



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 598

Agenda Date: 5/9/2024

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Bluebonnet Ridge (HTC #21403)

RECOMMENDED ACTION

WHEREAS, Bluebonnet Ridge (the Development) received an award of 4% Housing Tax Credits (HTCs) in 2021, for the new construction of 264 units for the general population in Ennis, Ellis County;

WHEREAS, due to a correction from gross area to net area, Valek road Associates, LLC (the Development Owner or Owner) requests approval for a reduction in the Net Rentable Area, from 255,336 square feet to 239,052 square feet, representing a reduction of 16,284 square feet or 6.38% from the Net Rentable Area represented in the Architect Certification at Application;

WHEREAS, Board approval is required for a reduction of 3% or more in the square footage of the units as directed in Tex. Gov't Code §2306.6712(d)(4) and 10 TAC §10.405(a)(4)(D), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not negatively affect the Development, impact the viability of the transaction, impact the recommendation for an award, or affect the HTC amount awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Bluebonnet Ridge is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Bluebonnet Ridge received an award of 4% Housing Tax Credits in 2021 the new construction of 264 units for the general population in Ennis, Ellis County. The construction of the Development has been completed, and the Owner has submitted the cost certification documentation.

In a letter as of April 16, 2024, Edward J. Henderson, III, the representative for the Development Owner, requested approval for a material amendment to the Application. The Application

originally identified the Net Rentable Area as 255,336 square feet. However, according to the amendment request, the Net Rentable Area is 239,052 square feet, representing a reduction of 16,284 square feet or 6.38% from Net Rentable Area identified in the Architect Certification at Application. The Owner explained that the Application listed the gross square footage and it should have listed the net square footage. The gross square footage includes exterior and unit demising walls, and net square footage does not.

The change to the Net Rentable Area square footage does not materially alter the Development in a negative manner. The Owner has indicated that there was no net financial impact on the Development as a result of the proposed change. Staff has determined that this change does not affect the award of the Application or the funding award, and the Development will continue to meet the accessibility requirements. The final recommended HTC amount will be determined upon finalization of the cost certification review process.

Staff recommends approval of the amendment request as presented herein.



April 16, 2024

Asset Management Division
Texas Department of Housing and Community Affairs
221 E. 11st Street
Austin, Texas 78707
Attn: Lucy Weber

Re: TDHCA File #21403 | Material Application Amendment Request

Dear Ms Weber:

In connection with TDHCA File #21403, Bluebonnet Ridge, a 264-unit multifamily development located in Ennis, TX, the Applicant hereby requests a material application amendment request. The tax credit application listed the gross square footage of 255,336 and it should have listed the net square footage of 239,052. The difference between gross square footage and net square footage is gross square footage includes exterior and unit demising walls, net square footage does not. Please see the attached exhibit as a reference.

If you have any questions or comments, please feel free to contact me at ehenderson@tmo.com or at 856-797-8427.

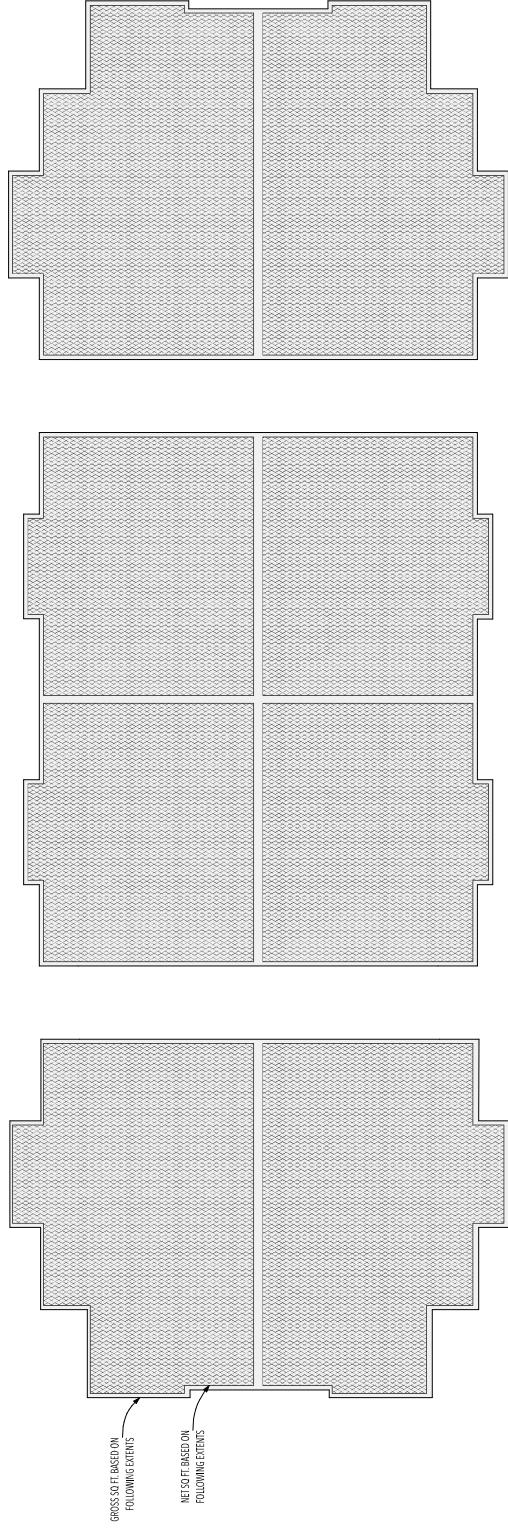
Sincerely,

Edward J. Henderson, III
VP Transaction Closing Manager

THE Michael's ORGANIZATION

DEVELOPMENT | MANAGEMENT | CONSTRUCTION | FINANCE
PO Box 90708, Camden, NJ 08101 | 856 596 0500 | www.TMO.com

NET VS. GROSS SQ FT



1 SK1.0

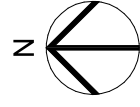
BUILDING TYPE 1

SCALE: 1/16" = 1'-0"

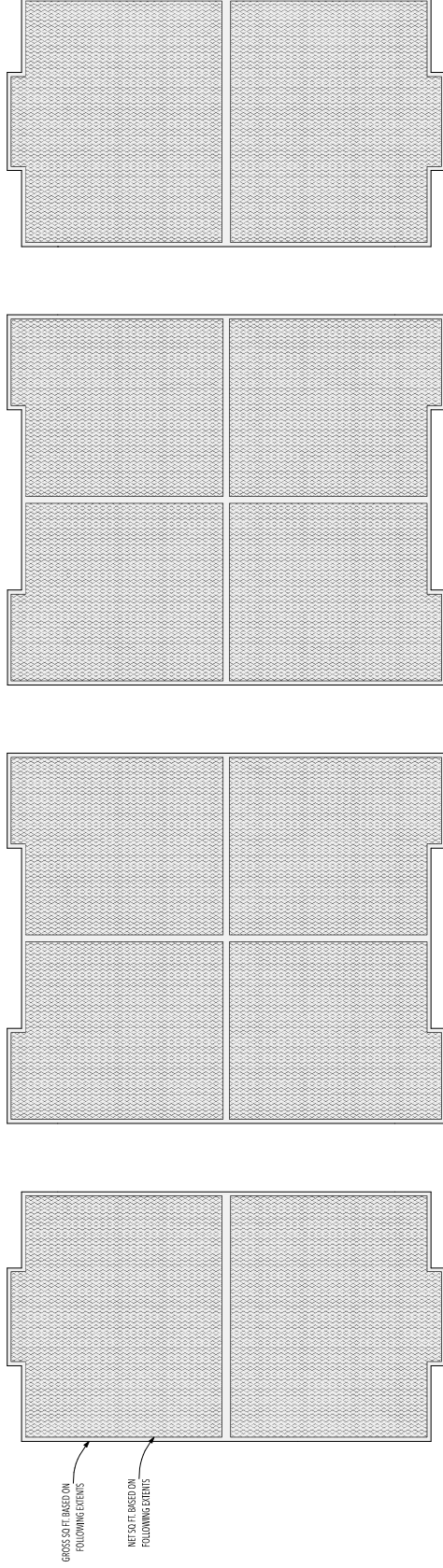
ENNIS VALEK ROAD
ENNIS, TEXAS

urbanpractice

01-15-2020 UPP20022



NET VS. GROSS SQ FT



1 SK1.1

BUILDING TYPE 2

SCALE: 1/16" = 1'-0"

ENNIS VALEK ROAD
ENNIS, TEXAS

urbanpractice

01-15-2020 U/P/20022

