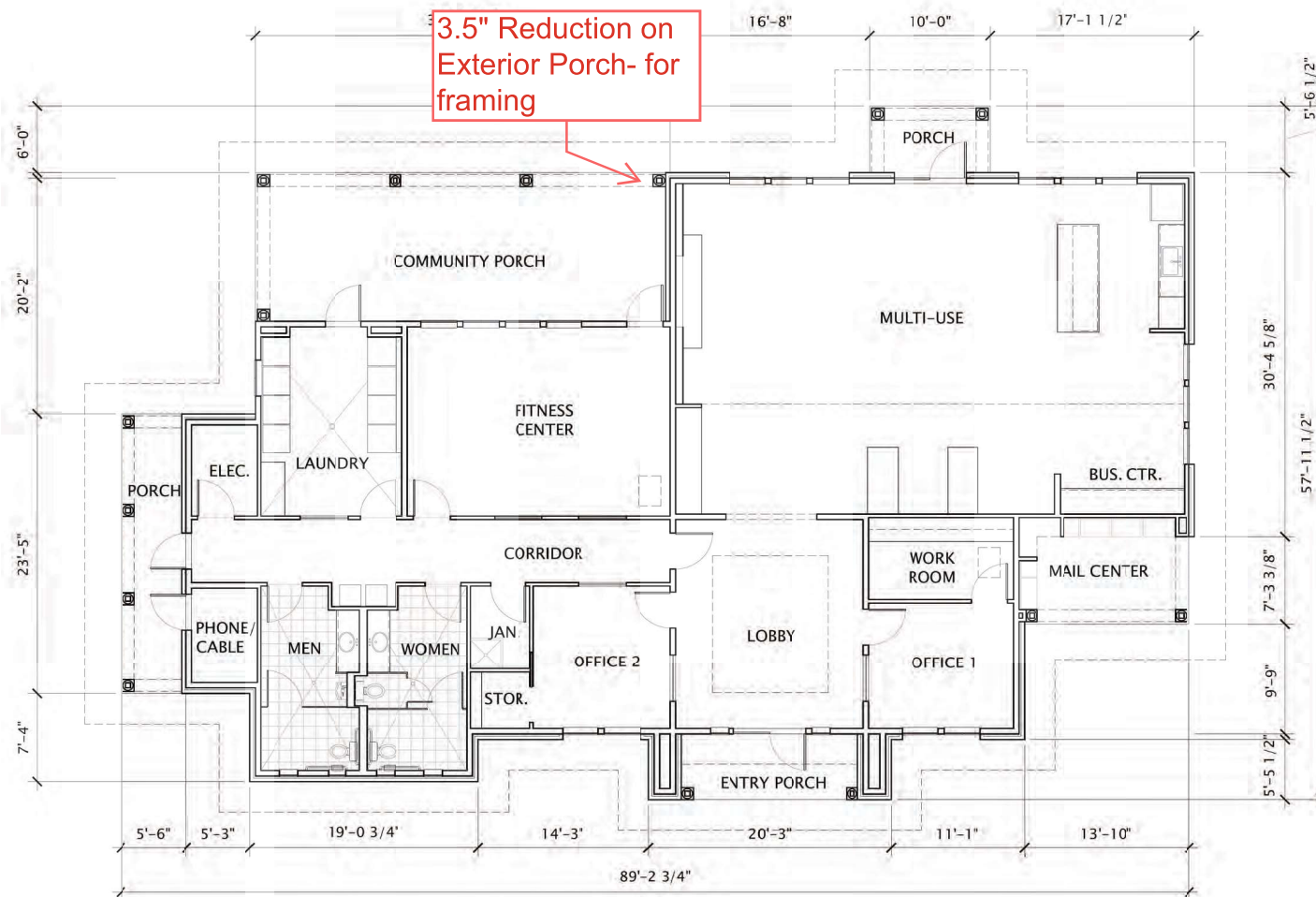
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E1

SITE PLAN - 4.913 ACRES

SCALE: 1"= 130'



SPACES AVAILABLE TO RESIDENTS:

LOBBY:	290 SQ. FT.	RESTROOMS:	302 SQ. FT.
OFFICES:	305 SQ. FT.	CORRIDOR:	215 SQ. FT.
MULTI-USE ROOM:	1,264 SQ. FT.	MAIL CENTER:	131 SQ. FT.
FITNESS CENTER:	370 SQ. FT.	PORCHES:	716 SQ. FT.
LAUNDRY:	199 SQ. FT.		

SPACES UNAVAILABLE TO RESIDENTS:

WORK ROOM:	92 SQ. FT.
STORAGE:	29 SQ. FT.
JANITORIAL:	36 SQ. FT.
PHONE/CABLE:	62 SQ. FT.
ELECTRICAL:	58 SQ. FT.

NDA

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E13

CLUBHOUSE PLAN - 4,069 SQ. FT.

SCALE: 1" = 15'-0"





Mayor, Virginio Gonzalez Jr.  
Mayor Pro Tem/Alderman Place 3: John Chapa  
Alderman Place 1: Joel Medina Jr.  
Alderman Place 2: Lorenzo Cabrera  
Alderman Place 4: Roberto Gutierrez  
Alderman Place 5: Selma Garcia Morales  
City Manager: Marisela Aguilar

Judy Flores  
The Landing at San Felipe, LP  
1913 Chalk Rock Cove  
Austin, TX 78735

RE: The Landing at San Felipe Apartments

Dear Mrs. Flores,

I wanted to thank you on behalf of the City of Edcouch for your \$16 million investment in our community. The affordable apartment community that you are developing will be an important asset to our city and contribute to the growth of our economic base as well as being a valuable resource for low-income families in our community.

I also wanted to thank the Texas Department of Housing and Community Affairs (TDHCA) for providing the federal tax credits required to ensure the development of this housing.

As you know from conversations with Victor Nieves Jr., we have received an influx of inquiries on your property from potential residents, and we are expecting new business development in our community. There is clearly a tremendous demand for affordable housing in Edcouch, and I would encourage you to pursue additional development opportunities in our community. Beyond that, I would like to respectfully request that you consider designating 100% of the units as affordable housing. I believe that you have three apartments set aside as market rate units, but I believe that the city would be best served if they were all targeted to income restricted residents.

Please let me know your thoughts on this matter and whether you can accommodate this request. Thank you.



Virginio Gonzalez Jr.  
Mayor, City of Edcouch