

June 8, 2026

VIA EMAIL DELIVERY

Cody Campbell
Rosalio Banuelos
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701-2410

Re: Maple Park Manor (TDHCA Application #23236, 24822)

Greetings:

We represent Maple Park Manor, L.P. ("Owner"), which received an award of 2023 9% Low Income Housing Tax Credits for a 30-unit senior development located in Lockhart, Texas. The current Placed in Service deadline is August 31, 2026, and we are requesting an extension of the Placed in Service Date to December 31, 2026.

Background

The development of Maple Park Manor required significant off-site improvements that the Owner had planned and budgeted for since the Development's application for Housing Tax Credits; however, the City of Lockhart had changed the process by which these improvements are incorporated into the City and the approval process caused significant delays to the timeline. The City of Lockhart would not issue a building permit until the public off-site improvements were completed, accepted, and plated.

In order to make this small development financially feasible, we partnered with a Community Housing Development Organization (CHDO). This change in structure has been approved by TDHCA and was necessary to make the development pencil. As part of the City's conditions to agree to the CHDO partnership, we entered into a Development Agreement with the City to build the entirety of a new road, Lincoln Lane, rather than just the portion of Lincoln Lane needed to access Maple Park Manor.

The city has a very strict sequencing process and the steps flowed very linearly. In order to receive the vertical building permit, we had to have Lincoln Lane completed, accepted, and platted. We installed the entirety of Lincoln Lane, and the road had to be accepted by the city in late 2025. Once the City accepted the road, it was platted and approved by the Planning and Zoning Commission, which only meets once a month. We had preemptively done all the flat work, site grading, and site paving while waiting for the plats to be approved. In order to receive the vertical building permit, the plat for our site had to be approved by the Planning and Zoning Commission and the original mylars signed and recorded. This process was only able to start once the plat for Lincoln Lane was approved. The plat for our development site was approved in recorded in early 2026. As soon as we received the full vertical building permit, we have been pushing construction at a very rapid pace. We are currently scheduled to finish construction/get at TCO at the end of August, which is the current PIS deadline. We are requesting a

Placed In Service extension to the end of the year (December 31, 2026) to make sure that we have a buffer to finish the work and will not need to come before the TDHCA Board again.

The building is currently dried in and finishes are being installed. The cabinets have been installed, and the rest of the finishes are actively being worked on and installed. The timing concern is coming from the elevator installation. Our contractor has some concern that the final elevator installation will not be completed by 8/31/2026 or that the necessary inspections will not be completed by the Placed In Service deadline.

Request

We are currently anticipated to finish construction and receive a Temporary Certificate of Occupancy (TCO) on 8/31/26, which is the existing Place in Service deadline. We thought it best to preemptively request the PIS extension since there is traditionally no board meeting in August. We would like to request a new Place In Service deadline of 12/31/2026.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. H. Kimes", is written over the typed name.

Brian H. Kimes
Executive Vice President

EXHIBIT A-TIMELINE

Meeting with City Mangager on partnership with CHDO	3/7/25
City Council meeting to approve CHDO & Development Agreement	5/6/25
Construction Began on Lincoln Lane	6/24/25
Finalized CHDO Partnership	10/7/2025
Completed construction of Lincoln Lane	11/6/25
Began site paving and flat work construction	11/7/25
Lincoln Lane plat approved by Planning and Zoning Commission	12/9/25
TDHCA approval of CHDO Partnership	12/15/25
Lincoln Lane accepted by City	12/19/25
Lincoln Lane plat recorded	12/22/25
Development site plat approved by Planning and Zoning Commission	1/14/26
Development site plat recorded	2/2/26
Completed site paving and flat work construction	2/4/26
Permit for vertical construction pulled	2/11/26
Vertical construction work started	2/16/26
Building dried in	5/6/26
Anticipated construction completion	8/31/26
Current Placed In Service deadline	8/31/26
Requested Placed In Service date	12/31/26