

Skyline at Cedar Crest (TDHCA Application #21004, #22833, #23901)

Request for Return and Reallocation of Tax Credits – Force Majeure under 10 TAC 11.6(5)

Supplemental Information on Status of Construction and Completion.

The Applicant is engaged in ongoing and proactive review of the construction progress for Skyline at Cedar Crest. The Applicant is working actively with the Contractor and Construction Services Manager toward eliminating potential delays going forward and targeting a timely completion of construction and placed-in-service for the Development.

Eliminating Sources of Delay

The Applicant has reviewed the current construction status and the prior sources of delay with the Contractor, Architect and Construction Services Manager. The Applicant has concluded that the issues that impeded construction have been mitigated or eliminated entirely.

The utility (water and sanitary sewer) connections are complete, and utilities are extended to the sites. The utility connections will not be a source of delay going forward.

Site grading and major sitework are complete. Paving has been installed at the site. With grading complete and paved surfaces at the site, inclement weather will have less impact on construction. The Development is well into the vertical phase of construction with the Contractor having more ability to control and predict the construction progress.

The Applicant has executed all agreements and coordinated design with Oncor (electrical service provider). The Contractor and Construction Services Manager have been diligent in keeping Oncor engaged to minimize and eliminate potential delays with setting transformers, installing meters, and activating electrical services.

The initial difficulty with obtaining inspections from the City of Dallas was due to the City transitioning to a new computer system. The City of Dallas completed the transition to the new system. Following the implementation of the new system, the inspection process has returned to normal with inspections being completed in a reasonable time frame.

Construction Completion

Per reports from the Architect and Construction Services Manager, construction was more than 72% complete at the end of June 2025 (see Attachment C). Going forward, the development will be in phases of construction that are more controllable and predictable for the Contractor. The Contractor has provided an update to the construction schedule (Attachment D)

Following the in-depth review of the progress to-date and the current path to completion as outlined in the schedule provided by the Contractor, the Applicant is confident that construction will be completed and the development will be placed-in-service within the timeframe specified in the request for a Force Majeure Exchange for Skyline at Cedar Crest.

Attachment C



June 24, 2025

CSH Skyline at Cedar Crest, LTD.

3701 Kirby Drive, Suite 860
Houston, TX 77098
713-205-4024

Project: Skyline
Project Number: 21110
Project Location: 2820 E. Kiest Blvd Dallas, TX 75216
Date of Inspection: June 19, 2025
Next Inspection: July 17, 2025
Pay Application: 14
Weather: Sunny, 91 Degrees at 1:00PM
Delta #: 9

Attendance: Shane Berryman – Nations
Jeremy Encinia – Nations
Jason Knotowicz – Vigilance Development
Adam Everett – Cross Architects

An on-site visit was made by the Cross Architects representative(s) listed above as a visual observation of the above-mentioned project. Please see attached photos.

Observations:

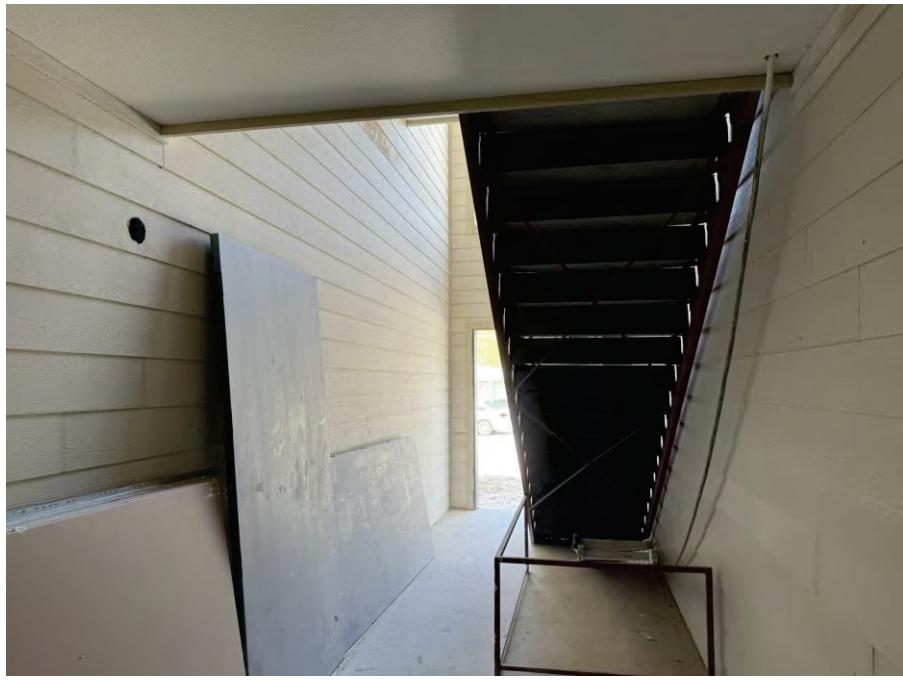
The overall project is approximately 71% complete and appeared to be in compliance with the construction documents.

General Notes:

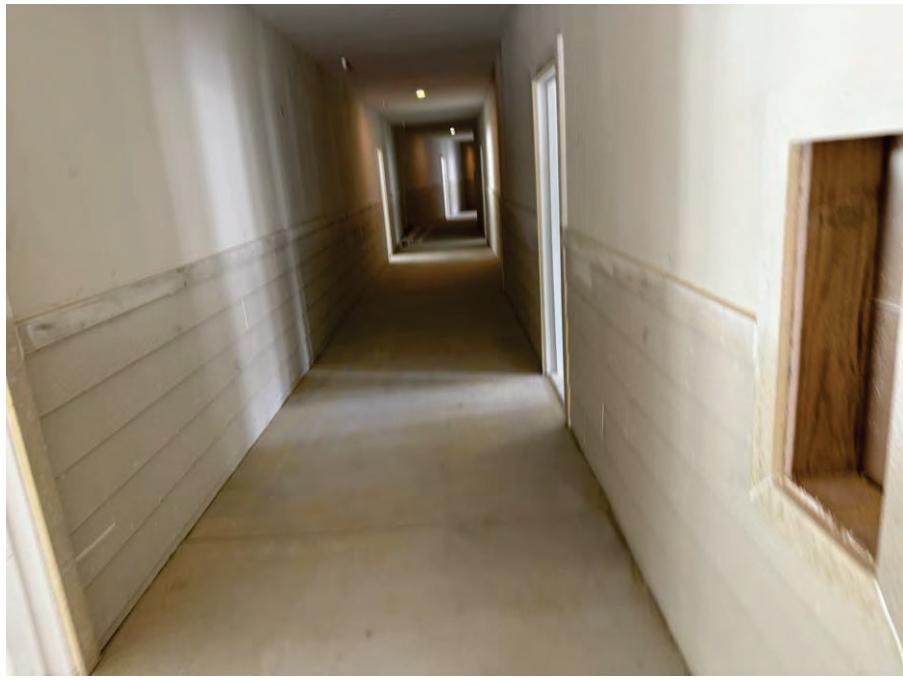
- Job trailer is on site
- Porta potties are on site
- 3rd floor handrail to die into wall
- South stairs need through-bolts
- Stand pipe riser to be moved to corner in stairwell

Site Work:

- Demolition is at 99.6%
- Erosion control is at 72%
- Layout/survey is at 89%
- Testing is at 78%
- Earthwork is at 98%
- Utilities are at 99%
- Retaining wall is at 99%
- Landscaping /irrigation is at 8%
- Paving is at 99%



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Sincerely,

Adam Everett
Cross Architects, PLLC

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PERCENTAGE OF COMPLETION

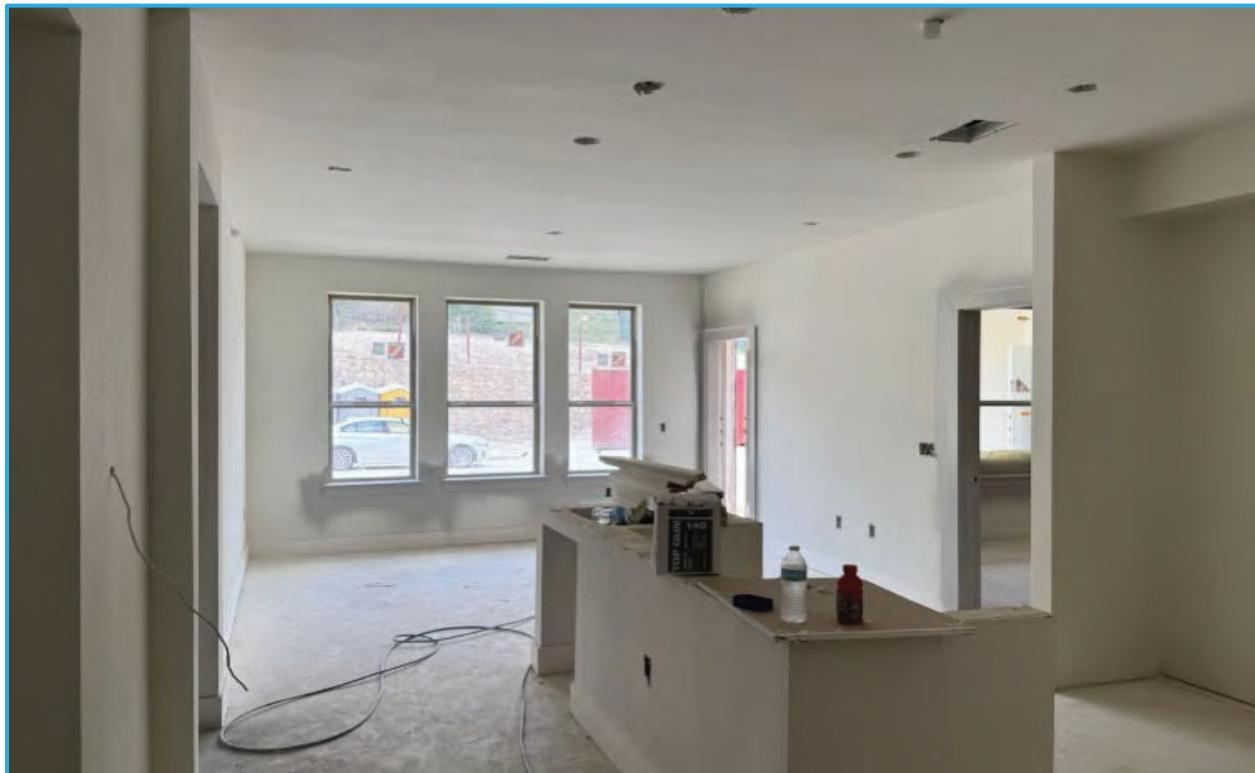
DEMOLITION	99.6%
EROSION & CONTROL	72%
LAYOUT & SURVEY	89%
TESTING	78%
EARTHWORK	98%
UTILITIES	99%
RETAINING WALL	99%
TERMITES TREATMENT	100%
PAVING	99%
LANDSCAPE & IRRIGATION	8%
FENCING	28%
CONCRETE	99%
LIGHTWEIGHT CONCRETE & GYPCRETE	54%
MASONRY	58%
METALS/STAIRS/RAILINGS	82%
ROUGH CARPENTRY	97%
FINISH CARPENTRY & INTERIOR DOORS	85%
INSULATION	49%
ROOFING	99%
EXTERIOR DOORS	77%
WINDOWS	99%
STOREFRONT WINDOWS	45%
HARDWARE, PARTITIONS & ACCESSORIES	11%
DRYWALL	70%
PAINT	22%
ELEVATOR	50%
HVAC	75%
PLUMBING	75%
FIRE SPRINKLERS	76%
ELECTRICAL	73%
FIXTURES	22%
PRIMARY & SECONDARY TRENCH ALLOWANCE	98%
FIRE ALARM & LOW VOLTAGE	72%
STREETLIGHTS	31%
C.O #7 OWNER SCOPE MODIFICATIONS	100%
GENERAL CONDITIONS	71%
OVERHEAD	71%
PROFIT	71%
TOTAL % OF COMPLETION:	71%

PHOTOS 6.19.25









Attachment D

Skyline Apartments (Dates below are completion dates for each item)					
	Color Key:	No Work (white)	Work Complete	Work In Progress	Work Behind
Building Numbers :	North Building 1	North Building 2	South Building 1	South Building 2	
On-Site Mobilization	5/3/2024				
Install Trailer, Temp Toilets, SWPPP	5/8/2024				
SWPPP: Entrance, Silt Fence & TBMs	5/10/2024				
Start Power & Cable Design with Providers	5/11/2024				
Sitework Bldg: Demo, Tree Survey, Layout	5/25/2024	7/4/2024	8/13/2024	9/22/2024	
May Weather Delays	6/9/2024	7/19/2024	8/28/2024	10/7/2024	
Begin Building Pads - Compacted Lifts	6/29/2024	8/8/2024	9/17/2024	10/27/2024	
Stolen Equipment Delays	7/6/2024	8/15/2024	9/24/2024	11/3/2024	
Final Grade Building Pads (Bluetop)	7/16/2024	8/25/2024	10/4/2024	11/13/2024	
Start Storm Water	7/17/2024	8/26/2024	10/5/2024	11/14/2024	
Start Sewer	7/31/2024	9/9/2024	10/19/2024	11/28/2024	
Start Water/Fire Lines	8/14/2024	9/23/2024	11/2/2024	12/12/2024	
Set Building Corners & Batter Boards	7/23/2024	9/1/2024	10/11/2024	11/20/2024	
Plumbing Rough In & Inspection	8/2/2024	9/11/2024	10/21/2024	11/30/2024	
August Weather Delays	8/19/2024	9/28/2024	11/7/2024	12/17/2024	
Set Forms	8/22/2024	10/1/2024	11/10/2024	12/20/2024	
Dig Footings	8/29/2024	10/8/2024	11/17/2024	12/27/2024	
Termite Treat	8/30/2024	10/9/2024	11/18/2024	12/28/2024	
Install Poly & PT Cables	9/6/2024	10/16/2024	11/25/2024	1/4/2025	
Install electrical underground	9/8/2024	10/18/2024	11/27/2024	1/6/2025	
Foundation Inspection	9/10/2024	10/20/2024	11/29/2024	1/8/2025	
Pour Foundation	9/12/2024	10/22/2024	12/1/2024	1/10/2025	
Install Irrigate, Telcom & Electric Sleeves	9/13/2024	10/23/2024	12/2/2024	1/11/2025	
Start Blue Top Paving	9/20/2024	10/30/2024	12/9/2024	1/18/2025	
Stake and Form Paving	9/25/2024	11/4/2024	12/14/2024	1/23/2025	
Pour paving & Start lumber delivery'	10/2/2024	11/11/2024	12/21/2024	1/30/2025	
Frame 1st Floor	10/3/2024	11/12/2024	12/22/2024	1/31/2025	
City Waterline Delays	10/21/2024	11/30/2024	1/9/2025	2/18/2025	
Truss Top of 1st and Deck	10/28/2024	12/7/2024	1/16/2025	2/25/2025	
Frame 2nd Floor	11/4/2024	12/14/2024	1/23/2025	3/4/2025	
November Weather Delays	11/11/2024	12/21/2024	1/30/2025	3/11/2025	
Truss Top of 2nd and Deck	11/18/2024	12/28/2024	2/6/2025	3/18/2025	
Frame 3rd Floor	11/25/2024	1/4/2025	2/13/2025	3/25/2025	
December Weather Delays	12/10/2024	1/19/2025	2/28/2025	4/9/2025	
Truss Top of 3rd and Deck			3/7/2025	4/16/2025	
Frame 4th Floor			3/14/2025	4/23/2025	
Set Roof Trusses	12/31/2024	2/9/2025	3/21/2025	4/30/2025	
Fascia & Windstorm	1/5/2025	2/14/2025	3/26/2025	5/5/2025	
Deck Roof & Sheathing Inspection	1/10/2025	2/19/2025	3/31/2025	5/10/2025	
Start House Wrap	1/14/2025	2/23/2025	4/4/2025	5/14/2025	
Set felt paper & start shingles	1/15/2025	2/24/2025	4/5/2025	5/15/2025	
Start setting windos & exterior doors	1/16/2025	2/25/2025	4/6/2025	5/16/2025	
Start install Siding/stone/plaster	1/21/2025	3/2/2025	4/11/2025	5/21/2025	
Plumbing Rough In	1/31/2025	3/12/2025	4/21/2025	5/31/2025	
HVAC Rough In	2/10/2025	3/22/2025	5/1/2025	6/10/2025	
Fire Sprinkler Rough In	2/20/2025	4/1/2025	5/11/2025	6/20/2025	
Electrical Rough in	2/26/2025	4/7/2025	5/17/2025	6/26/2025	
TV & Tel & Low Voltage Rough In	3/5/2025	4/14/2025	5/24/2025	7/3/2025	
Install Steel Stairs	3/9/2025	4/18/2025	5/28/2025	7/7/2025	
Pour Bal. & Breezeways	3/11/2025	4/20/2025	5/30/2025	7/9/2025	
City of Dallas delays	4/22/2025				
MEP Inspections	4/24/2025	6/3/2025	7/13/2025	8/22/2025	
Framing Inspection	4/26/2025	6/5/2025	7/15/2025	8/24/2025	
Insulation & PolySeal	5/3/2025	6/12/2025	7/22/2025	8/31/2025	
Insulation Inspection	5/4/2025	6/13/2025	7/23/2025	9/1/2025	
Start Pool	5/5/2025				
Hang Sheetrock	5/18/2025	6/27/2025	8/6/2025	9/15/2025	
Tape, Bed & Texture	6/3/2025	7/13/2025	8/22/2025	10/1/2025	
Pour Gypsum Flooring	6/6/2025	7/16/2025	8/25/2025	10/4/2025	
Primer Walls	6/10/2025	7/20/2025	8/29/2025	10/8/2025	
Deliver & Install Trim	6/22/2025	8/1/2025	9/10/2025	10/20/2025	

Paint Trim and 1st Coat on Walls	6/27/2025	8/6/2025	9/15/2025	10/25/2025	
Start install Balconey Rails	6/28/2025	8/7/2025	9/16/2025	10/26/2025	
Deliver & Stage Cabinets	6/30/2025	8/9/2025	9/18/2025	10/28/2025	
Install Cabinets & Tops	7/14/2025	8/23/2025	10/2/2025	11/11/2025	
Install Electrical Service & Inspection	7/15/2025	8/24/2025	10/3/2025	11/12/2025	
Install Ceramic Tile	7/21/2025	8/30/2025	10/9/2025	11/18/2025	
Start Sidewalks	7/22/2025	8/31/2025	10/10/2025	11/19/2025	
Box & Penetration Seal/caulk in units	7/25/2025	9/3/2025	10/13/2025	11/22/2025	
Install Second Trim & Hardware/Bath	7/31/2025	9/9/2025	10/19/2025	11/28/2025	
Del. Dishwashers & disposals	8/1/2025	9/10/2025	10/20/2025	11/29/2025	
Start plumbing Trim and Fixtures	8/7/2025	9/16/2025	10/26/2025	12/5/2025	
Set HVAC condensors and start trim	8/12/2025	9/21/2025	10/31/2025	12/10/2025	
Electrical Trim & Set Fixtures	8/19/2025	9/28/2025	11/7/2025	12/17/2025	
Start Landscaping	8/20/2025	9/29/2025	11/8/2025	12/18/2025	
Power Company Sets Meters	8/21/2025	9/30/2025	11/9/2025	12/19/2025	
Start Elevator Installation			11/10/2025	12/20/2025	
Install Mirrors & Shower Doors	8/23/2025	10/2/2025	11/11/2025	12/21/2025	
Electrical Hot punch	9/2/2025	10/12/2025	11/21/2025	12/31/2025	
AC Startup	9/12/2025	10/22/2025	12/1/2025	1/10/2026	
Patches and 2nd coat on walls	9/22/2025	11/1/2025	12/11/2025	1/20/2026	
Install Blinds	9/24/2025	11/3/2025	12/13/2025	1/22/2026	
Install Signage	9/25/2025	11/4/2025	12/14/2025	1/23/2026	
1st clean on units	9/28/2025	11/7/2025	12/17/2025	1/26/2026	
Fire Alarm & Sprinkler Trim	10/1/2025	11/10/2025	12/20/2025	1/29/2026	
Install Vinyl Flooring & Carpet	10/8/2025	11/17/2025	12/27/2025	2/5/2026	
Set Toilets	10/11/2025	11/20/2025	12/30/2025	2/8/2026	
Nations Internal Punch	10/17/2025	11/26/2025	1/5/2026	2/14/2026	
Clean & Stripe Paving	10/18/2025	11/27/2025	1/6/2026	2/15/2026	
MEP Finals	10/19/2025	11/28/2025	1/7/2026	2/16/2026	
Building Finals & State Elevator Inspection	10/21/2025	11/30/2025	1/9/2026	2/18/2026	
Fire Marshall Final Inspection	10/22/2025	12/1/2025	1/10/2026	2/19/2026	
2nd Clean on Units	10/25/2025	12/4/2025	1/13/2026	2/22/2026	
Owner Punch Walk	10/26/2025	12/5/2025	1/14/2026	2/23/2026	
Complete Punchlist	11/1/2025	12/11/2025	1/20/2026	3/1/2026	
Certificate of Occupancy	11/2/2025	12/12/2025	1/21/2026	3/2/2026	
Powder Puff & Management Turn Over	11/4/2025	12/14/2025	1/23/2026	3/4/2026	