



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

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**File #:** 1338

**Agenda Date:** 3/6/2026

**Agenda #:**

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Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Vista at Thousand Oaks (HTC #22063)

**RECOMMENDED ACTION**

**WHEREAS**, Vista at Thousand Oaks (the Development) received an award of 9% Housing Tax Credits (HTCs) in 2022 to construct 78 units of multifamily housing in San Antonio, Bexar County;

**WHEREAS**, Vista at Thousand Oaks, LP (the Development Owner or Owner) requests approval for a reduction in the Common Area from 15,354 square feet to 13,356 square feet, representing a reduction of 1,998 square feet or 13.01% from the Common 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 Common Area 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 scoring of the Application, or affect the amount of funding awarded;

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested amendment for Vista at Thousand Oaks 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**

Vista at Thousand Oaks received an award of 9% Housing Tax Credits in 2022 to construct 78 units of multifamily housing for the elderly in San Antonio, Bexar County. Construction of the Development is complete, and the cost certification documentation for the Development is currently under review by the Department. As part of the Cost Certification package, the Owner included a letter dated October 8, 2025, from Francisco D. Gonzalez, the project architect, stating that there was a change to the square footage of the Common Area from what was represented in the Application.

According to the letter from the architect, the Common Area underwent a redesign as a result of a transition from a detached clubhouse to an integrated clubhouse due to unforeseen topographical issues at the site that resulted in changing the building design. These changes resulted in a final construction that modified or removed corridors and breezeway and in a final Common Area of 13,356 square feet instead of the 15,354 square feet of Common Area in the Architect's Certification in the Application, which represents a reduction of 13.01% or 1,998 square feet. The enclosed table compares the site plan at Application and the final site plan post construction.

The change to the Common Area square footage does not materially alter the Development in a negative manner and was not reasonably foreseeable or preventable by the Development Owner at the time of Application. Staff has determined that this change does not affect the scoring 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.





# Gonzalez Newell Bender, Inc.

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October 08, 2025

## Vista at Thousand Oaks, LP

161 NE 161 Street, Ste. 1020  
Miami, FL 33136

## Project: Vista at Thousand Oaks

4511 Thousand Oaks Drive  
San Antonio, Bexar County, TX 78233  
TDHCA# 22063

### TO WHOM IT MAY CONCERN:

After necessary modifications to the previously submitted plans for Project 22063, Vista at Thousand Oaks, the community area totals look to be significantly greater than the 3% deviation allotted per the Tex. Gov't Code §2306.6712(d)(4), however the discrepancy is misleading and is a result of transitioning from a detached clubhouse to an integrated clubhouse due to unforeseen topographical issues on the site. Thus, changing the building design and how we would categorize certain "common areas" as defined by 10 TAC §11.1(d)(22).

I have included a breakdown of the previous and current square footages for community areas to illustrate that the current design is below above the 3% requirement as it pertains to the functional community spaces and increases the common area provided to tenants in the integrated clubhouse.

Original Common Spaces		Common Spaces		Common Areas	
3,457	Common Areas (CA)	3,498	Common Areas (CA)	Original Design Sq/Ft	15354
1,201	Uncond. CA	1,050	Uncond. CA	Current Design Sq/Ft	13356
10,275	Breezeways*	8,058	Breezeways*	<b>Reduction Sq/Ft</b>	<b>1998</b>
421	Elevators	750	Elevators	<b>Percentage of Reduction</b>	<b>13.01%</b>
<b>15,354</b>	<b>Total</b>	<b>13,356</b>	<b>Total</b>		

  

Original Common Spaces – Comparatively per 10 TAC §11.1(d)(22)		Common Spaces - Per 10 TAC §11.1(d)(22)		Common Areas - REV	
3,457	Common Areas	3,498	Common Areas	Original Design Sq/Ft	5079
1,201	Uncond. CA	1,050	Uncond. CA	Current Design Sq/Ft	5298
421	Elevators	750	Elevators	<b>Increase Sq/Ft</b>	<b>219</b>
<b>5,079</b>	<b>Total</b>	<b>5,298</b>	<b>Total</b>	<b>Percentage of Increase</b>	<b>4.31%</b>

\* REV - Unconditioned / Open breezeways Removed from Calculation based on Design change

From the original design to the current design items such as corridors/ breezeways, clubhouse, and elevators were modified or removed altogether. If we look directly at the common areas, there was minimal change.

Please feel free to reach out regarding any further questions or concerns.

### IN PURSUIT OF DESIGN EXCELLENCE

Gonzalez Newell Bender, Inc  
Project Architect

Francisco D. Gonzalez, AIA