



March 25, 2026

Rene Ruiz, Asset Manager Region 7
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Re: Ekos City Heights, TDHCA #20701, Austin, Texas

Dear Mr. Ruiz:

Please accept this formal request for a Material LURA amendment to the above referenced development to adjust the Common Area for the development,

SECTION 1

Change Requested

- 1) Adjust the Common Area for the development from 37,641 sf to 30,383 sf. This represents a reduction of 19.28%.

Reason the Change is Necessary

- 1) At Application, the boundaries used to tabulate the corridors and circulation areas were accidentally double-counted in some areas. This resulted in numbers that were higher than was actually intended. There was no real change between Application and As-built—it was just a math error that needs to be corrected.

Good Cause for the Change

- 1) The error of double-counting areas needs to be corrected. Even though the numbers changed, what was designed from the beginning is what was actually built—there really was not a change in areas, it was just a math error.
- 2) It is important to note that the amenity areas in the development did not change. They remained the same from Application to As-Built.

Explanation of Foreseeable or Preventable Nature

- 1) We had no way of knowing that the architect made an error in double counting some circulation areas.

Financial Impact

- 1) Since there really was no change, there is no financial impact.

SECTION 2

Attachments

- Common Area calculation sheet showing the change in numbers from Application to As-Built calculations.

The \$3,000 amendment fee has been submitted. Thank you for marshalling the amendment request through the system. Please feel free to contact me if you have any additional questions.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Broadbent". The signature is written in a cursive, flowing style.

Rebecca Broadbent
Consultant to the Project

Ekos City Heights Common Area				
	At Application	At Cost Cert	Difference	Not Common Area
Reception	395	395	0	
Media Center	226	226	0	
Parcel Storage	52	52	0	
Parcel Area	85	85	0	
Lobby/Lounge	876	876	0	
Café	91	91	0	
Club/Game Room	650	650	0	
Mens RR	158	158	0	
Womens RR	156	156	0	
Micro Office #1	89	89	0	
Micro Office #2	97	97	0	
Mail	149	149	0	
Fitness Room	669	666	-3	
Mens RR (Parking level)	120	120	0	
Womens RR (Parking level)	126	126	0	
Leasing	580	580	0	
Office	108	108	0	
Manager Office	123	123	0	
Work Room			0	208
IT/Storage			0	65
Unisex RR (employees)			0	66
Mechanical			0	48
Breakroom			0	105
Mechanical			0	21
Janitor			0	26
Maintenance			0	90
Mechanical (parking level)			0	22
Fire and Pump Room			0	318
Trash Collection Areas Parking level			0	803
Mechanical Support Areas Level 1			0	125
Mechanical Support Areas Level 2			0	160
Mechanical Support Areas Level 3			0	160
Mechanical Support Areas Level 4			0	160
Mechanical Support Areas Level 5			0	130
IT Data Closet Level 2			0	91
Janitor Closet Level 3			0	91
IT Data Closet Level 4			0	91
Janitor Closet Level 5			0	91
Elevator Closet Level 5			0	35
Clubhouse Balcony	267	267	0	
West End Balconies (levels 1-5)	740	740	0	
South Balconies (levels 1-5)	715	720	5	
Covered Terrace	413	275	-138	
Corridors Level 1	4020	3732	-288	
Corridors Level 2	6168	4689	-1479	
Corridors Level 3	6168	4689	-1479	
Corridors Level 4	6168	4689	-1479	
Corridors Level 5	6168	4689	-1479	
Parking Level Corridors	2064	1146	-918	
Total Common Area	37641	30383	-7258	2906

19.28% Reduction in Common Area