



Cody Campbell
Director of Multifamily Finance
P.O. Box 13941
Austin, Texas 78701-3941
Cody.campbell@tdhca.state.tx.us

RE: Stella Haven (#24146) – Force Majeure Extension Request of 6 Months

Dear Mr. Campbell:

We are writing today to submit a force majeure request for a 9% Housing Tax Credit development, Stella Haven, which was awarded in 2024. We are currently experiencing various forms of force majeure events that make progressing our project forward, challenging. The main event being a delay in permit responses from the City of Denton, which has constrained the construction timeline.

Stella Haven has been purchased and is now within 30-45 days of having its permit in hand. We have been through an elongated permitting process in which we have, in a timely fashion, returned to the City its requested changes of our plans. We've navigated maintaining the tree canopy requirements while accommodating dumpster enclosure requirements and extensive fire lane access points that the City has unique standards for. This process has compressed our 18-month construction schedule, thus the reason for this force majeure request of six (6) months.

Nevertheless, we are currently on pace to close on all construction financing in late July/early August and begin construction shortly thereafter. As the developer we have and continue to do our best to stay the course in getting this development to its construction phase as efficiently and effectively as we can. The delays that we are experiencing have not and are not due to the negligent or willful act or omission of the Development Owner, Affiliate, or Related Party. These are events that are out of our control and while we do what is within our control to mitigate or prepare for these events, we cannot always plan and prepare for everything.

We are determined and dedicated to getting this project up and running successfully to have a positive impact on the community. All the partners we are working with are of the same mindset and effort and we are all doing what we can to be resourceful and intentional as we progress forward. We appreciate your time and consideration. We believe our request meets all the requirements. If you need more information or have questions, please do not hesitate to contact me at Alice@affordablehousingtexas.com or by phone at (931) 624-7890.

Sincerely,

Alice Cruz
President
Across LLC