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March 7, 2024

Lee Ann Chance
Manager of Multi-Family Asset Management, Asset Management Division
Texas Department of Housing & Community Affairs (TDHCA)
221 E. 11th St., Austin, TX 78701-2410

RE: 19417 – Green Oaks Application Amendment

Dear Ms. Chance:

This is a written request for an Application Amendment for the above referenced project and the Amendment Request Form. The Amendment Fee will be sent under separate cover.

All of the information concerning the change is specified below:

The change to the application is to include both Tracts 1 and 2 as the entire site.

This change is necessary in order to avoid an additional reduction in tax credits by reducing the land value by the pro-rata square footage portion of Tract 2 due to it not being included in the Underwriting Report and subsequently not included in the recorded LURA. Furthermore, this does not agree with the loan documents, partnership agreement and ground lease as both Tracts are encumbered under the permanent loan and included in the ground lease and the partnership agreement. Please see the attached Deed of Trust that supports the loan encumbering both Tracts 1 and 2 in Exhibit A Land Description (pg. 69 of the pdf).

This change has no financial impact to the project.

At the time of the application and underwriting process, we did not foresee that this would lead to an additional tax credit reduction at cost certification time.

Subsequent to the Application Amendment approval by the Board we will need to Amend the LURA to include Tract 2.

Thank you for your consideration. Should you have any additional questions, please contact me at (818) 706-0694, Extension 112 or email me directly at ldavis@amcalhousing.com.

Sincerely,

A handwritten signature in blue ink that reads "Lisa M. Davis". The signature is fluid and cursive, written in a professional style.

Lisa M. Davis
Project Manager

cc: Renee Norred & Rosalio Banuelos