



April 21, 2025

Mr. Cody Campbell
Mr. Joshua Goldberger
TDHCA
221 East 11th Street
Austin, TX 78701

Via Email: cody.campbell@tdhca.texas.gov
joshua.goldberger@tdhca.texas.gov

**RE: 10% Test and Placed in Service Extension Request
Town East Trails Mesquite, Dallas County TDHCA# 24820 FKA 23139**

Dear Cody and Josh,

Town East Trails Realty, LP received a 2023 allocation of Housing Tax Credits for the Town East Trails senior apartment development in Mesquite TX. We executed a 2023 Carryover Allocation Agreement stipulating a December 31, 2025 placed-in-service date. Subsequently, the TDHCA board approved our Force Majeure request at the September 5th, 2024 board meeting and we executed a new 2024 Carryover Allocation Agreement with a and a 10% test deadline of July 1, 2025 and placed in service deadline of June 30, 2026.

Immediately after we received the extension, we begin processing our construction loan and our lender discovered a residential prohibition placed on the site by the TCEQ back in 2020. The prohibition was due to a discharge from a dry cleaner that was previously located in the shopping center to the north of our proposed site. We met with our environmental consultants, and they recommended that they conduct soil and groundwater testing and if the results were acceptable then we could ask TCEQ to remove the residential restriction.

We commenced testing and the results met all TCEQ's requirements to remove the restriction. It was a costly and technical process, but we were able to complete all the required steps by the end of November last year and then submitted to TCEQ for their review. We were initially told the TCEQ review should take around 30 days but then we were later told the agency was experiencing big delays based on staff retirements and an influx of requests they received at the end of 2024. We finally received confirmation in early April that TCEQ agreed with our consultant's findings, and they would remove the residential restriction from the parcel we are planning to build on.

We have now cleared all the obstacles for closing and we respectfully request an extension of the 10% test to December 31, 2025 and the placed in-service deadline to December 31, 2026.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Alan Naul', with a stylized, cursive script.

Alan Naul
Manager of General Partner