



April 23, 2024

Ms. Lucy Weber
Asset Manager (Regions 3)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: lucy.weber@tdhca.state.tx.us

Re: Reserve at Decatur, TDHCA #23046, Decatur, TX

Dear Ms. Weber:

Please accept this formal request for a material amendment to the above referenced development to adjust the unit square footage and common area square footage.

SECTION 1

Changes Requested

- 1) Reduce the net rentable area in excess of 3%.
- 2) Reduce the common area in excess of 3%.
- 3) Modify the architectural design associated with the reduction in square footage and simplify the framing and roofing plans.

Reason the Change is Necessary

- After the tax credit award, the General Contractor was not able to obtain subcontractor bids to meet the previously established estimate for construction.

Good Cause for the Change

- Reducing the net rentable area square footage of the units (and still surpassing the minimums) and simplifying the design reduces the costs and keeps the development within budget. The architectural design change is nominal with very similar architectural characteristics from all elevations. The square footage in common area decrease is 149 square feet and will maintain all require common amenity points.

Explanation of Foreseeable or Preventable Nature

- The multifamily market in Texas is struggling due to the larger economic reset, Federal policies, and high inflation. At application the development owner did their best to project adequate construction costs. The continual increase in costs was not foreseeable or preventable.

SECTION 2

The requested square foot change is summarized below.

	Application			Amendment			Change
	unit sf	# of units	total sf	unit sf	# of units	total sf	
1B/1B	775	12	9,300	690	12	8,280	-10.97%
2B/1B	984	27	26,568	910	27	24,570	-7.52%
Common Area	10,271	1	10,271	9,102	1	9,102	-11.38%

Financial Exhibits

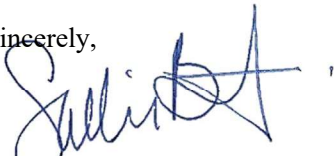
With no changes to the sources and uses, the changes in the amendment request do not result in a financial impact.

Design Documents

- Site Plan
- Architectural Plans

We have previously submitted the \$2,500 material amendment fee. Thank you for marshaling the amendment request through the system. Please feel free to contact me if you have any additional questions.

Sincerely,



Sallie Burchett, AICP

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Asset Manager (Regions 3)
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, TX 78701

Via: lucy.weber@tdhca.state.tx.us

*Re: Reserve at Decatur, TDHCA #23046, Decatur, TX
No Financial Impact*

Dear Ms. Weber:

With no changes to the sources and uses, the changes in the amendment request do not result in a financial impact.

Please contact me at (513) 964-1141 or birna.mcgeady@pivotal-hp.com if you have any questions or concerns.

Sincerely,



Brian McGeady

PROJECT TEAM:

OWNER:

RESERVE AT DECATUR LLC

9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OHIO 45069
(513) 964-1140

DEVELOPER:

PIVOTAL DEVELOPMENT, LLC

9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OHIO 45069
(513) 964-1140

ARCHITECT OF RECORD:

BDCL ARCHITECTS, PC

9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OHIO 45069
(513) 964-1140

DRAWING INDEX:

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RESERVE AT DECATUR

decaturn, texas

04.16.24

cover sheet | 00

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BUILDING & UNIT COUNT

	UNIT COUNTS PER EACH BUILDING							TOTAL UNITS
	1 BED / 1 BATH ACC	1 BED / 1 BATH TYPE 1A	1 BED / 1 BATH S&H	2 BED / 1 BATH TYPE 2A	2 BED / 1 BATH TYPE 2B	2 BED / 1 BATH TYPE 2B S&H	1	
TOTAL UNITS BY TYPE	1	10	1	1	25	1	39	

BUILDING SIZE

FLOOR LEVEL	GROSS S.F.
FIRST FLOOR	
NET RENTABLE AREA	9,570
COMMON AREA	4,137
NOT IN COMMON AREA	515
SECOND FLOOR	
NET RENTABLE AREA	11,640
COMMON AREA	2,483
NOT IN COMMON AREA	99
THIRD FLOOR	
NET RENTABLE AREA	11,640
COMMON AREA	2,482
NOT IN COMMON AREA	100
TOTAL RENTABLE AREA	32,850

Reserve at Decatur Common Area Calculations

Area/Type	Common Area	Not in Common Area	Notes
First Floor			
Front Porch	393		
Mechanical		69	
Restrooms	112		
Maintenance	108	233	
Trash		156	
Utility	25		
Mail	282		
Office		57	
Office Storage	242		
Lobby	156		
Activity Room	651		
Community Room	70		
Vestibule	546		
Enclosed Stairwells / Elevator Lobby	162		
Enclosed Interior Corridors	1450		
Second Floor			
Trash	108	99	
Mechanical			
Storage	134		
Elev Lobby	162		
Laundry	156		
Enclosed Stairwells / Elevator Lobby	546		
Enclosed Interior Corridors	1377		
Third Floor			
Trash	108		
Mechanical		100	
Card Room	205		
Elev Lobby	130		
Storage	116		
Enclosed Stairwells / Elevator Lobby	546		
Enclosed Interior Corridors	1377		
TOTAL	9,102	714	Not in common area
		9816	Net area (TDHCA common area + other area not included in NFA)

Common Area - Enclosed space outside of Net Rentable Area, whether conditioned or not, that are available for resident use, or that are available to staff only but are to support residents (like offices, workroom, etc.)

Common Area specifically includes:
 Enclosed corridors (fully enclosed)
 common areas (e.g. mail rooms)
 interior courtyards
 mailbox areas
 laundry rooms

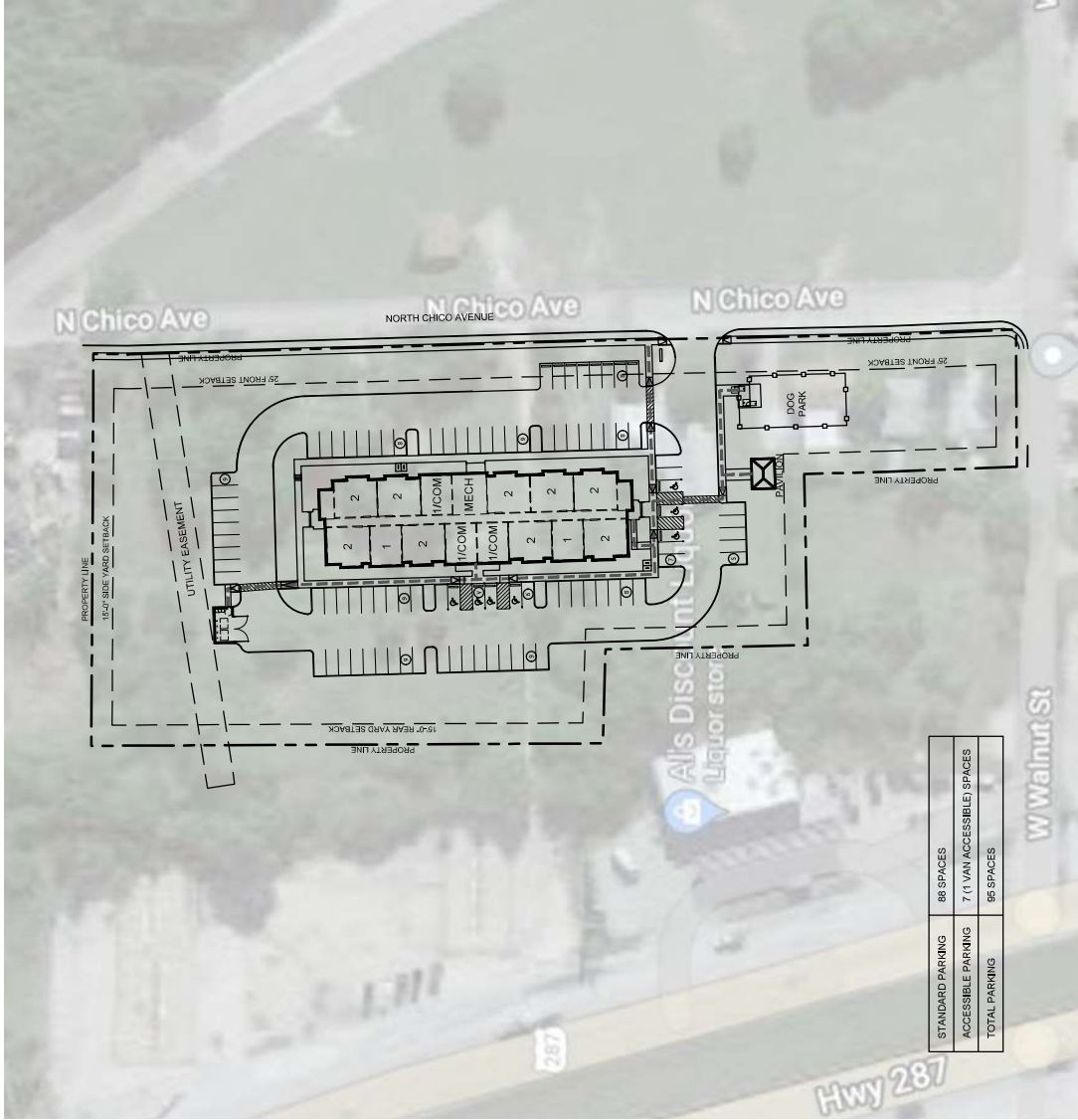
Common Area does NOT include:
 individualized garages, maintenance areas, equipment rooms, or storage.

Common Area does NOT include:
 maintenance areas
 mechanical closets/areas
 corridors if they are not enclosed
 storage areas



RESERVE AT DECATUR

decaturn, texas



STANDARD PARKING	88 SPACES
ACCESSIBLE PARKING	7 (1 VAN ACCESSIBLE) SPACES
TOTAL PARKING	95 SPACES

Unit Label	# of Bed-rooms	# of Baths	Sq. Ft. Per Unit	Total Sq. Ft for Unit Type	Total # of Units	Total # of Residential Buildings
1BR	1	1	690	8,280	12	1
2BR	2	1	910	24,570	27	1
Totals				32,850	39	1

Net Rentable Square Footage from Rent Schedule = 32,850

Common Area Square Footage (as specified on Architect Certification) = 9,102

LOCAL PARKING REQUIREMENTS:

LOCAL PARKING REQUIREMENTS ARE IN ACCORDANCE WITH THE CITY OF DECATUR ZONING ORDINANCE.
 TOTAL REQUIRED PARKING = 222 SPACES PER UNIT = 88 SPACES
 TDHCA REQUIRED PARKING = 95 SPACES PER UNIT = 95 SPACES (INCLUDES 7 ACCESSIBLE PARKING SPACES)
 TOTAL PROVIDED PARKING = 95 SPACES (INCLUDES 7 ACCESSIBLE PARKING SPACES)

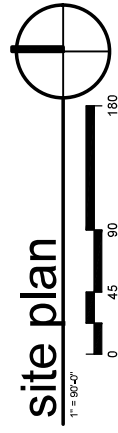
TDHCA AMENITIES CONTAINED WITHIN BUILDINGS:

1. FURNISHED COMMUNITY ROOM (2 POINTS)
 TDHCA AMENITY POINTS REQUIRED = 2 (16-41 UNITS)
 TDHCA AMENITY POINTS PROVIDED = 2

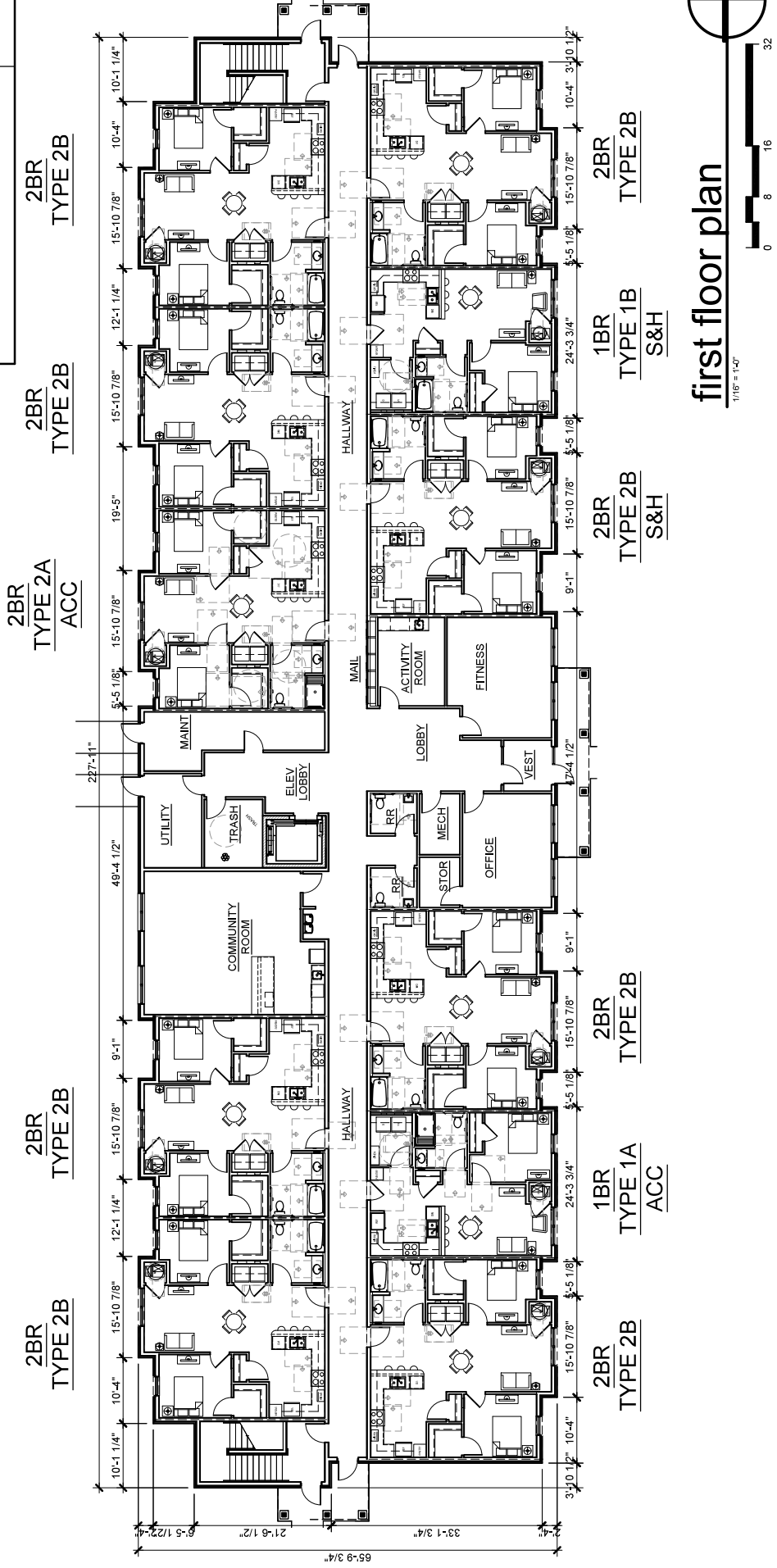
SITE NOTES:

SITE ACREAGE IS 3.684 ACRES
 SITE DOES NOT CONTAIN ANY FLOODPLAINS
 SITE IS NOT LOCATED WITHIN A WETLAND
 ALL SITE ROUTES TO BE ACCESSIBLE THROUGHOUT

SITE PLAN LEGEND	
	VAN ACCESSIBLE PARKING SPOT
	COMPLIANT ACCESSIBLE ROUTE

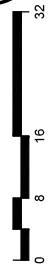


FIRST FLOOR	
NET RENTABLE AREA	9,570
COMMON AREA	4,137
NOT IN COMMON AREA	515

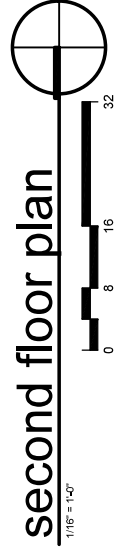
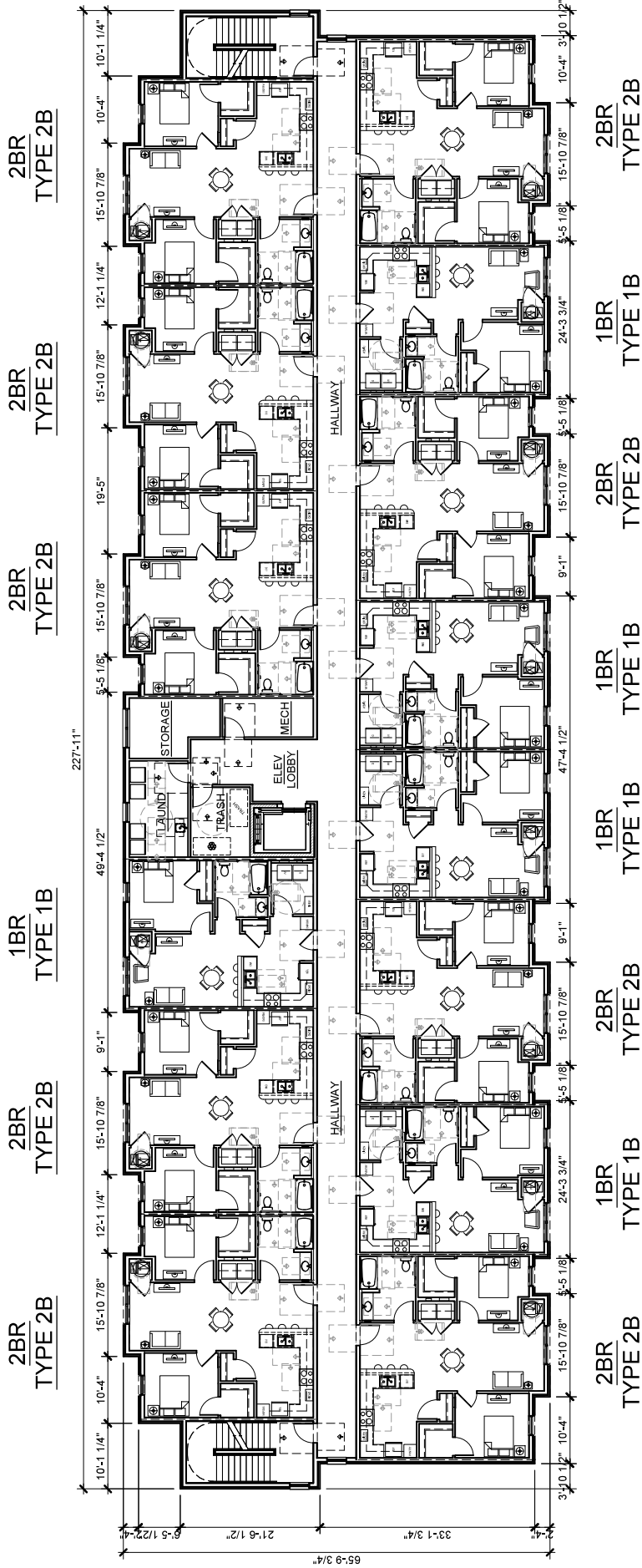


first floor plan

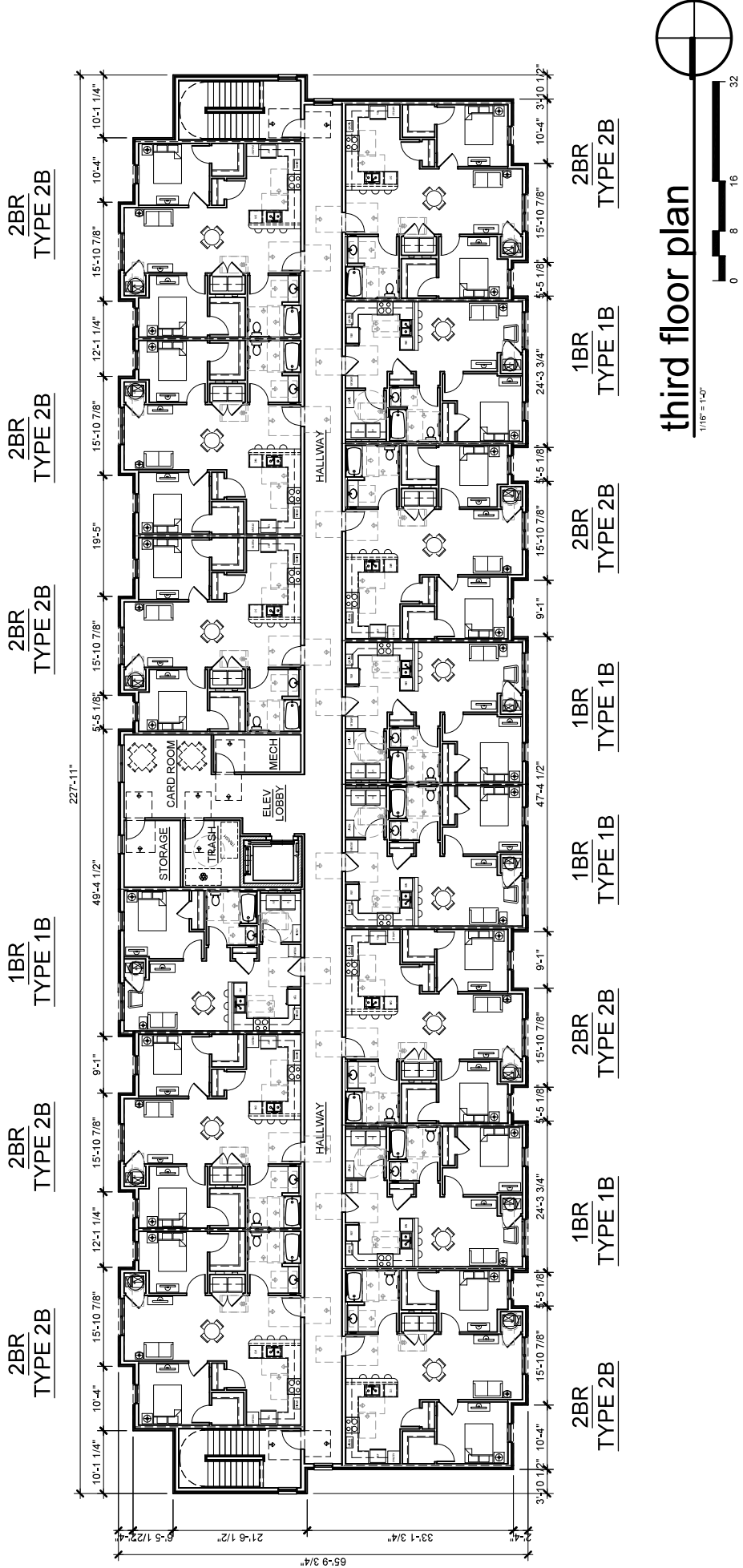
1/16" = 1'-0"



SECOND FLOOR	
NET RENTABLE AREA	11,640
COMMON AREA	2,483
NOT IN COMMON AREA	99

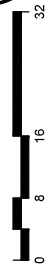


THIRD FLOOR	
NET RENTABLE AREA	11,640
COMMON AREA	2,482
NOT IN COMMON AREA	100

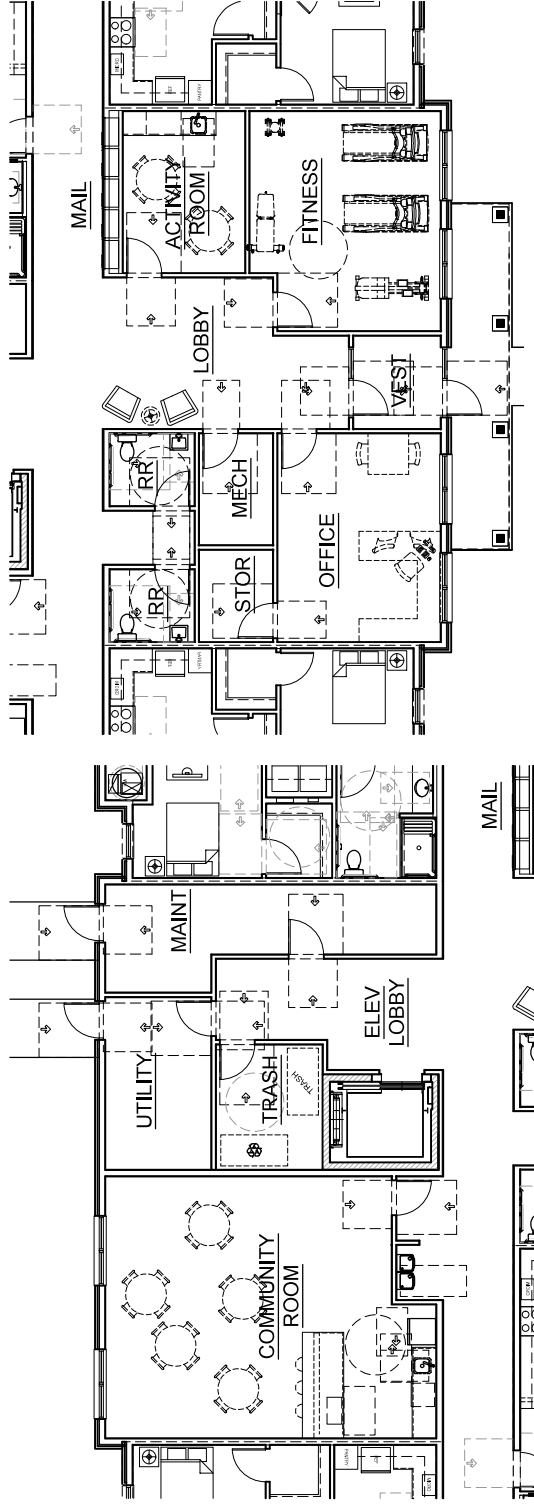


third floor plan

1/16" = 1'-0"



Amenity/Common Area	Common area	Not in common area
Space		
First Floor		
Fitness	333	
Mechanical		89
Restrooms	112	
Maintenance		233
Trash	106	
Utility		156
Mail	25	
Office	282	
Office Storage		57
Lobby	242	
Activity Room	156	
Community Room	651	
Vestibule	70	
Enclosed Stairwells / Elevator	546	
Elevator Lobby	162	
Enclosed Interior Corridors	1453	



enlarged first floor common area plans

3/32" = 1'0"



RESERVE AT DECATUR

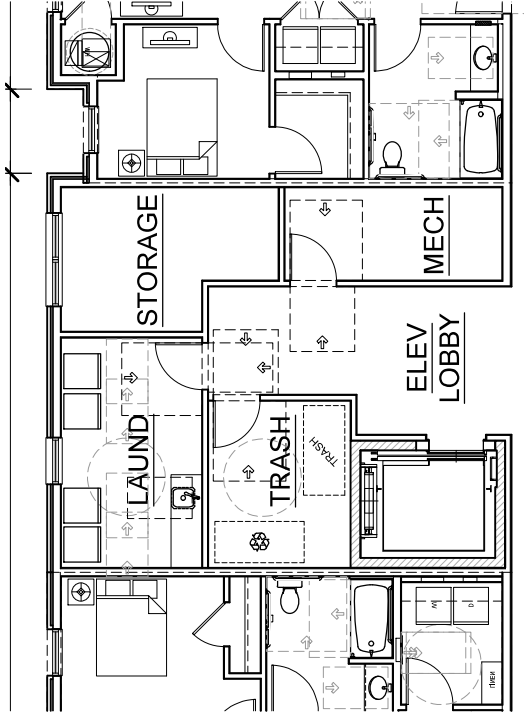
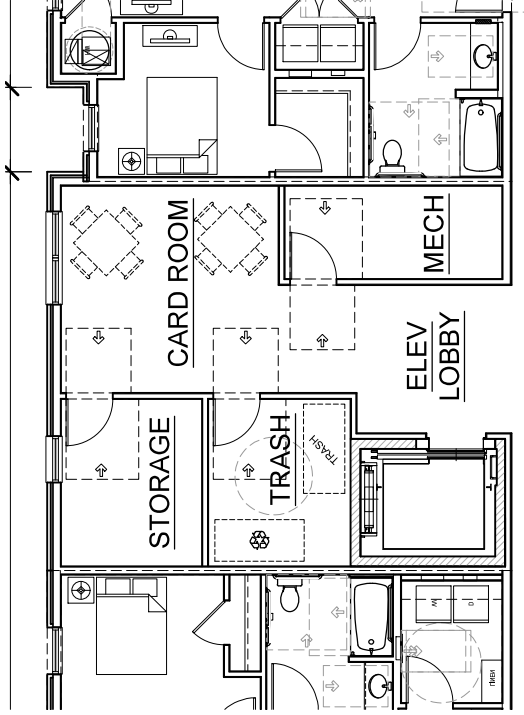
decaturn, texas

04.16.24
common area | 06

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Amenity/Common Area Space	Common area	Not in common area
Third Floor		
Trash	108	
Mechanical		100
Card Room	205	
Elev Lobby	130	
Storage	116	
Enclosed Stairwells / Elevators	546	
Enclosed Interior Corridors	1377	

Amenity/Common Area Space	Common area	Not in common area
Second Floor		
Trash	108	
Mechanical		99
Storage	134	
Elev Lobby	162	
Laundry	156	
Enclosed Stairwells / Elevators	546	
Enclosed Interior Corridors	1377	



enlarged common area plan (second - third floor)

1/8" = 1'0"

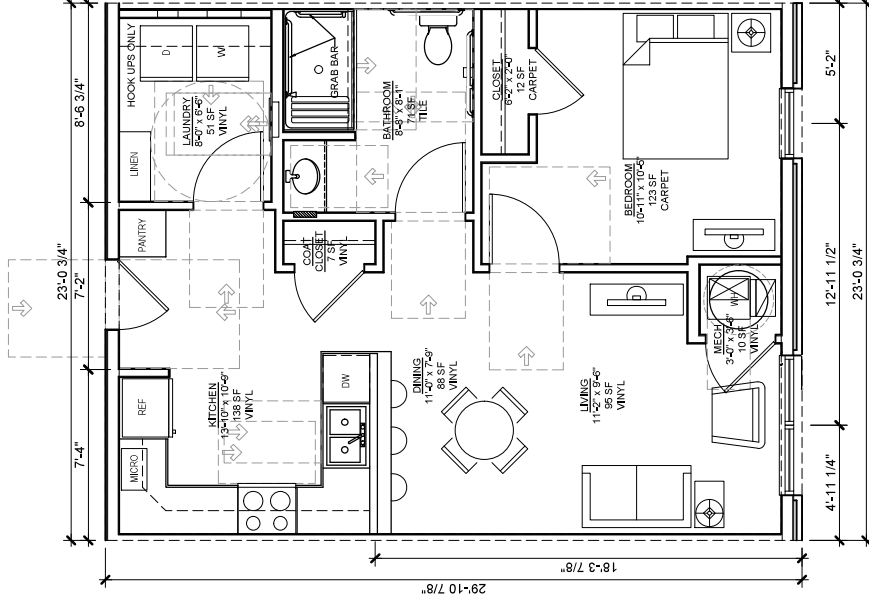


1 BR / 1 BATH TYPE 1A
ACCESSIBLE UNIT

DWELLING NET SF: 640 sf
(paint-to-paint)

TDHCA NET RENTABLE SF:
690 sf
(per 11.1(d)(83) definition)

DWELLING MIN SF: 600 sf



unit plan
3/16"=1'-0"

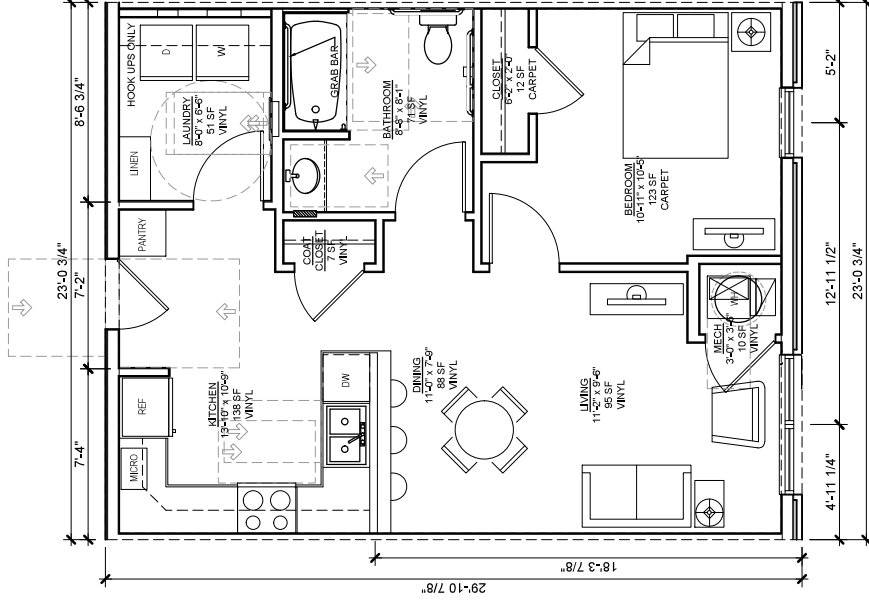
1 BR / 1 BATH TYPE 1B / 1B
SIGHT & HEARING

DWELLING NET SF: 640 sf
(paint-to-paint)

**TDHCA NET
RENTABLE SF: 690 sf
(per 11.1(d)(83) definition)**

DWELLING MIN SF: 600 sf

NOTE: THE 1 BEDROOM TYPE 1B, SIGHT & HEARING IMPAIRED UNITS ARE SIMILAR TO THE 1 BEDROOM TYPE 1B UNIT SHOWN. ALL SIGHT AND HEARING UNITS INCLUDE THE ELEMENTS PRESCRIBED IN ICC/ANSI A117.1 - 2009 SECTION 1006 "UNITS WITH ACCESSIBLE COMMUNICATION FEATURES"



unit plan
3/16"=1'-0"

RESERVE AT DECATUR

decaturn, texas

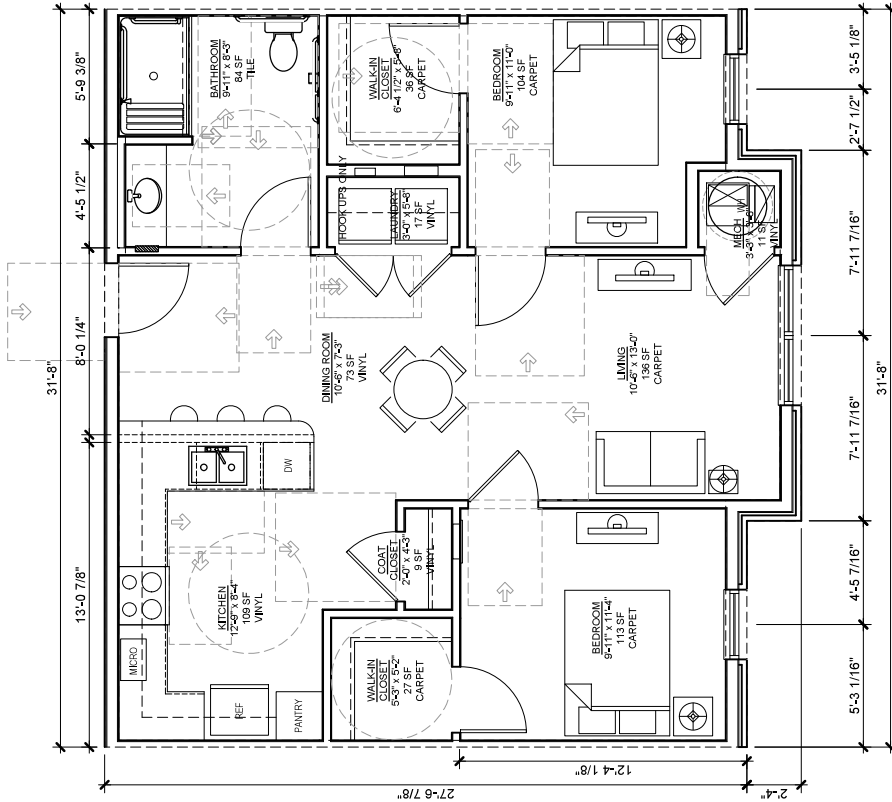


2 BR / 2 BATH TYPE 2A
ACCESSIBLE UNIT

DWELLING NET SF: 842 sf
(paint-to-paint)

**TDHCA NET
RENTABLE SF: 910 sf
(per 11.1(d)(83) definition)**

DWELLING MIN SF: 800 sf



unit plan
3/16"=1'-0"

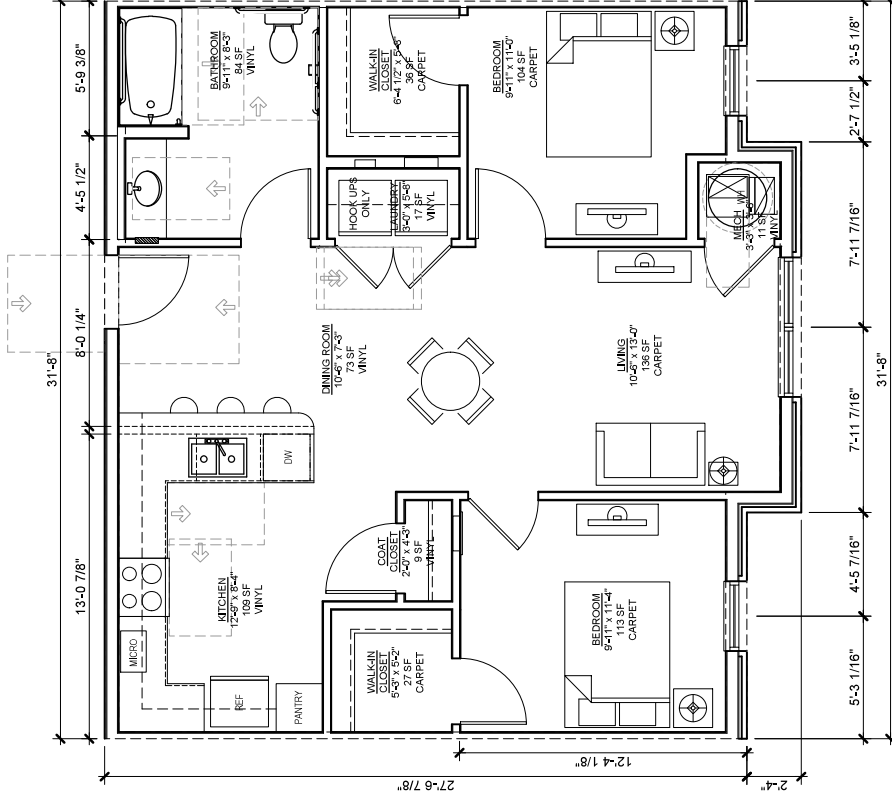
2 BR / 2 BATH TYPE 2B / 2B
SIGHT & HEARING

DWELLING NET SF: 842 sf
(paint-to-paint)


**TDHCA NET
RENTABLE SF: 910 sf
(per 11.1(d)(83) definition)**

DWELLING MIN SF: 800 sf

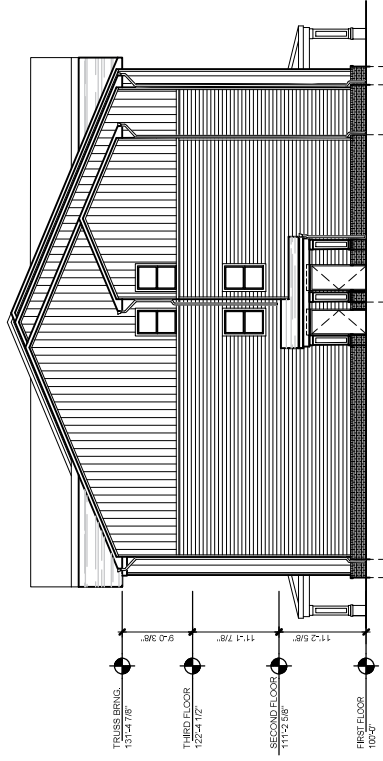
NOTE: THE 2 BEDROOM TYPE 2B SIGHT & HEARING IMPAIRED UNITS ARE SIMILAR TO THE 2 BEDROOM TYPE 2B UNIT SHOWN. ALL SIGHT AND HEARING UNITS INCLUDE THE ELEMENTS PRESCRIBED IN ICC/ANSI A117.1- 2009 SECTION 1006 "UNITS WITH ACCESSIBLE COMMUNICATION FEATURES"



unit plan
3/16"=1'-0"

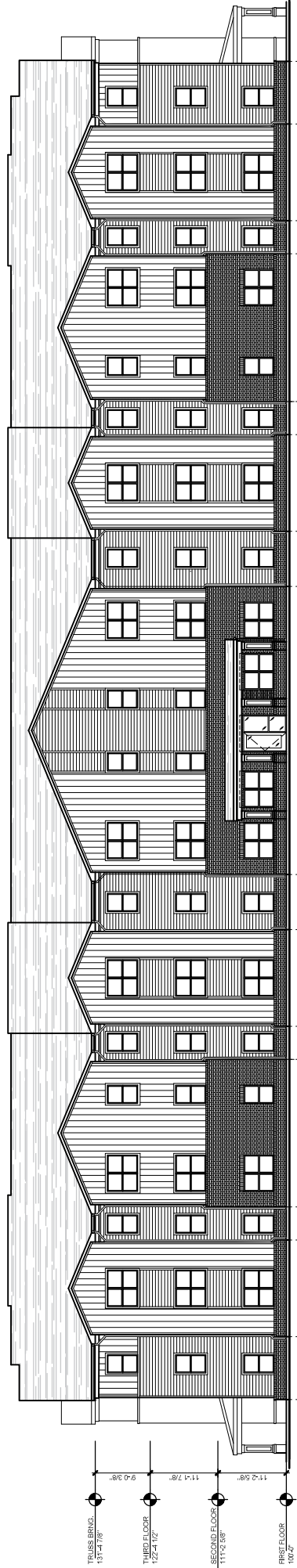
EXTERIOR FINISH LEGEND	
	HATCHING INDICATES FACE BRICK VENEER
	HATCHING INDICATES FIBER CEMENT BOARD & BATTEN SIDING
	HATCHING INDICATES ACCENT FIBER CEMENT LAP SIDING

SOUTH ELEVATION MATERIAL COMPOSITION
 MASONRY: 5%
 FIBER CEMENT SIDING: 95%



south elevation
 1/16" = 1'-0"

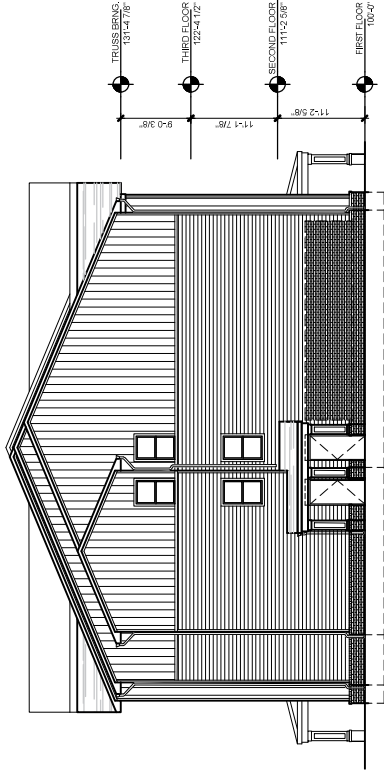
WEST ELEVATION MATERIAL COMPOSITION
 MASONRY: 21%
 FIBER CEMENT SIDING: 79%



west elevation
 1/16" = 1'-0"

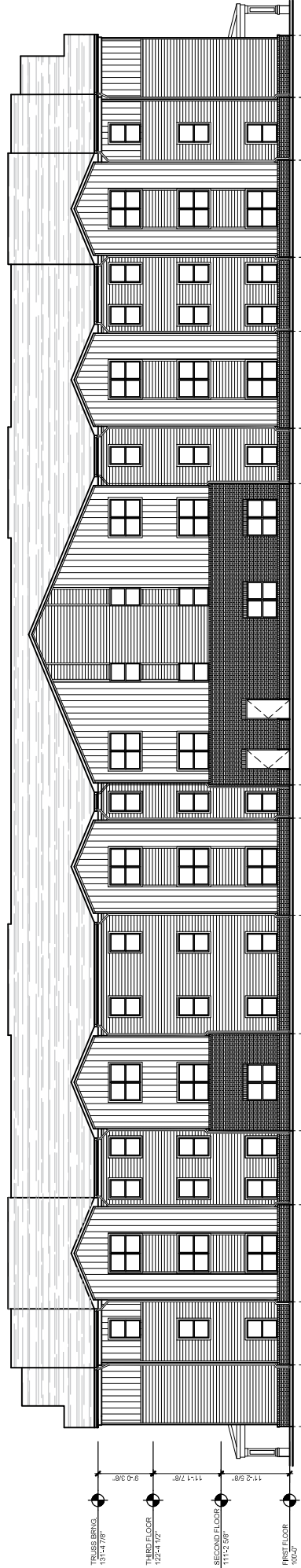
EXTERIOR FINISH LEGEND	
	HATCHING INDICATES FACE BRICK VENEER
	HATCHING INDICATES FIBER CEMENT BOARD & BATTEN SIDING
	HATCHING INDICATES ACCENT FIBER CEMENT LAP SIDING

NORTHELEVATION MATERIAL COMPOSITION
 MASONRY: 5%
 FIBER CEMENT SIDING: 95%



north elevation
 1/16" = 1'-0"

EAST ELEVATION MATERIAL COMPOSITION
 MASONRY: 16%
 FIBER CEMENT SIDING: 84%



east elevation
 1/16" = 1'-0"