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EP Sandoval Two, LP
304 Texas Ave. Suite 1600
El Paso, Texas 79901

HOME
Housing Opportunity Management Enterprises

June 13, 2025

Karen Treadwell
Senior Asset
Manager
Texas Department of Housing and Community Affairs
221 E. 11th Street Austin, Texas 78711-3941

RE: Request Material Application Amendment (LIHTC #18426)

Dear Ms. Treadwell,

EP Sandoval II LP (Owner) is requesting a correction to an acreage-related discrepancy that was noted in the Sandoval Apartment's (Sandoval) Final Cost Certification (FCC). Specifically, the following was identified:

At application the Acreage was identified as 15.71 acres on Part 2 Tab II. However, the Architect has certified 13.66 acres, which is supported by the as-built survey. A review of the original plat from 1974 shows an unspecified Right of Way. The correct acreage represents a 15.01% increase in density. Pursuant to 10TAC 10.405(a)(4)(F), a modification of the residential density of at least 5% requires a material amendment to the application. Please submit an amendment request together with the $2,500 fee to my attention.

Material Amendment to the Application

To correct the abovementioned deficiency, the Owner is requesting this Amendment that seeks to correct the acreage from 15.71 acres and 13.66 acres that has resulted in an increase in density of 15.01%

Rationale

The application presents a site acreage of 15.71 which omitted an unspecified Right-of-Way from 1974 that was verified through a review of the original plat.

The need for the change was not foreseeable or preventable at the time of application, as it was until the review of the plat that the acreage discrepancy was identified. This has resulted in a change of density greater than 5% since application, which necessitates a Material Amendment to the Application pursuant to 10 TAC §10.405(a)(4)(F).

The corresponding $2,500 amendment fee will be sent to TDHCA.

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Respectfully,

DocuSigned by:
Satish Bhaskar
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Satish Bhaskar
Authorized Representative