



1228 Euclid Ave., Suite 400
Cleveland, Ohio 44115
Phone (216) 475-8900
www.nrpgroup.com

January 22, 2026

Mr. Rene Ruiz
Asset Manager | Regions 1 & 7
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: 1800 Apartments – HTC #22446
Material Application Amendment

Dear Mr. Ruiz:

I am writing on behalf of 1800 Apartments Ltd. regarding TDHCA Application #22446 (1800 Apartments), a 4% Tax Credit Development recently built in San Marcos, Texas. We respectfully request a Material Application Amendment due to a modification of the residential density of at least 5%.

The requested change is an increase of the project's residential density from 16.442 units per acre to 20.950 units per acre. This change is necessary due to the site acreage of the project changing from application to current. The site acreage was listed at 20.074 acres at application, but this has been reduced to 15.752 due to the loss of 4.322 acres in Public Right of Way dedications to the City of San Marcos. This change in site acreage increased the unit density of the project by more than 5%, thus necessitating a Material Application Amendment.

This change is made in good cause as it allowed for the project to have proper roadway access to residential buildings and amenities. The change does not present an impact on the development's finances, nor will it in the future. The necessity of this amendment was not foreseeable at the time of application, as we were unsure on the specific acreages would need to be dedicated to the Public Right of Way.

We appreciate your consideration and welcome any questions or requests for further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'George Currall', written in a cursive style.

George Currall
Authorized Representative, 1800 Apartments Ltd.