



August 22, 2025

Mr. Rosalio Banuelos
Director of Multifamily Asset Management
Texas Department of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

Via Email: Rosalio.Banuelos@tdhca.texas.gov

RE: TDHCA Application #23909 / 22510 / 21039 – Uvalde Villas, McAllen, TX
Material Amendment Request

Dear Mr. Banuelos,

On behalf of TGO Uvalde 21, LP (“Applicant”), we are requesting a material amendment to the above-referenced Housing Tax Credit Applications. A check for the \$2,500 fee has been sent separately from this request. Enclosed is the receipt and copy of the check.

This amendment request is for a change to the overall development size. The reason the change is necessary is because the City of McAllen was dedicated a portion of the original site for a public road. The site plan as originally designed did not change from full Application, but the acreage determined by the As-Built survey is lower by 0.439 acres. Both the plat and the As-Built survey are attached.

This change from the original 7.393 acres to an As-Built of 6.957 acres reduces the density of units per acre by greater than 3%. There has been no change to the architectural design from Application and there are 102 units. The result is an overall reduction in density of 5.87%.

I believe that this was an oversight at Application since the road was there or was planned be there and would never have been part of the actual development site.

This change in site acreage also affects the HOME LURA and the HOME contract, along with the draft LIHTC LURA currently in process.

If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com any time.

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC
CC via email: Jonathan Chilson; Sally Hedrick; Steve Lollis

