

**ESTELLE COMMUNITY PARTNERS, LP
5969 Highland Village Drive
Dallas, Dallas County, Texas 75241**

March 8, 2024

Material Amendment – Estelle Village Apartments

Ms. Lucy Weber
Multifamily Asset Management
Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78707

RE: Estelle Material Amendment regarding common area square footages

Dear Ms. Weber,

In connection with TDHCA's review of the Development's Placement in Service Package, it has come to the Development Owner's attention there was a discrepancy in common area square footages from Application to Placed-in-Service.

Estelle Community Partners, LP is requesting a material amendment to the Estelle Village Project, specifically regarding section (D) a reduction of 3% or more in the square footage of the units or commons areas.

The accompanying memo from the Architect explains the discrepancy in square footages from application submission to placed-in-service submission. As there was no interior building area added or removed from the property, it was determined that the application square footages for common areas were a calculation typo by the Architect.

The correct calculation is further broken out in the Architect's memo included as an Exhibit below. The corrected square footages have been incorporated into all placed-in-service documentation.

Thank you very much for your assistance. Please do not hesitate to contact us if you require any additional information.

Estelle Community Partners, LP



boxSIGN 15JRQLK4-1X3K83JZ

Seth Gellis
Authorized Signatory



February 11, 2024

Mr. Seth Gellis
Estelle Village Community Partners LP
c/o Community Preservation Partners
11921 Freedom Drive, Suite 860
Reston, VA 20190

**Re: Estelle Village Apartments - Renovations and Improvements - Common Area Calculations
Dallas, Texas**

In calculating the Common Area square footage as defined by TAC Section 11.1, it was discovered that the original application had an error in the numbers reported. We cannot determine the exact reason for the error so working under the assumption that it was calculation typo. There was no interior building area added or removed from the property although there was space reallocated to resident use that was previously serving property maintenance as well as community space that was reallocated to net rentable area in dwelling units. Below is a summary of net common area totals both before and after renovation.

Pre-Renovation Common Area

Leasing office w/ restroom	806 sf
Shuttered daycare	2850 sf
Corridor & restrooms	208 sf
Community Room	1792 sf
Offices	258 sf
<u>Laundry</u>	<u>541 sf</u>
Total	6455 sf

Post-Renovation Common Area

Fitness Room	551 sf
Business Center / Library	365 sf
Clubroom	790 sf
Media Room	551 sf
Clubroom restrooms	144 sf
Property Manager office	154 sf
Waiting room	81 sf
Kitchenette	159 sf
Staff restroom & corridor	244 sf
Reception	171 sf
Leasing office	143 sf
Open office	350 sf
Classroom	294 sf
Security office	122 sf
Storage lockers	221 sf
Corridor and restroom	100 sf
Package room	72 sf
Food pantry	85 sf
Laundry	541 sf
<u>Pavilion (covered overhead)</u>	<u>320 sf</u>
Total	5458 sf



Please feel free to contact me with any questions.

Regards,

A handwritten signature in blue ink that reads "Melissa Cox". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Melissa Cox, AIA, NCARB
Executive Project Manager
ebersoldt + associates architecture