

October 10, 2025

Board of Directors
Texas Department of Housing and Community Affairs
P. O. Box 13941
Austin, Texas 78711-3941

RE: Request for Force Majeure Relief – Autumn Parc Apartments, Arlington, Texas
(the “**Development**”)
TDHCA File No. 24837

Dear Board Members:

On behalf of AT Arkansas Housing, LP (the “**Owner**”), we respectfully submit the enclosed request for Force Majeure relief pursuant to Section 11.6(5) of the Qualified Allocation Plan. This request pertains to the Autumn Parc Apartments project in Arlington, Texas, which was awarded 2023 9% Low-Income Housing Tax Credits off the waiting list in late November 2023.

Despite the Owner’s diligence and good-faith efforts throughout calendar years 2024 and 2025, the Development has experienced substantial delays outside its control—most notably those relating to the City’s drainage infrastructure review and HUD’s sequential financing process. These delays have made it impossible to satisfy the federally mandated placed-in-service deadline. **For the same reasons, the Owner cannot meet the 10% Test deadline, currently scheduled for October 31, 2025.**

Board of Directors
Texas Department of Housing and Community Affairs
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The enclosed memorandum outlines the specific causes, mitigation efforts, and detailed justification for relief. We respectfully request that this matter be placed on the agenda for the next available TDHCA Board meeting, with a recommendation for approval.

Sincerely,



Cynthia L. Bast

Enclosures:

- Exhibit A – Force Majeure Narrative
- Exhibit B – Lender and Syndicator Letters
- Exhibit C – Timeline of Events for Tax Credit Application
- Exhibit D – City Permitting Timeline
- Exhibit E – HUD 221(d)(4) Closing Timeline
- Exhibit F – Revised Site Plan
- Exhibit G – Letter from Civil Engineer
- Exhibit H – Underground Detention System Costs

EXHIBIT A

**REQUEST FOR FORCE MAJEURE RELIEF
Autumn Parc Apartments
Arlington, Texas**

(continued on next page)

October 10, 2025

VIA EMAIL DELIVERY

Cody Campbell
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

RE: Autumn Parc Apartments in Arlington, Texas (the “**Development**”)
TDHCA File No. 24837

Greetings:

We represent AT Arkansas Housing, LP (the “**Owner**”), which was awarded an allocation of Low-Income Housing Tax Credits (“**Tax Credits**”) in the 2023 9% Application Round. The Development received force majeure relief in December 2024, primarily due to the City’s unexpected requirements for a drainage study, more than one year after indicating that the original drainage plan proposed by the Owner would be acceptable. Under the current program requirements, the Owner must meet the 10% Test by October 31, 2025 and place the Development in service by December 31, 2026.

Despite diligent and sustained efforts, the Owner has encountered substantial delays outside of its control, primarily involving prolonged approval timelines by the City of Arlington, particularly concerning the Drainage Study and the underground detention system design and materials.

Accordingly, and in line with the force majeure provisions of Section 11.6(5) of the qualified allocation plan, the Owner hereby respectfully requests to return the previously awarded Tax Credits and receive a reallocation in the current year.

I. OPENING STATEMENT

A. Background and Summary of Force Majeure Conditions

The need for the current request stems from a set of three interrelated delays, all of which were beyond the Owner's reasonable control:

1. Late Receipt of Tax Credit Award

The Development was awarded Tax Credits off the waiting list at the end of 2023. This late award compressed the already challenging timelines for finalizing design, securing permits, and beginning construction activities. Please see Exhibit C.

2. Unexpected City Requirement for a Comprehensive Drainage Study

As noted in previous extension requests, the City of Arlington required a comprehensive drainage study after the preliminary plat was submitted. This study, which was not anticipated based on pre-application coordination with City staff, imposed significant delays. The results of the study triggered requirements for an underground detention system to mitigate not only the project's drainage impacts but also those of the surrounding area.

Ongoing discussions with the City as to their drainage requirements delayed the Owner's ability to obtain final drawings and bidding and imposed additional infrastructure costs, impacting financial feasibility.

3. Delays to HUD Application Timeline Due to Design and Cost Uncertainty

The Owner is pursuing an FHA-insured 221(d)(4) loan as outlined in the original Tax Credit Application. However, HUD requires final drawings and bids for underwriting. These could not be completed until the City's design and drainage concerns were resolved, thus delaying the entire HUD application process and rendering the original placed-in-service deadline infeasible.

B. Continued Delays Since Force Majeure Approval

Since the previous Force Majeure relief was granted in December 2024, the Owner has continued to face prolonged delays related to the drainage study and associated design and materials for the underground water detention system and approval of final plat:

1. Since the City identified the need for the drainage study in June 2024, the City has requested five full drainage study submittals, along with the final plat and construction document submittals, with comments addressed through July 14, 2025. Please see **Exhibit D.**
2. An additional 30 days were spent preparing a sixth submittal, during which time the City continued to express concerns about the proposed underground detention system it originally requested, citing limited experience with the design and materials proposed.

In short, after obtaining the drainage study required by the City, the Owner and its engineering team spent more than a year trying to get the City comfortable with the underground detention system recommended by its required study. Given the City's limited experience with such an underground detention system, it became obvious that delays would continue. In response, the Owner and its civil engineer began evaluating an alternative design approach that would eliminate the underground detention system—the single largest source of delay.

C. Alternative Site Plan Approach

The alternative approach removes the underground detention system entirely, along with the added costs associated with that system. It requires a redesign of the site, but 100% of the affordable units committed in the Tax Credit Application will be retained. It also eliminates some of the significant costs associated with the underground detentions system. Please see **Exhibits F, G, and H.**

This redesign directly responds to the City's challenges and offers a path to approval. However, it requires a full resubmission of the site plan and a new approval process, estimated to take approximately 180 days, pushing financing close to May 2026.

II. DETAILED JUSTIFICATION

A. Delays Due to Evaluation and Redesign

Following extended coordination with the City of Arlington, the Development reached a critical impasse after the City issued its fifth round of drainage comments on July 14, 2025. Despite multiple submittals and good-faith efforts by the development team, unresolved and shifting design expectations—particularly around stormwater infrastructure—continued to block forward progress. Finally, the Owner and its civil engineer concluded that the only path forward would be to redesign the site. Please see **Exhibit D**.

B. Underlying Causes of Delay

Multiple overlapping issues contributed to the delays, ultimately necessitating the project redesign:

1. City Concerns with Underground Detention System

The original design included an underground detention system, recommended by the City's required drainage study. However, City staff—citing limited prior experience—raised repeated objections regarding materials and design specifications. Although the team attempted to refine the design, the City was unable to provide consistent or definitive guidance, resulting in prolonged uncertainty and permitting stagnation.

2. Inconsistent City Oversight

Throughout the drainage review process, frequent reassignment of City engineers led to inconsistent, conflicting, or redundant review comments. Each transition diluted earlier understandings and forced reclarification of issues previously believed to be resolved, requiring repeated submittals and eroding predictability and efficiency.

3. Third-Party Drainage Review

To add complexity, the City engaged a third-party consultant for drainage review. This introduced an additional layer of feedback cycles, further extending the overall timeline beyond what is typical for similarly scaled developments.

C. Initiation of Revised Site Plan

In response to the continued impasse, the development team initiated a redesign that would eliminate the underground detention pond entirely, thereby avoiding the source of most delays. An amendment request for the revised site plan was submitted to TDHCA on September 22, 2025. This revised approach maintains the affordability commitments of the original project while responding pragmatically to the permitting and engineering challenges encountered. Further, it reduces costs for the Development in an environment where financial feasibility is an ongoing concern.

D. Process and Timeline Implications

Although the revised site plan provides a feasible path forward, it requires restarting several elements of the City approval process:

1. Amending the site plan with the City of Arlington.
2. Updating the civil drawings to incorporate the new drainage approach.
3. Revising architectural plans to match the updated layout.

The development team estimates 180 days will be required to complete these approvals.

E. Delays Impacting HUD Financing

The City delays have also caused cascading impacts on HUD 221(d)(4) financing, which is central to the project's capital stack:

1. The HUD Concept Package was submitted in December 2023, shortly after receipt of the Tax Credit award.
2. Weekly HUD coordination has continued, and Concept Meeting #2 is scheduled for December 12, 2025.

However, because of the redesign, the final HUD application cannot be submitted until April 15, 2026. Given HUD's standard 45-day review window plus a buffer, the earliest approval would be June 15, 2026, resulting in a financial closing by July 15, 2026 and construction start immediately thereafter.

With a 12-month construction period, the Development cannot meet the current December 31, 2026 placed-in-service deadline, and the 10% Test deadline of October 31, 2025 is also infeasible without relief.

Please see **Exhibit E** for a timeline of events associated with HUD closing timeline.

F. Conclusion: Force Majeure Justification

The sequence of delays—originating from unforeseen municipal requirements, inconsistent oversight, and permitting inefficiencies—have directly and materially impacted the Development’s ability to meet statutory deadlines. These impacts have further compounded downstream HUD timelines in a manner that no amount of diligence by the Owner could reasonably overcome.

Accordingly, Force Majeure relief through reallocation is both warranted and necessary to preserve the viability of the Development, protect prior investments of time and resources, and ensure that affordable housing production in this underserved market can proceed without further jeopardy.

III. OWNER’S MITIGATION

As detailed in the prior sections and the supporting timelines (**Exhibits C, D, and E**), the Owner has consistently demonstrated diligence and proactive management, even prior to receiving its Tax Credit award. At every stage, the Owner has undertaken reasonable and good-faith steps to move the Development forward and to mitigate any delays encountered.

Key mitigation efforts include:

- Maintaining continuous engagement with the City of Arlington, TDHCA, HUD, project consultants, and financing stakeholders;
- Submitting multiple iterations of the drainage study, final plat, and construction drawings to secure approvals;
- Receiving and refining HUD Form 2328 (Construction Budget) and HUD Form 5372 (Construction Schedule); and

- Expending substantial funds toward professional services, permit fees, and project deposits.

Despite these concerted efforts, progress was repeatedly obstructed by delays outside the Owner's control—most notably:

- Unforeseen municipal mandates regarding the drainage study and underground detention design;
- The City's lack of experience with the proposed underground detention design, leading to its multiple questions and redirections;
- Delays in final plat processing and site plan reviews; and
- Sequential HUD processing requirements that could not begin until City approvals were in place.

Now that the primary source of delay—the underground detention system—has been eliminated through a redesign, the Owner has positioned the Development to proceed efficiently. However, the project must still navigate lengthy agency review cycles, including site plan re-approval and HUD underwriting, which are inherently beyond the Owner's control and not compressible through additional resources or staffing. The current government shutdown further leaves the timeline in question.

The result is a scenario in which the Owner, despite meeting its obligations, making substantial investments, and acting in continuous good faith, is unable to satisfy the placement in service deadline due to factors wholly outside its control. Such force majeure relief is both appropriate and necessary to preserve the viability of the Development.

IV. CONCLUSION AND REQUEST FOR RELIEF

Pursuant to Section 11.6(5) of the Qualified Allocation Plan, the Owner respectfully submits that it satisfies all criteria for force majeure relief. Specifically, the Owner submits the following:

1. Qualifying Force Majeure Event

The delays imposed by the City of Arlington—particularly its extended review cycles, conflicting guidance, and continued objections regarding the drainage system—constitute qualifying force majeure conditions that materially disrupted the Development timeline.

2. Unforeseeable Municipal Requirements

The City's evolving requirements and inconsistent feedback were not reasonably foreseeable at the time of the project's initial design and planning approval. The Owner met with the City, even prior to submitting its Tax Credit application, to discuss requirements for this site. Based on the conclusions of those meetings, the Owner could not have anticipated the need to fully redesign the project layout or delay the HUD financing process based on these shifting mandates.

3. Demonstrated Good Faith

The Owner has maintained good faith throughout the process, responding promptly to regulatory comments, complying with all required submittals, and maintaining regular communication with HUD, TDHCA, the City, lenders, syndicators, and project consultants.

4. Infeasibility of Placement in Service by December 31, 2026; Infeasibility of 10% Test

The cumulative effect of City-imposed delays and HUD's sequential review timeline renders the current placed-in-service deadline unattainable. The Owner's updated project schedule, which now includes redesigned site approvals, revised HUD application milestones, and anticipated closing in June or July 2026 indicates a realistic placement in service date in 2027. **Further, without resolution of these matters, the Owner cannot meet all of the requirements of the 10% Test, which are currently due on October 31, 2025.**

5. Development Remains Viable and Aligned with Public Purpose

The revised Development plan preserves 100% of its affordable units, maintains alignment with TDHCA's mission, and is otherwise ready to proceed to closing upon receipt of the requested relief. All major approvals, updated budgets, and consultant coordination are in progress or nearing completion.

REQUEST FOR BOARD ACTION

In light of the foregoing, the Owner respectfully requests:

- That this matter be included on the agenda for the next available TDHCA Board meeting.
- That the Board approve the return and reallocation of the previously awarded Tax Credits to preserve the integrity of the Development and allow for extension of the deadline for the 10% Test.
- That the Department accept the updated project timeline and supporting documentation attached as **Exhibits A–H** and recognize the Owner’s efforts to comply with all applicable deadlines despite extraordinary circumstances.

Should the Department require any clarification, documentation, or supplemental materials, the Owner stands ready to respond and provide the same promptly.

Sincerely,



Cynthia L. Bast

EXHIBIT B

LENDER AND SYNDICATOR LETTERS



September 15, 2025

Mr. Deepak P. Sulakhe
President / CEO
OM Housing
5033 Brookview Drive
Dallas, TX 75220

Re: Support for Exchange of 9% Low-Income Housing Tax Credits (LIHTCs)
Autumn Parc Apartments, Arlington, Texas (TDHCA #: 24837)

Dear Mr. Sulakhe,

PNC Bank NA ("PNC") is pleased to serve as the HUD underwriter for **Autumn Parc Apartments**, a proposed 57-unit (and now 51-units) mixed-income multifamily development located in Arlington, Texas. We appreciate the opportunity to partner with you and OM Housing on this impactful and much-needed affordable housing project.

Over the past several months, PNC has worked closely with you and your development team to advance the underwriting process. However, significant delays related to municipal approvals—particularly those involving the Drainage Study and the proposed underground detention system—have impeded the timely completion of construction drawings and competitive bidding. These unforeseen challenges have, in turn, delayed the submission of the HUD Firm Application and affected the overall financing schedule.

As it stands, the HUD Firm Application is expected to be submitted by February 2026, with an anticipated closing in May 2026. These revised milestones place the project beyond the current Placed-in-Service (PIS) deadline applicable to the original 2024 LIHTC award. Given this, PNC is unable to proceed with a loan closing unless both the **10% Test** deadline and the **PIS** deadline are extended.

We therefore fully support the Owner's request to **exchange the existing Tax Credit allocation** and obtain a **new award under TDHCA's force majeure provisions**. This action is critical to allow the project to move forward while honoring its mission of providing high-quality, affordable housing to the Arlington community.

PNC remains confident in the long-term success of Autumn Parc Apartments and reaffirms its commitment to supporting OM Housing in bringing this development to fruition.

Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,
PNC Bank, NA

A handwritten signature in blue ink, appearing to read 'Mark Ragsdale', written over a horizontal line.

Mark Ragsdale
Vice President

Member of The PNC Financial Services Group

201 Mission Street, Suite 2500 San Francisco California 94105
www.pnc.com/realestate

October 3, 2025

AT Arkansas Housing, LP
Mr. Deepak P. Sulakhe
President / CEO, OM Housing
5033 Brookview Drive
Dallas, Texas 75220

Re: Autumn Parc Apartments – Arlington, Texas

Dear Mr. Sulakhe,

PNC Real Estate Investments is pleased to partner with OM Housing on the **Autumn Parc Apartments**, a proposed 51-unit mixed-income development in Arlington, Texas. We appreciate the professionalism of your team and are nearing completion of our due diligence, with Investment Committee approval secured and the LOI expected prior to HUD Firm Commitment submission.

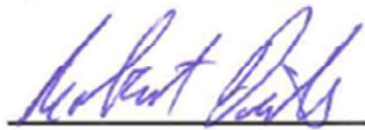
Unfortunately, unforeseen delays in municipal approvals—particularly those related to drainage and infrastructure—have significantly impacted project timelines. Multiple revisions to the drainage study and a site plan redesign to eliminate the underground detention system have delayed construction drawings and bidding, which are necessary for the HUD application.

As a result, the HUD Firm Application is now targeted for **February 2026**, with financing closing expected in **May 2026**—beyond the current **10% Test** and **Placed-in-Service (PIS)** deadlines.

Given that these delays stem from factors outside the Developer's control, we fully support seeking force majeure relief and exchanging the 2024 Tax Credit award for a 2025 allocation. This will allow the project to proceed on a feasible timeline.

We remain committed to the success of Autumn Parc and its mission to deliver high-quality affordable housing. Please don't hesitate to contact us with any questions.

PNC Bank



Robert Dicks

Senior Vice President

EXHIBIT C

TIMELINE OF EVENTS FOR TAX CREDIT APPLICATION

Date	Activity
2022 - Q4	Owner identifies the Development Site in preparation for filing an Application for the 2023 9% Application Round.
2023 – March 1	Owner files 9% Tax Credit Application
2023 -- July 27	TDHCA Board meeting to award Tax Credits. <u>Owner does not receive an award at this time and is placed on the waiting list.</u>
2023 – November 7	Owner is notified it will receive a Tax Credit award for the Development.
2023 - November 28	Owner submits its fully executed Commitment Notice.
	Owner submits its Carryover Allocation Agreement.
2023 - December 22	Carryover Allocation Agreement is fully executed by TDHCA.
2024 – June 25	Owner receives an extension for the 10% Test Documentation Delivery Date from July 1 to October 1.
2024 – September 25	Owner receives a second extension for the 10% Test Documentation Delivery Date from October 1 to December 15.
2024 - December 22	TDHCA approves extension of PIS for force majeure.
2025 - June 25	TDHCA extends 10% Test Documentation Delivery Date from July 1 to October 31.
2025 - October 31st	Current 10% Test Documentation Delivery Date, which is impossible to meet, based upon delays mentioned.
2026 - December 31	Current Placement in Service deadline, which is impossible to meet, with a 14-month construction schedule.

EXHIBIT D

TIMELINE OF EVENTS FOR CITY PERMITTING

Date	<u>Phase</u>¹	Activity
2022 – Q4		Owner identifies the Development Site.
2022 – December	ZO	Owner and civil engineer hold an informal meeting with City staff to discuss rezoning.
2023 – February	CD/CP/ PL/ZO	Pre-application meeting with all City departments to discuss the Development, including a discussion of drainage.
2023 - February 28	ZO	Owner submits rezoning application.
2023 – March 24	ZO	First set of comments from City.
2023 – May 2	ZO	Owner responds to City comments.
2023 - May 11	ZO	Owner responds to City comments.
2023 - May 17	ZO	Owner responds to City comments.
2023 - June 21	ZO	Planning and Zoning Commission Hearing.
2023 - June 30	ZO	Owner responds to City comments.
2023 - July 28	ZO	Owner responds to City comments.
2023 - August 01	ZO	City Council Hearing 1st Hearing.
2023 - August 15	ZO	Owner responds to City comments.
2023 - August 22	ZO	City Council Hearing 2nd Hearing.
2023 - August 29	ZO	PD Ordinance effective - Ordinance #23-037.
2024 – April 12	CP	Preliminary architectural drawings received.
2024 - May 16	PL	Pre-Application meeting request submitted.
2024 – June 18	PL	Pre-application meeting with all City departments for platting.
2024 – June 21	CD/PL	Drainage Study submitted to City. Was submitted prior to the preliminary plat application as requested by the city
2024 – June 25	PL	Preliminary plat 1st Submittal.
2024 – July 15	CD/PL	Received City comments on drainage study (from 1st

¹ CD – Civil Design
CP – Construction Permits
PL – Platting
ZO – Zoning

Date	Phase ¹	Activity
		submittal).
2024 – August 1	CD/PL	Drainage Study 2nd Submittal.
2024 – August 7	PL	Planning and Zoning Commission Hearing; Preliminary Plat approved with conditions.
2024 – August 23	CD/PL	Received city comments on drainage study (from 2nd submittal).
2024 – August 28	PL	Preliminary plat 2nd Submittal.
2024 – September 20		Final architectural drawings received.
2024 – September 24	PL	Preliminary plat approved by City.
2024 – October 4	CD/PL	Drainage Study 3rd Submittal.
2024 – October 14	CD/PL	Final Plat and Construction Documents-1st Submittal.
2024 – October 16	CD/PL	Received city comments on drainage study (from 3rd submittal).
2024 – October 25	CD/PL	Drainage Study 4th Submittal.
2024 – November 13	CD/PL	Final plat approved with conditions at P&Z Hearing; City comments.
2024 - November 18	CD/PL	Meeting with Public Works - Discuss drainage comments.
2024 – December 11	CD/PL	Received City comments on drainage study (from 4th submittal).
2025 - February 19	CD/PL	Meeting with Public Works - Discuss drainage design options
2025 - May 22	CD/PL	Final Plat and Construction Documents- 2nd Submittal.
2025 - May 23	CD/PL	Drainage Study 5th Submittal.
2025 - May 30	CD/PL	Receive City comments (from Final Plat 2nd Submittal).
2025 - July 14	CD/PL	Received City comments on drainage study (from 5th submittal).
2025 - July 15	CD	Begin evaluating site plan redesign.
2025 – September 22	CD	Submit application amendment request to amend site plan to TDHCA.

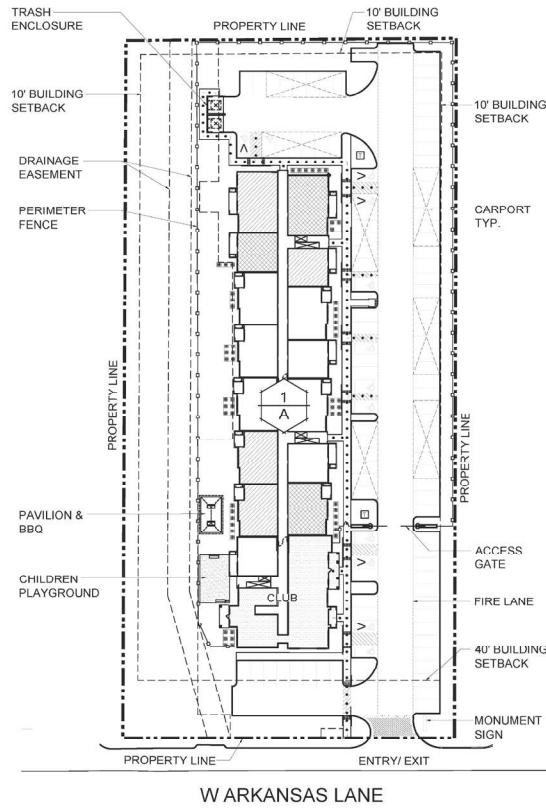
EXHIBIT E

TIMELINE FOR HUD CLOSING

Date	Activity
2024 - Sept 5	Internal Kick off call
2024 - Oct 2	External Kick off call
2024 - Oct 7	Weekly Calls Started
2024 - Oct 8	Third Party Reports Engaged
2024 - Nov 4	All third-party reports finalized
2024 - Dec 12	First Concept Meeting with HUD
2025 - Feb 19	Draft Form 2328 Received
2025 - current	Weekly calls continue
2025 - Nov 15	Third Party Reports Engaged to update
2025 - Dec 12	Second Concept Meeting with HUD to update
2026 - Feb 15	Updated Drawing Received
2026 - Mar 15	Updated Form 2328 Received
2026 - April 15	Submittal to HUD
2026 - June 15	Anticipated HUD approval
2026 - July 15	Anticipated closing and start of construction

EXHIBIT F

REVISED SITE PLAN AS SUBMITTED TO TDHCA



SITE DATA

ACRES TOTAL	2.57
(1) 3 STORY BUILDING	
TOTAL UNITS	51
UNITS/ACRE	19.84

KNOWN EASEMENTS SHOWN
NO KNOWN FLOODPLAIN
NO DETENTION REQUIRED

SITE AMENITIES
- 4'161 S.F. CLUBHOUSE
- PLAYGROUND
- PAVILION & BBQ

BUILDING KEY

1	BUILDING NUMBER
A	BUILDING TYPE

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	5.88	740 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	5.88	950 S.F.	2,877 S.F.
C1 - THREE BED/TWO BATH	5	9.80	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			47,716 S.F.

ACCESSIBLE UNITS

TOTAL UNITS	51
ADA UNITS (5% OF TOTAL UNITS)	3
A1 HC UNITS	1
B1 HC UNITS	2
C1 HC UNITS	1
HCV UNITS (2% OF TOTAL UNITS)	3
B1 HV UNITS	1
C1 HV UNITS	1
TOTAL	6

..... ACCESSIBLE ROUTE

BUILDING TABULATION

	A	TOTAL
# BLDGS	1	1
# STORIES	3	3
UNITS/BLDG	51	51
BREZEWAY S.F.	7,584 S.F.	7,584 S.F.
COMMON AREAS/CLUBHOUSE S.F.	4,177 S.F.	4,177 S.F.
NET RENTABLE S.F.	47,716 S.F.	47,716 S.F.
PATIO/DECK/LOCHES S.F.	3,301 S.F.	3,301 S.F.
STORAGE S.F.	688 S.F.	688 S.F.
TOTAL GROSS BLDG S.F.	63,466 S.F.	63,466 S.F.

PARKING REQUIRED

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

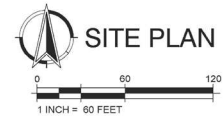
COVERED PARKING REQUIRED

41 % OF TOTAL REG.	41
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



OM HOUSING - AUTUMN PARC APARTMENTS
ARLINGTON, TEXAS



DATE: 08.22.25

A1.0

SITE PLAN
Copyright © 2025

EXHIBIT G

LETTER FROM CIVIL ENGINEER



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,


Jacob Sumpter, ACP
President
Mycoskie & Associates, Inc.

ARLINGTON
519 E. Border Street
Arlington, Texas 76010

BURLESON
201 W. Ellison Street, Suite 202
Burleson, Texas 76028

EXHIBIT H

UNDERGROUND DETENTION SYSTEM COSTS

Spring Valley Construction Company

Page 1



Conceptual Estimate - Underground Detention System

Project: Autumn Parc
 Location: Arlington, Tx.
 Architect: Cross
 Owner: OM Housing

 Net Rentable Area: 55,110 NRSF
 Apartment Units: 57.00
 Heated Area: 58,481 HSF
 Gross Area: 73,866 GSF
 Total Cost: 806,375
 Cost / NRSF: \$14.63
 Cost / Unit: \$14,147
 Cost / HSF: \$13.79
 Cost / GSF: \$10.92
 Avg. Unit Size: 967 SF
 Bathrooms: 99 EA
 Site Area: 2.57 AC
 Efficiency: 0.75 %

Club: 3371
 Garage: 3052

Print Time: 1:33 PM
 Print Date: 19-Jul-24
 Bid Date: 19-Jul-24
 Estimator: Rstephens

Checked By:
 Type Bldg: Apartments
 Duration: 14 months
 # of Addenda:
 SVCC Job No. 23044
 SVCC Estimate: v.0

CODE	DESCRIPTION	LABOR	MATERIAL	SUBS	TOTAL	REMARKS	NRSF COST	UNIT COST	% OF TOTAL
010000	GENERAL CONDITIONS	0	0	30,000	30,000	SVCC	0.54	526.3	3.72%
011000	INSURANCE, WARRANTY & FEES	0	0	33,930	33,930	SVCC	0.62	595.3	4.21%
330000	UTILITIES	0	0	671,794	671,794		12.19	11,785.9	83.31%
SUBTOTALS		0	0	735,724	735,724		13.35	12,907.4	91.24%
	P/R Taxes	35.00 % of Labor			0	w/Line Item	0.00	0.0	0.00%
	SDI	1.25 % of All Subs			0	w/Line Item	0.00	0.0	0.00%
SUBTOTAL					735,724		13.35	12,907.4	91.24%
	Overhead	2.00 %			14,714	w/Line Item	0.27	258.1	1.82%
	Fee	6.00 %			44,143		0.80	774.4	5.47%
SUBTOTAL					794,582		14.42	13,940.0	98.54%
	Estimating Contingency	0.00 %			0		0.00	0.0	0.00%
SUBTOTAL z					794,582		14.42	13,940.0	98.54%
	Perf. Bond				11,793		0.21	206.9	1.46%
GRAND TOTAL COST					806,375		14.63	14,146.9	100.00%