



September 16, 2024

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

Via Email: [Rosalio.Banuelos@tdhca.texas.gov](mailto:Rosalio.Banuelos@tdhca.texas.gov)

RE: TDHCA Application #24400 – Centerpoint Commons, San Marcos, TX  
Material Amendment Request

Dear Mr. Banuelos,

On behalf of SL Centerpoint Commons, LP (the Applicant), we are requesting a material amendment to the above-referenced Housing Tax Credit Application. A check for the \$2,500 fee has been sent with our request. Enclosed is the receipt.

This amendment request proposes a change in the unit mix submitted at Application. The reason the change is necessary is because the City of San Marcos does not allow four-bedroom units under their multifamily regulations. The issue was not brought to our attention until the application for a Resolution of No Objection was submitted. At that point, it was also realized the City of San Marcos requires a *minimum* of 35% of units in affordable housing developments to be three-bedroom. By incorporating four-bedroom units, it was thought the minimum requirement would be satisfied. To remedy both issues encountered, the four-bedroom units are proposed to be leased as three-bedroom units with a den area. The total number of units at Centerpoint Commons will not change.

The Applicant intended to provide larger units for families. The City has realized that the prohibition of four-bedroom units was an unintended consequence for affordable housing developments. The regulation was put in place to deter renting by bedrooms for students. The amendment was not reasonably foreseeable, as it is not typical for cities to regulate the number of bedrooms in multifamily developments, nor require such a large number of three-bedroom units.

Adjustments were then made to some units' AMI designation to accommodate for the loss of income from the four-bedroom rents. The development still meets the 15% at 30% AMI and 85% at 60% AMI designations for Priority 2 status.

Additionally, the square footage of two floor plans have changed. The 2BR/2BA (B1 floorplan) increased from 893 sf to 935 sf. The 3BR/2BA (C1 floorplan) has decreased from 1079 sf to 1029 sf. Overall, net rental square footage increased from 341,733 to 344,331. This represents less than a one percent increase. We believe the change in square footage is a notification item that can be approved administratively.

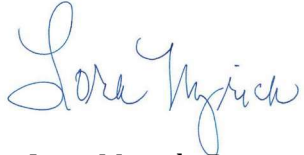
Finally, the development will be called Centerpoint Depot instead of Centerpoint Commons.

Updated rent schedule, proforma, and building unit/configuration forms are included.

|                       | <b>At Application</b> | <b>Amended</b> |
|-----------------------|-----------------------|----------------|
| A1                    |                       |                |
| sf                    | 718                   | 718            |
| 30% AMI Units         | 12                    | 11             |
| 60% AMI Units         | 48                    | 49             |
| Total A1 Units        | 60                    | 60             |
| A2                    |                       |                |
| sf                    | 775                   | 775            |
| 30% AMI Units         | 12                    | 14             |
| 60% AMI Units         | 18                    | 16             |
| Total A2 Units        | 30                    | 30             |
| B1                    |                       |                |
| sf                    | 893                   | 935            |
| 30% AMI Units         | 11                    | 10             |
| 60% AMI Units         | 133                   | 134            |
| Total B1 Units        | 144                   | 144            |
| C1                    |                       |                |
| sf                    | 1079                  | 1029           |
| 30% AMI Units         | 10                    | 12             |
| 60% AMI Units         | 59                    | 57             |
| Total C1 Units        | 69                    | 69             |
| C2                    |                       |                |
| sf                    | 1102                  | 1102           |
| 30% AMI Units         | 5                     | 4              |
| 60% AMI Units         | 31                    | 32             |
| Total C2 Units        | 36                    | 36             |
| C3                    |                       |                |
| sf                    | 0                     | 1362           |
| 30% AMI Units         | 0                     | 4              |
| 60% AMI Units         | 0                     | 20             |
| Total C3 Units        | 0                     | 24             |
| D1                    |                       |                |
| sf                    | 1362                  | 0              |
| 30% AMI Units         | 5                     | 0              |
| 60% AMI Units         | 19                    | 0              |
| Total D1 Units        | 24                    | 0              |
| Total Net Rentable SF | 341,733               | 344,331        |
| TOTAL UNITS           | 363                   | 363            |

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](mailto:lora@betcohousinglab.com) any time.

Sincerely,

A handwritten signature in blue ink that reads "Lora Myrick". The signature is written in a cursive, flowing style.

Lora Myrick, Principal  
BETCO Consulting, LLC