

Rosalio Banuelos

From: jennifer@truecasa.net
Sent: Thursday, June 20, 2024 4:19 PM
To: Lucy Weber
Subject: FW: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024
Attachments: A20-01 - EXTERIOR ELEVATIONS.pdf; A20-02 - EXTERIOR ELEVATIONS.pdf; A33-01 - EXTERIOR GLAZING SCHEDULES.pdf

Hi Lucy –

This may be more information than you need, but the “operable” only refers to 117 windows or 17.12% of the windows in the Development. The balance of the windows are fixed/sealed and therefore the amenity does not apply as they are non-operable.

Thank you!

Jennifer Hicks, Founder
True Casa Consulting, LLC
(512) 203-4417

From: Alfred Sierra <Alfred.Sierra@perkinswill.com>
Sent: Thursday, June 20, 2024 12:38 PM
To: David Sacha <David.Sacha@perkinswill.com>; jennifer@truecasa.net
Cc: VSmeltz@voasela.org
Subject: RE: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Jennifer,

Here is a breakdown of the total glazing versus operable. While the 117 total operable window count seems high, it only comprises 17.12% of the total window area at units. And if we were to factor in the curtain walls at stairwells and amenity spaces, that would bring the number down even further. I've attached some elevation drawings where I've highlighted the operable portions in red for clarity.

Window Type	Quantity	Area (SF)	Total Window Area (SF)	Operable Area (SF)	Total Operable Area (SF)	% Operable
F1	8	28	224	11.11	88.88	
F2	92	26.3	2419.6	11.11	1022.12	
F3	11	18	198	11.11	122.21	
G1	6	46.67	280.02	0	0	
G2	80	44.58	3566.4	0	0	
G3	7	30	210	0	0	
H	13	27	351	11.11	144.43	
I	11	54	594	0	0	
J1	3	27	81	11.11	33.33	
J2	1	27	27	11.11	11.11	
K1	1	54	54	0	0	
K2	1	54	54	0	0	
K3	1	54	54	0	0	
K4	1	54	54	0	0	
K5	1	54	54	0	0	
K6	1	54	54	0	0	
L1	1	81	81	11.11	11.11	
L2	1	81	81	11.11	11.11	
	240	814.55	8437.02	88.88	1444.3	17.12%
	Operable: 117					

Best,

Alfred

Alfred Sierra
Designer III,
t +12142838735

Perkins&Will

From: David Sacha <David.Sacha@perkinswill.com>
Sent: Thursday, June 20, 2024 11:37 AM
To: jennifer@truecasa.net
Cc: VSmeltz@voasela.org; Alfred Sierra <Alfred.Sierra@perkinswill.com>
Subject: RE: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Jenn,
I've asked Alfred to supplement this response with total number of windows or % that are operable to provide context for this answer.

David

David Sacha
Senior Project Manager, Senior Associate
t 214.624.5790 m 214.418.6510

Perkins&Will

From: Alfred Sierra <Alfred.Sierra@perkinswill.com>

Sent: Thursday, June 20, 2024 11:02 AM

To: jennifer@truecasa.net; David Sacha <David.Sacha@perkinswill.com>

Cc: VSmeltz@voasela.org

Subject: RE: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Jennifer,

There are 117 operable windows in the project. Let me know if you all need anything else.

Thanks!

Alfred

Alfred Sierra
Designer III,
t +12142838735

Perkins&Will

From: jennifer@truecasa.net <jennifer@truecasa.net>

Sent: Thursday, June 20, 2024 10:19 AM

To: Alfred Sierra <Alfred.Sierra@perkinswill.com>; David Sacha <David.Sacha@perkinswill.com>

Cc: VSmeltz@voasela.org

Subject: FW: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Hello –

Can you answer Lucy's question below?

Thank you!

Jennifer Hicks, Founder
True Casa Consulting, LLC
(512) 203-4417

From: Lucy Weber <Lucy.Weber@tdhca.texas.gov>

Sent: Thursday, June 20, 2024 9:37 AM

To: jennifer@truecasa.net

Subject: RE: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Jennifer,

The request is still under review; however, I do not foresee any issues at this point.

I do have a question: Can you tell me how many windows pertain to the waiver request?

Thank you,

From: jennifer@truecasa.net <jennifer@truecasa.net>

Sent: Wednesday, June 19, 2024 10:17 AM

To: Lucy Weber <Lucy.Weber@tdhca.texas.gov>

Subject: RE: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Hi Lucy –

Can you tell me if staff will be supporting the waiver request?

Thank you!

Jennifer Hicks, Founder
True Casa Consulting, LLC
(512) 203-4417

From: Lucy Weber <Lucy.Weber@tdhca.texas.gov>

Sent: Thursday, June 13, 2024 1:35 PM

To: jennifer@truecasa.net; asset management <asset.management@tdhca.texas.gov>

Cc: Rosalio Banuelos <Rosalio.Banuelos@tdhca.texas.gov>; CCox@myresourcecenter.org; VSmeltz@voasela.org; lcrank@myresourcecenter.org

Subject: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST: Board Meeting 7.11.2024

Jennifer,

I have received the request for the waiver and we will be targeting the July 11, 2024 Board meeting.

Please let me know if you have any questions.

Thank you,

From: jennifer@truecasa.net <jennifer@truecasa.net>

Sent: Friday, June 7, 2024 10:05 AM

To: Lucy Weber <Lucy.Weber@tdhca.texas.gov>; asset management <asset.management@tdhca.texas.gov>

Cc: Rosalio Banuelos <Rosalio.Banuelos@tdhca.texas.gov>; CCox@myresourcecenter.org; VSmeltz@voasela.org; lcrank@myresourcecenter.org; Jennifer Hicks <jennifer@truecasa.net>

Subject: Oaklawn Place - TDHCA #21136/22821/23935 CMTS #5791 - WAIVER REQUEST

Hi Lucy –

Please find attached a waiver request for Oaklawn Place – TDHCA # 21136/22821/23935 CMTS #5791. Please reach out to the team with any questions.

Thanks so very much!

Best,
Jenn Hicks

Jennifer Hicks, Founder
True Casa Consulting, LLC
(512) 203-4417