June 6, 2024

TDHCA Jonathan Galvan 221 East 11th Street Austin, TX 78701

RE: 24409 The Meridian – Visitability Waiver Request

Dear Jon,

The Meridian Apartments is the proposed acquisition and rehabilitation of a townhome style development previously financed with LIHTC and PAB in 2001 (#01427). The original development was not subject to visitability requirements, and the existing design of the development does not allow for all buildings to be made visitable. The topography of the site required steps from the parking area to many of the buildings, and all buildings have a 3" step at the entrance.

The Applicant will meet visitability in buildings where possible but requests a waiver for meeting those requirements on buildings where topography and existing conditions prevent compliance.

Please note that we are meeting the requirements for accessible unit types and quantity of accessible units; all accessible units, amenities, and public right of way are on an accessible path.

Attached exhibits include:

- Certification from the architect that outlines the topography of the site and existing design constraints for each building that prevents compliance with providing an accessible route and zero step entrance visitability to standard units.
- A site plan, drawn by the civil engineer, showing where visitabilty cannot be achieved at due to topography and an existing 3" step.
- An updated site plan detailing the location 14 accessible units to an accessible route that connects to all site amenities.

Thank you for your consideration of this waiver request. Please let us know if you have any questions or concerns.

Sincerely,

Janna Cormier
Janna Cormier
Application Consultant



June 5, 2024

Adam Pickett
Principal
Benton Design Group
1520 S. 5th Street, Suite 304
St. Charles, MO 633034

E: <u>adam@bentondg.com</u> P: (636) 515-0382

Re: Meridian Apartments – Visitability Waiver Request

To Whom It May Concern:

As part of the proposed renovation, the existing visitability and accessibility is being increased. Where physically feasible (and as indicated in the attached site plan exhibits), a compliant accessible route will be constructed to allow for a resident with mobility impairments to traverse the site, access all onsite amenities as well as the public right of way/ point of entry. Additionally, compliant accessible parking spaces, access aisles and associated sidewalks and ramps will be constructed. Lastly, five percent (5%) of the existing dwelling units will receive renovations to provide fully compliant accessible dwelling units for residents with mobility impairments, and two percent (2%) of the existing dwelling units will receive renovations to provide fully compliant dwelling units for residents with hearing and visual impairments.

As the Architect of Record, I am providing this certification to serve as accompanying documentation for a waiver request for the project mentioned above. The existing topography of the existing development presents a complication with providing an accessible route to achieve visitability to all ground floor dwelling unit entries of the existing townhome units, as there is an existing 3" concrete step at every townhome dwelling unit entry door.

The Applicant will meet visitability requirements where possible and as applicable but requests a waiver for meeting those requirements on buildings where topography and existing conditions make compliance infeasible to townhome dwelling units, specifically. I certify that the Development topography and original design presents a challenge with townhome buildings specified in the attached table that prevents compliance with the accessible route requirements under the 2024 TDHCA Qualified Allocation Plan and Design Guidelines for visitability.

The Meridian was constructed and placed in service as a multifamily housing development in 2002 and complies with the applicable Fair Housing Act (FHA) Design Guidelines regarding townhome dwelling unit entries. Per FHA's Design Guidelines, townhomes are not considered "covered units" and are exempt from meeting any visitability requirements.

Therefore, all townhomes were constructed on the hillside of the property and the flatter terrain had been reserved for the approach at the clubhouse and the seven (7) residential buildings that have a total of fourteen (14) existing 1-story/ flat dwelling units. Those seven (7) residential buildings will provide fourteen (14) fully compliant mobility-impaired dwelling units and those mobility-impaired dwelling units will have an accessible path to the dwelling unit entries. The mobility-impaired dwelling units will be located at Buildings 7, 16, 17, 30, 33, 34 and 39.



Our proposed site plan will include upgrades to bring into compliance, the approach and path at the leasing office, and the accessible route to all mobility-impaired dwelling units in Buildings 7, 16, 17, 30, 33, 34 and 39. The proposed scope of work will bring the mobility-impaired dwelling unit entries into compliance with the zero-step entrance requirements.

Associated accessible parking spaces, access aisles, curb ramps and approaches will be provided.

The waiver request is for the visitability and accessible path to some of the townhome dwelling unit entry doors, given the existing terrain and topography, as well as the existing and approved construction, which includes a 3" step at the door threshold at every townhome dwelling unit entry door, as well as multiple existing steps approaching the unit entry door itself at many of the existing townhome dwelling units. Under the design guidelines and requirements of the FHA, the townhome units are not considered "covered units" and would not be required to provide an accessible path to all ground floor unit entry doors.

Photographs of all existing apartment buildings and townhome unit entries are shown in the subsequent pages.

The site plan exhibit from the civil engineer, Cole Engineering, is attached to this document to articulate the existing site restrictions.

Should you have any questions, please do not hesitate to let me know.

Thank you,

Adam Pickett

Principal, Benton Design Group

E: adam@bentondg.com

P: (636) 515.0382

Texas License Number: 25254



Building 1 typical townhome dwelling unit entry:



Building 2 typical townhome dwelling unit entry:



Building 3 typical townhome dwelling unit entry:





Building 4 typical townhome dwelling unit entry:



Building 5 typical townhome dwelling unit entry:





Building 6 typical townhome dwelling unit entry:



Building 7 typical townhome dwelling unit entry:



Building 8 typical townhome dwelling unit entry:





Building 9 typical townhome dwelling unit entry:



Building 10 typical townhome dwelling unit entry:





Building 11 typical townhome dwelling unit entry:



Building 12 typical townhome dwelling unit entry:



Building 13 typical townhome dwelling unit entry:







Building 14 typical townhome dwelling unit entry:



Building 15 typical townhome dwelling unit entry:





Building 16 typical townhome dwelling unit entry:



Building 17 typical townhome dwelling unit entry:



Building 18 typical townhome dwelling unit entry:





Building 19 typical townhome dwelling unit entry:



Building 20 typical townhome dwelling unit entry:



Building 21 typical townhome dwelling unit entry:





Building 22 typical townhome dwelling unit entry:



Building 23 typical townhome dwelling unit entry:





Building 24 typical townhome dwelling unit entry:



Building 25 typical townhome dwelling unit entry:



Building 26 typical townhome dwelling unit entry:





Building 27 typical townhome dwelling unit entry:



Building 28 typical townhome dwelling unit entry:



Building 29 typical townhome dwelling unit entry:





Building 30 typical townhome dwelling unit entry:



Building 31 typical townhome dwelling unit entry:





Building 32 typical townhome dwelling unit entry:



Building 33 typical townhome dwelling unit entry:



Building 34 typical townhome dwelling unit entry:





Building 35 typical townhome dwelling unit entry:



Building 36 typical townhome dwelling unit entry:





Building 37 typical townhome dwelling unit entry:



Building 38 typical townhome dwelling unit entry:



Building 39 typical townhome dwelling unit entry:



UNIT SUMMARY	IMARY			
UNIT TYPE 2 ACCESSIBLE	BEDROOMS 2	BATHROOMS 2	NET SF 892	QUANTITY OF UNITS ONS
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3 ACCESSIBLE	8	2	1,117	80
<u>3-TH</u> TOTALS:	ମା।	21 -	1.300	132 280

- IDHCA MANDATORY AMENITIES:
 1) SCREENS ON ALL OPENABLE WINDOWS.
 2) GARRAGE DISPOSAL
 3) ENERGY-STAR RATED REFRIGERATOR.
 4) OVEN RANGE.
 5) GARING SOW WINDOW COVERINGS FOR ALL WINDOWS.
 6) ALLINGS OW WINDOW COYERINGS FOR ALL WINDOWS.
 6) AT LEAST ONE (1) ENERGY-STAR RATED CELLING FAN PER
 - T. ENERGY-STAR RATED DISHWASHER (REHABILITATION DEVELOPMENTS EXEMPT FROM DISHWASHER IF ONE WAS NOT ORIGINALLY IN THE UNIT).

 8) ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING IN ALL UNITS.
- 9) ALL AREAS OF THE UNIT (EXCLUDING EXTERIOR STORAGE SPACE ON AN OUTDOOR PATIONEACONY) MUST HAVE HARTING AND AND COUDE OF PATIONEACONY) MUST HAVE HARTING AND AND COUDED SPACES CONSISTENT WITH LOCAL CODE INCLUDING WANGE OF VARIANCE THEREOF, INLESS THERE IS NO LOCAL CODE. IN WHICH CASE THE REQUIREMENTS THOUGH AND ANE SPACES PER UNIT FOR NON-ELDERLY DEVELOPMENTS. THE MINIMUM NUMBER OF REQUIREMENTS TO PRECUPER TO THE TENANTS AT NO COST. IF PARRING REQUIREMENTS TO THE MINIMUM NUMBER OF REQUIREMENTS. THE LUCAR WILL REQUIRE THE CONNER TO ARRANGEMENTS. THE LUCAR WILL REQUIRE THE CONNER TO THE SERVICE AT NO COST. IF PARRING REQUIREMENTS UNDER LOCAL CODE RELY ON CAR SHARRING PREQUIRE THE SERVICE AND COST. TO THE TENANTS THROUGHOUT ITS TERM.

 1) ENERGOSYSTAR OR EQUIVALENTY RATED WINDOWS ARE PLANNED TO BE REPLACED AS PART OF THE SCOPE OF WORK.

 12) ADECUARTE ACCESSIBLE PARKING SPACES CONSISTENT WITH THE REQUIREMENTS OF THE SCOPE OF WORK.

 12) ADECUARTE OF DEABLITY IN REDEREALTY ASSISTENT WITH THE EXCEPTIONS LISTED IN "NONDISCRAWINATION ON THE PARKING QUANTITY IS AN EXSTING MANUAL. (NOTE: THE PARKING GUANTITY IS AN EXSTING MON-CONFORMED CONFORMENT OF THE STAIN ON PARKING WILL REMAIN THE SAME POST-CONSTRUCTION AS THE STAIN ON PARKING WILL REMAIN THE SAME POST-CONSTRUCTION AS IT EXISTS TODAY).

- COMMON AMENITIES:

 IHIS PROJECT MUST MEET A MINIMUM OF 18 POINTS.

 IHIS PROJECT MUST MEET A MINIMUM OF 18 POINTS.

 1) FURNISHED FITNESS CENTER, CAT 1 ITEM FOR SEPERY 40 UNITS) WITH CLIMATE CONTROL AND AFTER HOURS ACCESS (1 POINTS).

 SO NOT CHILDERN PLAYSCAPES FOR 5-12 YEARS CHILDREN WITH SHADE AND UV PROTECTION (2 POINTS).

 3) SYMMANING POOL, (2 POINTS).

 4) SPORTS COURT (2 POINTS).

 5) ENCLOSED! COVERTED COMMUNITY SUN PORCH! PATIO(1)

- POINT).

 9 GUSTERS CENTER WITH WIFT I PRINTER, I SCANNER, 6) BUSINESS CENTER WITH WIFT I PRINTER, I SCANNER, EITHER 2 DESKTOP! COMPUTERS (<u>2 POINTS</u>).

 7) FURNISHED COMMUNITY ROOM (<u>2 POINTS</u>).

 8) ACTIVITY ROOM STIOCKED WITH SUPPLES (ARTS AND CRAFTS AND BOARD SAMES), <u>2 POINTS</u>).

 9) HGH-SPRED WIFT COVERED IN CUBHOUSE OR COMMUNITY BUILDING (<u>1 POINT</u>).

TOTAL NET SF PER 5,352 SF	146,194 SF	8,936 SF	171,600 SE 332,082 SF
QUANTITY OF UNITS ONSITE	134	8	132 280
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GENERAL CONTRACTOR:

BENTON DESIGN GROUP 1520 S. 5TH STREET, SUITE 304 ST. CHARLES, MO 63303 CONTACT: ADAM PICKETT

HNN

ICON BUILDERS 4787 VISTAWOOD BLVD., SUITE 170 DALLAS, TX 75232 CONTACT: MIKE CHACON

ANNEX ENGINEERING GROUP 589 W NATIONWIDE BLVD., SUITE B COLUMBUS, OH 43215 CONTACT: JASON WILSON

MEP ENGINEER:

UNIT REQUIREMENTS 19 POINTS TOTAL): THIS PROJECT MISTINGLUDE TROUGH AMENITIES TO MEET AMINIMUM OF NINE 19 POINTS, REHABILITATION DEVELOPMENTS WILL START WITH A BASE OF FIVE (5) POINTS. 1) HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA. (0.5.

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Benton Design Group 1520 S. 5th St. Suite 304 St. Charles, MO 63303 P. (636) 515 0382 E. adam@bentondg.com

ICINITY MAP

BENTON DESIGN GROUP MISSOURI STATE CERTIFICATE C AUTHORITY: 2015025158

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ECT DESCRIPTION

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TOWNHOME UNITS

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CODE BLOCK

SPRINKLER SYSTEM? DOES NOT EXIST

IILDING ANALYSIS

JILDINGS AND FACILITIES

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FORT WORTH, TX 76106
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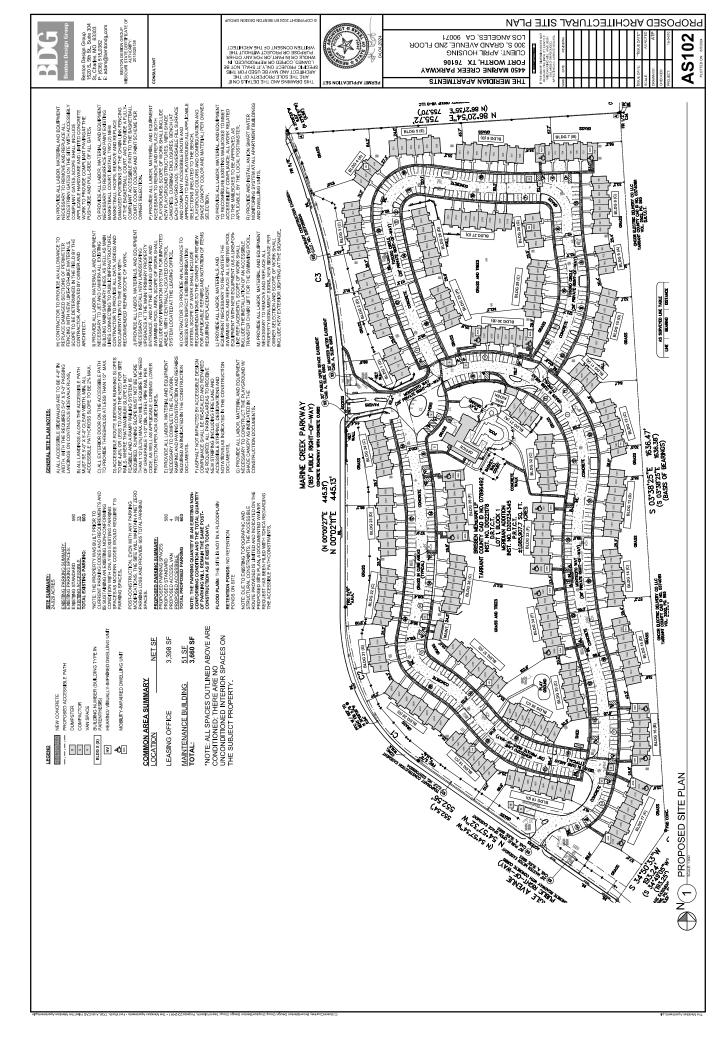
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17	A206	INTERIOR ELEVATIONS	04,05
	A207	INTERIOR ELEVATIONS	04.05
	A401	BUILDING ELEVATION PHOTOGRAPHS	04.05
	A402	BUILDING ELEVATION PHOTOGRAPHS	94,05
	A403	BUILDING ELEVATION PHOTOGRAPHS	04.05
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	P001	GENERAL INFORMATION PLUMBING	11,40
	P101	OVERALL PROPOSED 1ST FLOOR PLAN PLUMBING	11
	P102	OVERALL PROPOSED 1ST FLOOR PLAN PLUMBING	11.40
	P103	OVERALL PROPOSED 1ST FLOOR PLAN PLUMBING	04,11
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	E001	GENERAL INFORMATION ELECTRICAL	04.11
	E002	FIRE PENETRATION DETAILS ELECTRICAL	11,
	E101	OVERALL PROPOSED PLAN ELECTRICAL	11
	E102	OVERALL PROPOSED PLAN ELECTRICAL	11,4
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ACCESSIBLE PATH EXHIBIT Job Number 24-0016 EX-1 THE MEKIDIAN APARTMENTS

++30 MARINE CREEN PARKMANT 1008 S. GHAND AVENUE. 2ND FLOOR 200 S. GHAND AVENUE. 2ND FLOOR LOS ANGELES, CA 90071 MATCHLINE SEE SHEET EX.2 NOTE: NCN-ADA COMPLIANT SLOPES SHOWN FOR REFERENCE.

