

December 22, 2025

By Email to Karen.Treadwell@tdhca.texas.gov
Texas Department of Housing and Community Affairs
Asset Management Division
221 East 11th Street
Austin, Texas 78701-2410

Re: Material Application Amendment – Change in Residential density of greater than 5%
TDHCA #22487 Salazar Apartments, EP Salazar, LP

Dear Karen,

A Material Application Amendment to TDHCA 4% LIHTC application #22487 for the change in residential density of greater than 5% is being submitted. At application a survey was submitted with incorrect acreage, 21.68 acres. The acreage included public right of ways (streets) that belong to the City of El Paso rather than the development. The updated survey, included with this submission, has a corrected site acreage of 16.225 acres (attachment 1). The decrease in acreage results in a 33.62% change in residential density. At application the residential density was 13.192 units/acre. The decrease in site acreage increases the residential density to 17.627 units/acre.

The following is being proposed:

The Change Requested: A change to the residential density greater than 5%. The change will NOT result in a change to the Net Rentable Area.

A correction to the survey will result in a 33.62% increase in the residential density at Salazar Apartments. The original survey included acreage of public right of ways (streets) that belong to the City of El Paso rather than the development. The residential density went from 13.192 units/acre to 17.627 units/acre.

The reason the change is necessary: The change is necessary to reflect the correct survey acreage.

The good cause for the change: The change will correct the site acreage on the survey, excluding acreage for public right of ways.

Explanation of whether the change was reasonably foreseeable or preventable at the time of application: At application the developer relied on information provided by the surveyor to be accurate and complete. The survey included public right-of-way adjacent to the development. The final survey, dated May 12, 2023, accurately reflects the site acreage, 16.225 acres.

Please find the updated Survey attached to this submission.

Let us know if you have any questions or need additional information.

Sincerely,

Laura Derkits

cc: Lee Ann Chance, Manager of Multifamily Asset Management



