



## Texas Department of Housing and Community Affairs

### Governing Board

#### Board Action Request

**File #: 489**

**Agenda Date: 2/6/2024**

**Agenda #:**

Presentation, discussion, and possible action regarding a Material Amendment of the Housing Tax Credit Application of HTC #23029 Plainview Lofts

#### **RECOMMENDED ACTION**

**WHEREAS**, the Board in 2023 awarded 9% housing tax credits for the new construction of Plainview Lofts, an Elderly Development of one-story buildings in Plainview, Hale County, proposed to consist of a community building, 11 duplexes, and three fourplexes, containing 34 units on a 3.809 acre site;

**WHEREAS**, the general contractor after the tax credit award was unable to obtain subcontractor bids conforming to the estimated cost of construction, and as a result, the Development is financially infeasible as originally proposed;

**WHEREAS**, the applicant proposes to reestablish financial feasibility under the originally proposed financing by eliminating the 866-square-foot community building that comprises all of the originally proposed conditioned Common Area and providing all of the originally proposed Net Rentable Area (NRA) in the same number, sizes, floorplans, and unit mix in four fourplexes and three sixplexes instead of 11 duplexes and three fourplexes;

**WHEREAS**, the proposed changes in the site plan and residential buildings and elimination of the community building that included a kitchen, community room/area, community dining room/area and 412 square feet of community porches and patios, are material alterations of the development described as follows in Tex. Gov't Code §2306.6712(d),

- a significant modification of the site plan;
- a reduction of 3% or more in the square footage of the common areas; and
- a significant modification of the architectural design of the Development;

**WHEREAS**, other than eliminating the community building, the proposed changes neither "would materially alter the development in a negative manner" [Tex. Gov't Code §2306.6712(c)(1)] nor "would have adversely affected the selection of the application in the application round" [Tex. Gov't Code §2306.6712(c)(2)]; and

**WHEREAS**, although eliminating all of the indoor, conditioned Common Area "would materially alter the development in a negative manner" [Tex. Gov't Code §2306.6712(c)(1)], eliminating this area does not affect the required features of the Development and does not fall under Tex. Gov't Code §2306.6712(c)(2) "would have adversely affected the selection of the application in the application round";

**NOW, therefore, it is hereby**

**RESOLVED**, that the requested Material Amendment of the Application for Plainview Lofts is approved as presented to this meeting, conditioned on the Development continuing to meet all

requirements relating to accessibility, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

### **BACKGROUND**

Plainview Lofts in Plainview, Hale County, received a 9% HTC award in 2023 for the new construction of 34 multifamily units for elderly tenants in 14 one-story buildings composed of three duplexes and 11 fourplexes on a 3.809 acre site. Each unit had an attached one-car garage. The site contained an outdoor community area with a fire pit, pergola, two bag-toss courts, and two benches. The development had a community building with a leasing office, community room, community dining room and kitchen, altogether being 814 square feet of conditioned Common Area. In addition, the community building contained storage space for a leasing office and maintenance/mechanical room space, together amounting to another 52 square feet of conditioned space. In all, the community building was 866 square feet of conditioned space plus covered and open porches and patios totaling 412 square feet.

The amendment proposes a reduction of more than three percent in the square footage of the Common Area [Tex. Gov't Code §2306.6712(d)(4)] in that the community building will be eliminated. All of the Development's conditioned Common Area constitutes 852 square feet of the community building. The remaining interior and exterior area of the community building is the 52 square feet of conditioned maintenance area, equipment room and storage area, and 412 square feet of outdoor porches and patios, as described above. The decrease in Common Area will be 100%.

Elimination of the community building will be accompanied by reducing the number of residential buildings to seven buildings instead of the originally proposed 14 buildings by constructing four fourplexes and three sixplexes instead of the originally proposed three duplexes and 11 fourplexes. All units will have the same floorplans and NRAs as originally proposed, and each unit will retain a one-car garage as originally proposed. The amended development will have the same number of open parking spaces as were present in the original development proposal. There will also be the same number of accessible garages, van accessible garages, accessible open parking spaces, and van accessible open parking spaces as in the original proposal, although additional accessible parking may be determined to be required as part of the accessibility review of the new site plans. A fire pit and its contiguous amenities will be relocated from the original site plan in the amended site plan, and a dog park and putting green will be additions to the new site plan. The site plan will be reconfigured significantly to accommodate all residential buildings and all additional or relocated amenities in the amended site plan.

In reviewing the proposed amendment, staff considered each of the seven material alterations defined by Tex. Gov't Code §2306.6712(d). Staff also considered the two determinations of Tex. Gov't Code §2306.6712(c) that empowers the Board to reject the amendment, rescind the allocation and reallocate the credits to other applicants on the waiting list if the Board determines that the amendment (1) would materially alter the development in a negative manner or (2) would have adversely affected the selection of the application in the application round. Staff observed that the amendment materially alters the development in a negative manner by eliminating 100% of the conditioned Common Area, conditioned maintenance and

storage areas, and the porch and patios attached to these conditioned areas. However, the Department has approved awards to many developments that did not have community buildings. Although certain areas associated with the community building are features that can score Threshold points, the application reflects an excess of such points, even without these areas. Therefore, eliminating the community building does not affect the score of the application and would not have affected its selection for award of tax credits.

In staff's judgment, the circumstances that created the need for the changes proposed in this amendment request were unforeseeable [Tex. Gov't Code §2306.6712(e)] and unpreventable [Tex. Gov't Code §2306.6712(e)(1)]. Staff found that the Development Owner has complied with the amendment requirements under 10 TAC §10.405(a), and staff considers the proposed changes to be acceptable under the Rules.

Staff recommends approval of the amendment request as presented herein, conditioned upon the Development continuing to meet all applicable accessibility requirements.



December 14, 2023

Mr. Rene Ruiz  
 Asset Manager (Regions 1 & 7)  
 Texas Department of Housing and Community Affairs  
 221 East 11<sup>th</sup> Street  
 Austin, TX 78701

Via: rene.ruiz@tdhca.state.tx.us

*Re: Plainview Lofts, TDHCA #23029, Plainview, TX REVISED*

Dear Mr. Ruiz:

Please accept this formal request for a material amendment to the above reference development to adjust the common area square footage, modify the building types with associated site plan modification, and a change in ownership, developer, and guarantor.

### **Background**

To close the substantial gap associated with increased construction costs the development owner seeks a two-prong strategy to deliver the housing tax credit units. The first is the removal of the community building and the second is moving from duplexes and fourplexes to fourplexes and sixplexes. Additionally, the investor has requested the modifications to the organizational structure.

## **SECTION 1**

### **Changes Requested**

- 1) Reduce the common area area in excess of 3%.
- 2) Modify the building design.
- 3) Add additional parties as Owners, Developers, and Guarantors.

### **Reasons the Change is Necessary**

- 1) After the tax credit award, the General Contractor was not able to obtain subcontractor bids to meet the previously established estimate for construction.
- 2) The Tax Credit Investor has requested an addition to the list of Owners, Developers, and Guarantors.

### **Good Cause for the Change**

The increases in construction materials and labor in the Texas panhandle continues to climb. After the tax credit award, the General Contractor was not able to obtain subcontractor bids to meet the previously established estimate for construction. These increases have created a gap that precludes financial viability for the development. The cost savings gained by reducing the 14 residential buildings and 1 community building to 7 residential buildings fixes the gap. The square footages and architectural style of the units is not changing; the units are sharing more common walls. The interior Common Area at application was a modest 814 square feet of conditioned space and 412 square feet



of patio and covered porch. The majority of the common area amenities were and remain outside and unconditioned to synergize with the adjacent country club and golf course. These amenities include: bag toss, a fire pit, a pergola covered seating area all facing west and overlooking the golf course. We have added a second outdoor amenity space and will include a putting green with the revised site plan and associated additional greenspace. Leasing will occur in a model residential unit until the development is fully leased. The owner has another housing tax credit development in Plainview, Conrad Lofts, that can be utilized as a full time management office as necessary. The reduction of exterior walls and more shared internal walls is a good solution to securing a construction contract that is within budget.

Another good cause for the change is that stormwater management is enhanced with the reduction in impervious cover.

The change of organizational structure is non-material and does not create any previous participation or credit limit problems.

### Explanation of Foreseeable or Preventable Nature

- 1) 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 sharp increase in costs was not foreseeable or preventable.
- 2) The Applicant had no knowledge or way to predict the investor's Owner, Developer, or Guarantor change requirement.

## SECTION 2

The building configuration summary is shown below.

		Duplex	Fourplex	Sixplex	Total
Application	Buildings	11	3	0	14
	Units	22	12	0	34
Amendment	Buildings	0	4	3	7
	Units	0	16	18	34

### Unit Type and Count Exhibit

- Tab 23 Building Unit Configuration

### Design Documents

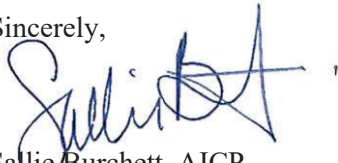
- Site Plan at Application and as requested for the Amendment
- Architectural Plans

### Organizational Documents

- Owner, Developer, and Guarantor Organizational Charts from Application and as proposed in this Amendment Request
- Previous Participation for the new parties
- Credit Limit Certifications for the new parties

The requested change, as represented, does not affect the scoring of the Application because the units are the same, only common walls have been added. The reduction of conditioned Common Area does not materially alter the Development in a negative manner because the outdoor amenities have increased with another conversation area and putting green. As required, the Development Owner has submitted the \$2,500 material amendment fee. Thank you for marshalling the amendment request through the system. This amendment is paramount to the feasibility for Plainview Lofts. Please feel free to contact me if you have any additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sallie Burchett', with a stylized, flowing script.

Sallie Burchett, AICP  
Consultant to the Project

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION									
<i>Unit types should be entered from smallest to largest based on " # of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AD.</i>									
Specifications and Amenities (check all that apply)									
Building Configuration (Check all that apply):	<input type="checkbox"/>	Single Family Construction	<input type="checkbox"/>	SRO	<input type="checkbox"/>	Transitional (per §42(i)(3)(B))	<input type="checkbox"/>	Duplex	
	<input type="checkbox"/>	Scattered Site	<input checked="" type="checkbox"/>	Fourplex	<input checked="" type="checkbox"/>	> 4 Units Per Building	<input type="checkbox"/>	Townhome	
Development will have:	<input type="checkbox"/>	Fire Sprinklers	<input type="checkbox"/>	Elevators	<input type="checkbox"/>	# of Elevators	<input type="checkbox"/>	Wt. Capacity	
Number of Parking Spaces(consistent with Architectural Drawings):		Free		Paid		Free		Paid	
		<input type="checkbox"/>	<input type="checkbox"/>	Shed or Flat Roof Carport Spaces		<input type="checkbox"/>	Garage Spaces	<input type="checkbox"/>	Detached Garage Spaces
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attached Garage Spaces		<input checked="" type="checkbox"/>	Spaces	<input type="checkbox"/>	Uncovered Spaces
		<input type="checkbox"/>	<input type="checkbox"/>	Structured Parking Garage Spaces					
Floor Composition/Wall Height:	<input checked="" type="checkbox"/>	100	% Carpet/Vinyl/Resilient Flooring	<input type="checkbox"/>	8	Ceiling Height			
	<input type="checkbox"/>		% Ceramic Tile	<input type="checkbox"/>		Upper Floor(s) Ceiling Height (Townhome Only)			
	<input type="checkbox"/>		% Other	Describe: <input type="text"/>					

DO NOT distinguish the HC or AV Units from other Units that are the same size/floor plan.

[illegible]

**Net Rentable Square Footage from Rent Schedule:** 31,560

Common Area Square Footage (as specified on Architect Certification) : 0

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: -

Use this number to calculate points for **Supportive Housing** under 11.9(e)(2) only if the conditions are met for the number above: 31,560

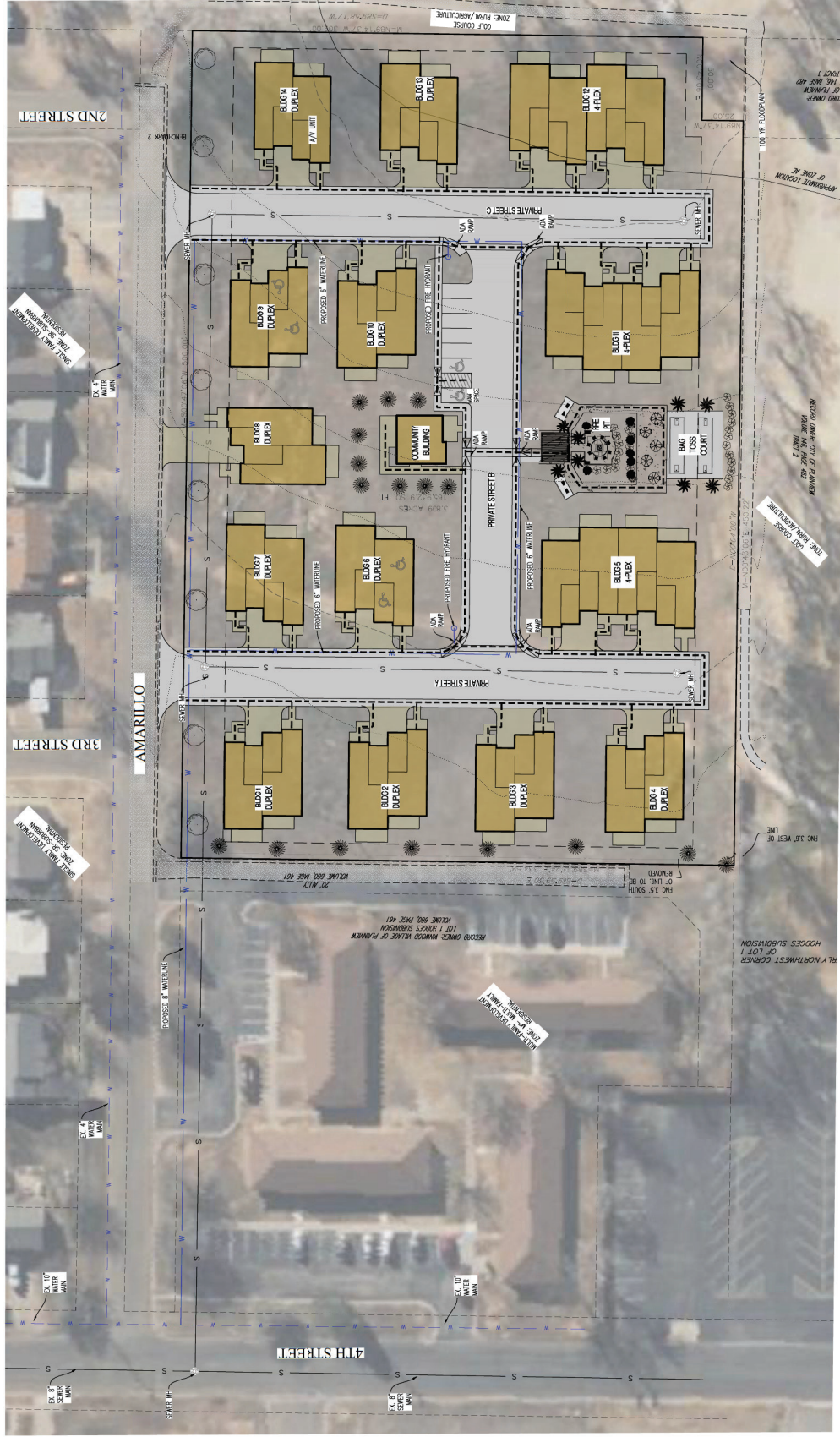
If a revised form is submitted, date of submission: 11/28/2023

<b>CALCULATIONS:</b>		
<b>LAUNCH:</b>		
CURRENT AREA:	1,809 AC	
CURRENT ZONING:	SUBURBAN RESIDENTIAL DISTRICT (SR)	
PROPOSED ZONING:	MAYD RESIDENTIAL (MR)	
<b>PARKING SUMMARY:</b>		
SPACES	68 SPACES	
MULTI-UNIT RESIDENTIAL - 34 UNITS (2 SPACE PER UNIT):	2 SPACES (1 VAN)	
AD ACCESSIBLE SPACES PROVIDED:	34 SPACES	
STANDARD SPACE SPACES PROVIDED:	5 SPACES	
STANDARD 6FT-5 STREET SPACES PROVIDED:	5 SPACES	
AD ACCESSIBLE SPACES PROVIDED (1 VAN):	2 SPACES	
TOTAL SPACES PROVIDED:	75 SPACES	
<b>LOT COVERAGES:</b>		
ACTUAL	100%	
MIN. REQUIRED	3,699 SF	
MIN. REQUIRED AREA	1,220 AC	
TOTAL OPEN SPACE:	1,899 AC	45%

BUILDING TYPE	UNITS/BUILDING	*OF FLOOR TYPE
BUILDING 1	FLY/TPP, 1-BR DUPLEX	3
BUILDING 2	FLY/TPP, 1-BR DUPLEX	1
BUILDING 3	FLY/TPP, 1-BR, (1) ADA 1-BR	1
BUILDING 4	FLY/TPP, 1-BR/2-BR, 4-FLX	1
BUILDING 5	FLY/TPP, 1-BR/2-BR, 4-FLX	2
BUILDING 6	FLY/TPP, 1-BR DUPLEX	4
BUILDING 7	FLY/TPP, 2-BR, (1) ADA 2-BR	1
BUILDING 8	FLY/TPP, 2-BR, (1) ADA 2-BR	1
BUILDING 9	FLY/TPP, 2-BR, 4-FLX	2

LEGEND

--- ACCESSIBLE ROUTE



DRAWING INCLUDES:  CONCEPT PLAN	DESIGNED:	KRM
	DRAWN:	KRM
	PROJECT NO.:	200054
	SHEET:	CP 1



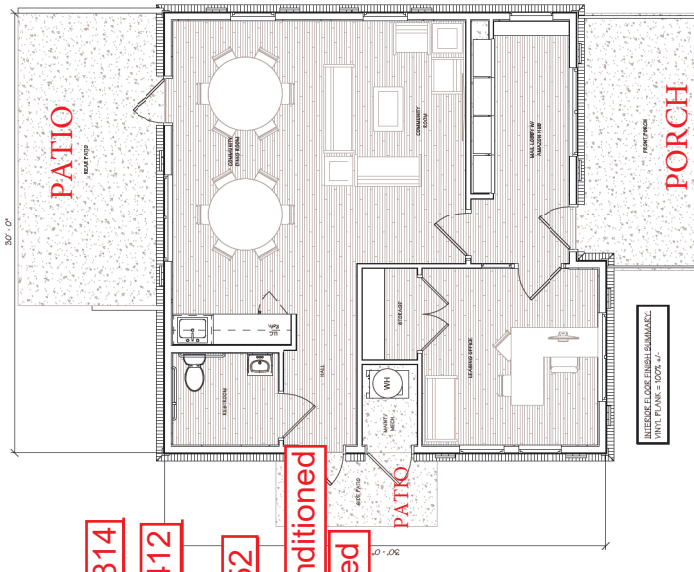


TABLE 1. UNITS PER BUILDING				TABLE 2. REQUIRED MOBILITY UNITS			
BUILDING ID NUMBER	BUILDING TYPE	UNIT TYPE	QSF FT <sup>2</sup> PER UNIT	QSF FT <sup>2</sup> PER BUILDING	TOTAL UNIT COUNT	MOBILITY UNITS REQUIRED (QSF X 0.9 = 19 UNITS)	MOBILITY UNITS PROVIDED (2)
1	PHANTY 1 BRK DUPLEX	PHANTY 1 BRK BATH	802 SF	1904 SF	2	18	2
2	PHANTY 2 BRK DUPLEX	PHANTY 2 BRK BATH	802 SF	1904 SF	2	18	2
3	PHANTY 1 BRK DUPLEX	PHANTY 1 BRK BATH	802 SF	1904 SF	2	18	2
4	PHANTY 1 BRK DUPLEX	PHANTY 1 BRK BATH	802 SF	1904 SF	2	18	2
5	PHANTY 2 BRK DUPLEX	PHANTY 2 BRK BATH	802 SF	1904 SF	2	18	2
6	ADJ 2 BRK 4 FLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
7	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
8	PHANTY 1 BRK DUPLEX	PHANTY 1 BRK BATH	802 SF	1904 SF	2	18	2
9	PHANTY 2 BRK DUPLEX	PHANTY 2 BRK BATH	802 SF	1904 SF	2	18	2
10	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
11	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
12	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
13	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
14	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
15	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
16	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
17	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
18	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
19	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
20	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
21	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
22	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
23	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
24	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
25	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
26	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
27	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
28	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
29	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
30	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
31	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
32	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
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39	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
40	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
41	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
42	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
43	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
44	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
45	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1
46	ADJ 2 BRK DUPLEX	ADJ 2 BRK BATH	802 SF	1904 SF	1	9	1</

TABLE 2: SQUARE FOOTAGES					
AREA TYPE	4 PETS SQUARE FOOTAGE (QUANTITY 3)	PHOTOY DUPLICATION FOOTAGE (QUANTITY 9)	100 PETS SQUARE FOOTAGE (QUANTITY 2)	COMMONS READING SQUARE FOOTAGE (QUANTITY 1)	TOTAL SQUARE FOOTAGE
UNIT AREA	1,070 SF	1,070 SF	1,060 SF	-	31,620 SF
GARAGE	1,070 SF	1,070 SF	1,060 SF	-	9,900 SF
UNIT FORCE/307A/109	892 SF	446 SF	446 SF	-	7,902 SF
COMMON AREA - ACCESSIBLE TO TENANTS	-	-	-	1,228 SF	1,228 SF
COMMON AREA - RESTRICTED TO EMPLOYEES	-	-	-	52 SF	52 SF
TOTAL SQUARE FOOTAGE	6,046 SF	2,924 SF	3,076 SF	1,280 SF	43,796 SF

COMMUNITY BUILDING AREAS	
TRAILER ACCESS AREA	
CONDITIONED	
COMMUNITY DINING ROOM	240 SF
COMMUNITY ROOM	174 SF
HALL	49 SF
LEASING OFFICE	162 SF
MAIL LOBBY	129 SF
REST ROOM	25 SF
UNCONDITIONED	
COMMUNITY REAR PATIO	200 SF
COMMUNITY SUN PORCH	167 SF
BIKE PATIO	155 SF
	1236 SF
NON-TRAILER ACCESS AREA	
CONDITIONED	
MANIT' MCHL	26 SF
STORAGE	27 SF
	53 SF
TOTAL AREA	3276 SF

814+52=866 conditioned  
412 unconditional



# COMMUNITY BUILDING

## COMMUNITY BUILDING PLAN



ADA 2-BR UNIT PLAN

FHA/TYP 2-BR INIT PLAN

# DUPLIX FLOOR PLANS







ARCHITECTURAL SITE PLAN

0 30 60 FEET

TDHCA APPLICATION

AS1.0

4664

Waiiace  
ARCHITECTS, L.L.C.  
Columbia, MO  
P 573-256-7200

PLAINVIEW LOFTS  
PLAINVIEW, HALE COUNTY, TEXAS



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TABLE 1: UNITS PER BUILDING

BUILDING ID NUMBER	BUILDING TYPE	UNIT TYPE	SQ. FT. PER UNIT	TOTAL UNIT COUNT	SQ. FT. PER BUILDING
1	TYPE "A"	FHA 2-BR / 1-BATH	902 SF	3	2,700 SF
		FHA 2-BR / 1-BATH	902 SF	1	902 SF
2	TYPE "D"	FHA 2-BR / 1-BATH	902 SF	5	4,500 SF
		ADN 2-BR / 1-BATH	902 SF	1	902 SF
3	TYPE "B"	FHA 2-BR / 1-BATH	902 SF	4	3,600 SF
4	TYPE "B"	FHA 2-BR / 1-BATH	902 SF	3	2,700 SF
5	TYPE "E"	ADN 1-BR / 1-BATH	1,040 SF	1	1,040 SF
		FHA 2-BR / 1-BATH	902 SF	2	1,800 SF
6	TYPE "C"	FHA 2-BR / 1-BATH	902 SF	4	3,600 SF
		FHA 2-BR / 1-BATH	902 SF	5	4,500 SF
7	TYPE "F"	FHA 2-BR / 1-BATH	902 SF	1	902 SF
		HEARING/VISUAL			
TOTAL				34	31,540 SF

SEE SITE PLAN FOR LOCATION OF ACCESSIBLE UNITS.

TABLE 2: REQUIRED MOBILITY UNITS

BUILDING IDENTIFICATION			
UNIT TYPE	#2	#5	#7
1-BR / 1-BATH MOBILITY	-	-	1
2-BR / 1-BATH MOBILITY	1	-	-
2-BR / 1-BATH HEARING/VISUAL	-	-	1
TOTAL			
17			

MOBILITY UNITS REQUIRED (S4.1.2.3) = 17 UNITS

MOBILITY UNITS PROVIDED = 2

HEARING/VISUAL UNITS REQUIRED (S4.1.2.3) = 07 UNITS

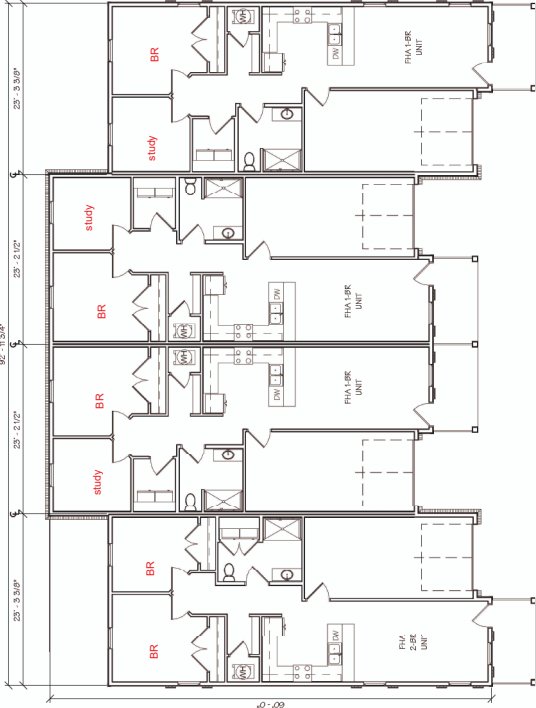
HEARING/VISUAL UNITS PROVIDED = 1

TABLE 3: SQUARE FOOTAGES

AREA TYPE	BUILDING TYPE "A" (S4.1.2.3)	BUILDING TYPE "B" (S4.1.2.3)	BUILDING TYPE "C" (S4.1.2.3)	BUILDING TYPE "D" (S4.1.2.3)	BUILDING TYPE "E" (S4.1.2.3)	BUILDING TYPE "F" (S4.1.2.3)	TOTAL DEVELOPMENT (S4.1.2.3)
UNIT AREA (NET/ENTRABLE)	3,600 SF	3,600 SF	3,600 SF	3,600 SF	3,600 SF	3,600 SF	31,540 SF
UNIT PORCHES/PATIO	288 SF	288 SF	288 SF	288 SF	288 SF	288 SF	2,040 SF
UNIT GARAGE	1,076 SF	2,152 SF	1,076 SF	1,076 SF	1,076 SF	1,076 SF	10,616 SF
TOTAL BUILDING AREA	5,044 SF	6,040 SF	5,044 SF	5,044 SF	5,044 SF	5,044 SF	44,020 SF

MULTI-LIFE LEGEND

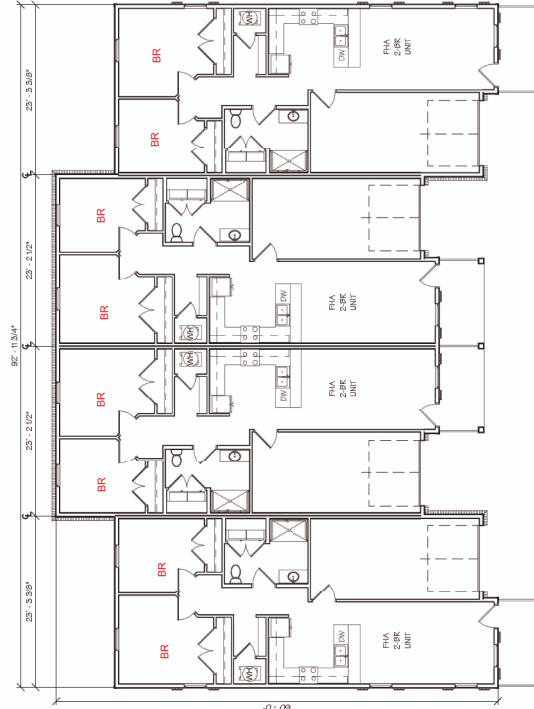
FHA	=	FHA HOUSING ACT
ADA	=	AMERICANS WITH DISABILITIES ACT
ADN	=	ADULTS AND NON-ADULTS
ADN	=	ADULTS AND NON-ADULTS



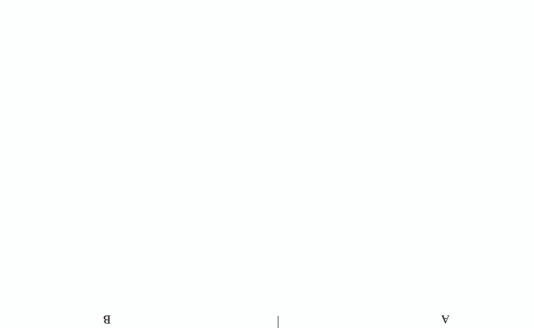
BUILDING TYPE "A" (4-PLEX)



BUILDING TYPE "B" (4-PLEX)



BUILDING TYPE "C" (4-PLEX)



BUILDING TYPE "D" (4-PLEX)



PLAINVIEW LOFTS  
PLAINVIEW, HALE COUNTY, TEXAS



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BY	
REVISION	

A1.0

SHEET NO.	4664
PROJECT NO.	4664

TDHCA APPLICATION



PLAINVIEW LOFTS  
PLAINVIEW, HALE COUNTY, TEXAS

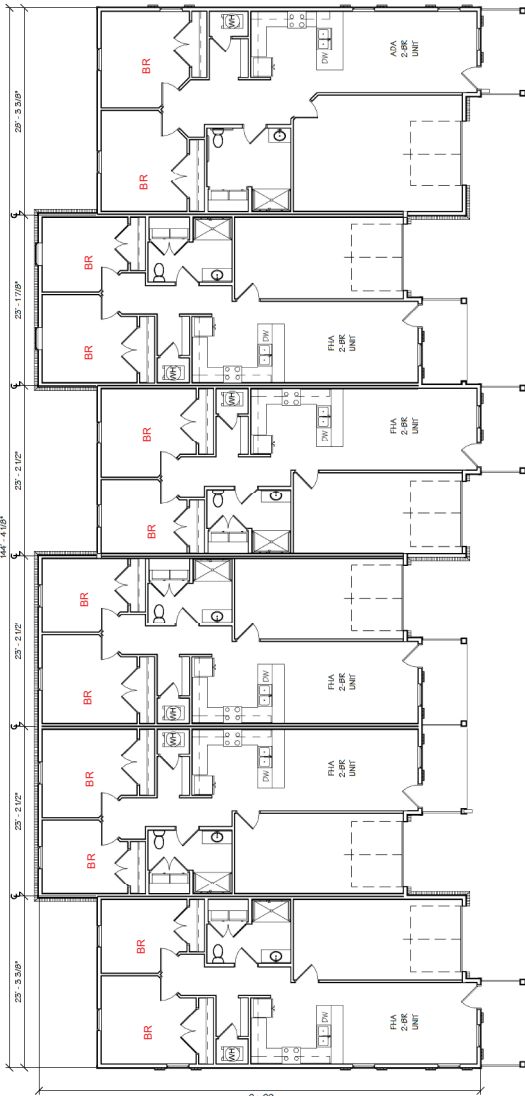


DATE: 11/20/2023  
ISSUED BY: JUSTIN L. SMITH  
ISSUE NO.: 1  
ISSUE DATE: 11/20/2023  
ISSUE DESCRIPTION: TYPICAL APPLICATION

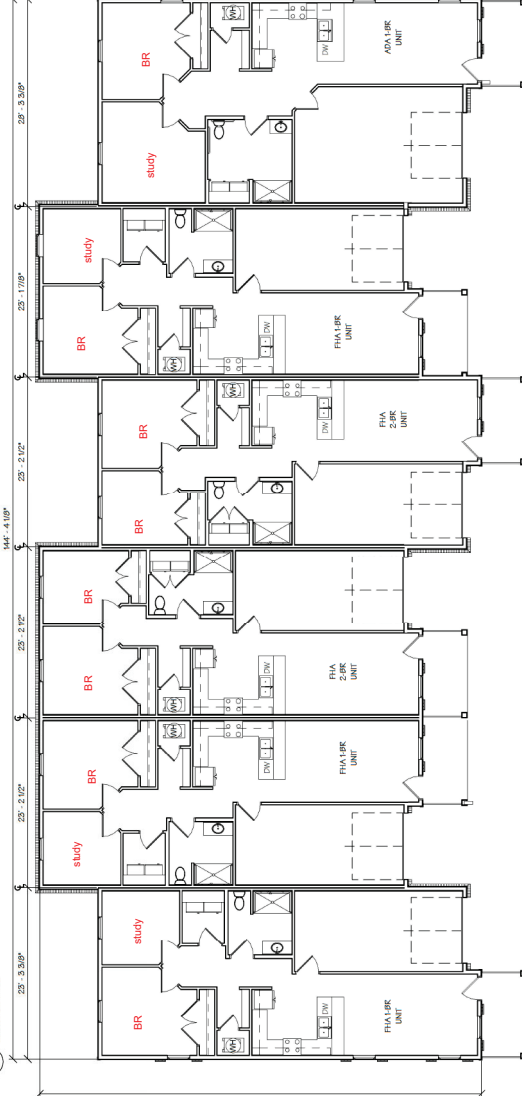
PROJECT NO.: 11-23-03  
SHEET NO.: 4664  
DATE: 11/20/2023

TABLE 3: SQUARE FOOTAGES

BUILDING TYPE	BUILDING TYPE "A"	BUILDING TYPE "B"	BUILDING TYPE "C"	BUILDING TYPE "D"	BUILDING TYPE "E"	BUILDING TYPE "F"	TOTAL DEVELOPMENT
UNIT AREA (NET RESIDENTIAL)	3,890 SF	3,890 SF	3,890 SF	3,890 SF	3,890 SF	3,890 SF	31,960 SF
UNIT PORCHES/PATIOS	288 SF	288 SF	288 SF	288 SF	288 SF	288 SF	2,304 SF
UNIT GARAGE	1,076 SF	2,352 SF	1,076 SF	1,224 SF	1,224 SF	1,614 SF	10,516 SF
TOTAL BUILDING AREA	5,254 SF	6,530 SF	5,254 SF	5,392 SF	5,392 SF	6,792 SF	48,022 SF



BUILDING TYPE "D" (6-PLEX)



BUILDING TYPE "E" (6-PLEX)

TABLE 1: UNITS PER BUILDING

BUILDING ID NUMBER	BUILDING TYPE	UNIT TYPE	SQ. FT. PER UNIT	TOTAL UNIT COUNT	SQ. FT. PER BUILDING
1	TYPE "A"	FHA 2-BR / 1-BATH	900 SF	3	2,700 SF
2	TYPE "B"	FHA 2-BR / 1-BATH	900 SF	5	4,500 SF
3	TYPE "C"	ADA 2-BR / 1-BATH	1,000 SF	1	1,000 SF
4	TYPE "D"	FHA 2-BR / 1-BATH	900 SF	4	3,600 SF
5	TYPE "E"	ADA 1-BR / 1-BATH	900 SF	3	2,700 SF
6	TYPE "F"	FHA 2-BR / 1-BATH	900 SF	2	1,800 SF
7	TYPE "G"	FHA 2-BR / 1-BATH	900 SF	4	3,600 SF
TOTAL				34	31,960 SF

TABLE 2: REQUIRED MOBILITY UNITS

UNIT TYPE	#1	#2	#3	TOTAL
1-BR / 1-BATH MOBILITY	-	-	-	-
2-BR / 1-BATH MOBILITY	-	-	-	-
3-BR / 1-BATH MOBILITY	-	-	-	-
4-BR / 1-BATH MOBILITY	-	-	-	-
5-BR / 1-BATH MOBILITY	-	-	-	-
6-BR / 1-BATH MOBILITY	-	-	-	-
7-BR / 1-BATH MOBILITY	-	-	-	-
8-BR / 1-BATH MOBILITY	-	-	-	-
9-BR / 1-BATH MOBILITY	-	-	-	-
10-BR / 1-BATH MOBILITY	-	-	-	-
11-BR / 1-BATH MOBILITY	-	-	-	-
12-BR / 1-BATH MOBILITY	-	-	-	-
13-BR / 1-BATH MOBILITY	-	-	-	-
14-BR / 1-BATH MOBILITY	-	-	-	-
15-BR / 1-BATH MOBILITY	-	-	-	-
16-BR / 1-BATH MOBILITY	-	-	-	-
17-BR / 1-BATH MOBILITY	-	-	-	-
18-BR / 1-BATH MOBILITY	-	-	-	-
19-BR / 1-BATH MOBILITY	-	-	-	-
20-BR / 1-BATH MOBILITY	-	-	-	-
21-BR / 1-BATH MOBILITY	-	-	-	-
22-BR / 1-BATH MOBILITY	-	-	-	-
23-BR / 1-BATH MOBILITY	-	-	-	-
24-BR / 1-BATH MOBILITY	-	-	-	-
25-BR / 1-BATH MOBILITY	-	-	-	-
26-BR / 1-BATH MOBILITY	-	-	-	-
27-BR / 1-BATH MOBILITY	-	-	-	-
28-BR / 1-BATH MOBILITY	-	-	-	-
29-BR / 1-BATH MOBILITY	-	-	-	-
30-BR / 1-BATH MOBILITY	-	-	-	-
31-BR / 1-BATH MOBILITY	-	-	-	-
32-BR / 1-BATH MOBILITY	-	-	-	-
33-BR / 1-BATH MOBILITY	-	-	-	-
34-BR / 1-BATH MOBILITY	-	-	-	-
35-BR / 1-BATH MOBILITY	-	-	-	-
36-BR / 1-BATH MOBILITY	-	-	-	-
37-BR / 1-BATH MOBILITY	-	-	-	-
38-BR / 1-BATH MOBILITY	-	-	-	-
39-BR / 1-BATH MOBILITY	-	-	-	-
40-BR / 1-BATH MOBILITY	-	-	-	-
41-BR / 1-BATH MOBILITY	-	-	-	-
42-BR / 1-BATH MOBILITY	-	-	-	-
43-BR / 1-BATH MOBILITY	-	-	-	-
44-BR / 1-BATH MOBILITY	-	-	-	-
45-BR / 1-BATH MOBILITY	-	-	-	-
46-BR / 1-BATH MOBILITY	-	-	-	-
47-BR / 1-BATH MOBILITY	-	-	-	-
48-BR / 1-BATH MOBILITY	-	-	-	-
49-BR / 1-BATH MOBILITY	-	-	-	-
50-BR / 1-BATH MOBILITY	-	-	-	-
51-BR / 1-BATH MOBILITY	-	-	-	-
52-BR / 1-BATH MOBILITY	-	-	-	-
53-BR / 1-BATH MOBILITY	-	-	-	-
54-BR / 1-BATH MOBILITY	-	-	-	-
55-BR / 1-BATH MOBILITY	-	-	-	-
56-BR / 1-BATH MOBILITY	-	-	-	-
57-BR / 1-BATH MOBILITY	-	-	-	-
58-BR / 1-BATH MOBILITY	-	-	-	-
59-BR / 1-BATH MOBILITY	-	-	-	-
60-BR / 1-BATH MOBILITY	-	-	-	-
61-BR / 1-BATH MOBILITY	-	-	-	-
62-BR / 1-BATH MOBILITY	-	-	-	-
63-BR / 1-BATH MOBILITY	-	-	-	-
64-BR / 1-BATH MOBILITY	-	-	-	-
65-BR / 1-BATH MOBILITY	-	-	-	-
66-BR / 1-BATH MOBILITY	-	-	-	-
67-BR / 1-BATH MOBILITY	-	-	-	-
68-BR / 1-BATH MOBILITY	-	-	-	-
69-BR / 1-BATH MOBILITY	-	-	-	-
70-BR / 1-BATH MOBILITY	-	-	-	-
71-BR / 1-BATH MOBILITY	-	-	-	-
72-BR / 1-BATH MOBILITY	-	-	-	-
73-BR / 1-BATH MOBILITY	-	-	-	-
74-BR / 1-BATH MOBILITY	-	-	-	-
75-BR / 1-BATH MOBILITY	-	-	-	-
76-BR / 1-BATH MOBILITY	-	-	-	-
77-BR / 1-BATH MOBILITY	-	-	-	-
78-BR / 1-BATH MOBILITY	-	-	-	-
79-BR / 1-BATH MOBILITY	-	-	-	-
80-BR / 1-BATH MOBILITY	-	-	-	-
81-BR / 1-BATH MOBILITY	-	-	-	-
82-BR / 1-BATH MOBILITY	-	-	-	-
83-BR / 1-BATH MOBILITY	-	-	-	-
84-BR / 1-BATH MOBILITY	-	-	-	-
85-BR / 1-BATH MOBILITY	-	-	-	-
86-BR / 1-BATH MOBILITY	-	-	-	-
87-BR / 1-BATH MOBILITY	-	-	-	-
88-BR / 1-BATH MOBILITY	-	-	-	-
89-BR / 1-BATH MOBILITY	-	-	-	-
90-BR / 1-BATH MOBILITY	-	-	-	-
91-BR / 1-BATH MOBILITY	-	-	-	-
92-BR / 1-BATH MOBILITY	-	-	-	-
93-BR / 1-BATH MOBILITY	-	-	-	-
94-BR / 1-BATH MOBILITY	-	-	-	-
95-BR / 1-BATH MOBILITY	-	-	-	-
96-BR / 1-BATH MOBILITY	-	-	-	-
97-BR / 1-BATH MOBILITY	-	-	-	-
98-BR / 1-BATH MOBILITY	-	-	-	-
99-BR / 1-BATH MOBILITY	-	-	-	-
100-BR / 1-BATH MOBILITY	-	-	-	-



TABLE 1: UNITS PER BUILDING

BUILDING ID NUMBER	BUILDING TYPE	UNIT TYPE	90 FT PER UNIT	TOTAL UNIT COUNT	90 FT PER BUILDING
1	TYPE "A"	FHA 2-BR / 1-BATH	900 SF	3	2,700 SF
		FHA 2-BR / 1-BATH	900 SF	1	900 SF
2	TYPE "D"	ADA 2-BR / 1-BATH	900 SF	5	4,500 SF
		MOBILITY UNIT	1,000 SF	1	1,000 SF
3	TYPE "B"	FHA 2-BR / 1-BATH	900 SF	4	3,600 SF
4	TYPE "B"	FHA 2-BR / 1-BATH	900 SF	4	3,600 SF
		FHA 1-BR / 1-BATH	900 SF	3	2,700 SF
5	TYPE "E"	ADA 1-BR / 1-BATH	1,000 SF	1	1,000 SF
		MOBILITY UNIT	1,000 SF	1	1,000 SF
6	TYPE "C"	FHA 2-BR / 1-BATH	900 SF	2	1,800 SF
		FHA 1-BR / 1-BATH	900 SF	4	3,600 SF
7	TYPE "F"	FHA 2-BR / 1-BATH	900 SF	5	4,500 SF
		FHA 2-BR / 1-BATH HEARING/VISUAL	900 SF	1	900 SF
TOTAL:				34	31,600 SF

SEE SITE PLAN FOR LOCATION OF ACCESSIBLE UNITS

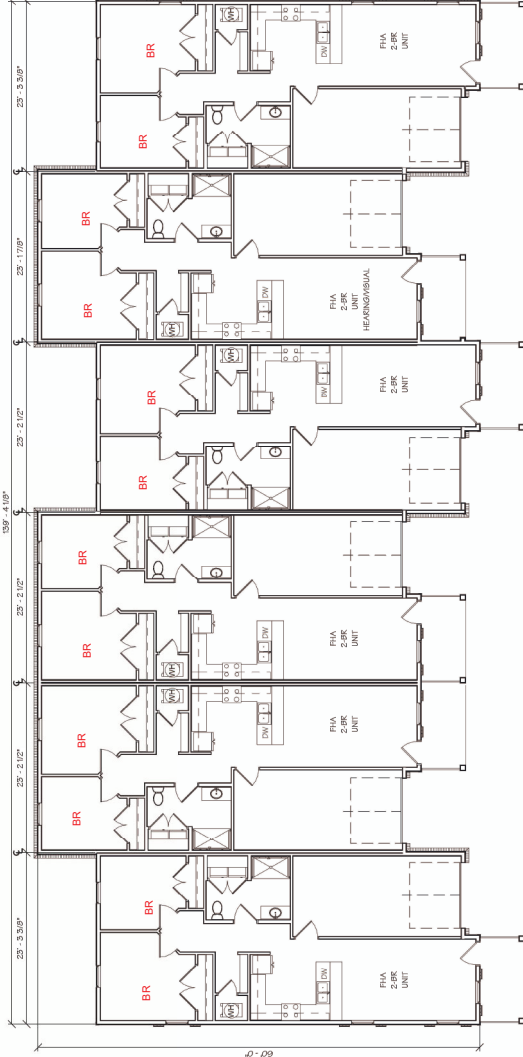
TABLE 2: REQUIRED MOBILITY UNITS

UNIT TYPE	BUILDING IDENTIFICATION			TOTAL
	#1	#5	#7	
1-BR / 1-BATH MOBILITY	-	1	-	1
2-BR / 1-BATH MOBILITY	-	-	-	-
2-BR / 1-BATH HEARING/VISUAL	-	-	-	-
MOBILITY UNITS REQUIRED (S44.134) = 17 UNITS				
MOBILITY UNITS PROVIDED = 2				
HEARING/VISUAL UNITS REQUIRED (S44.133) = 07 UNITS				
HEARING/VISUAL UNITS PROVIDED = 1				

TABLE 3: SQUARE FOOTAGES

AREA TYPE	BUILDING TYPE "A" (SQUARE FT)	BUILDING TYPE "B" (SQUARE FT)	BUILDING TYPE "C" (SQUARE FT)	BUILDING TYPE "D" (SQUARE FT)	BUILDING TYPE "E" (SQUARE FT)	BUILDING TYPE "F" (SQUARE FT)	TOTAL DEVELOPMENT (SQUARE FT)
UNIT AREA (NET RENTABLE)	3,600 SF	3,600 SF	3,600 SF	3,600 SF	3,600 SF	3,600 SF	21,600 SF
UNIT FLOORPLAN/100	288 SF	576 SF	288 SF	432 SF	432 SF	432 SF	3,024 SF
UNIT GARAGE	1,078 SF	2,952 SF	1,078 SF	1,724 SF	1,724 SF	1,674 SF	11,918 SF
TOTAL BUILDING AREA:	5,044 SF	6,408 SF	5,044 SF	7,216 SF	7,216 SF	7,568 SF	46,102 SF

MULTI-USE LEGEND:  
FHA = FAF HOUSING ACT  
ADA = AMERICANS WITH DISABILITIES ACT  
AV-HV = AUDIO HEARING/VISUAL IMPAIRED



1. BUILDING TYPE "F" (6-PLEX)

ALZ SCALE: 1/8" = 1'-0"

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AL2

4664

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TABLE 1: UNITS PER BUILDING

BUILDING ID NUMBER	BUILDING TYPE	UNIT TYPE	90 FT PER UNIT	TOTAL UNIT COUNT	90 FT PER BUILDING
1	TYPE 'A'	FHA 1-BR / 1-BATH	900 SF	3	2,700 SF
		FHA 2-BR / 1-BATH	900 SF	1	900 SF
2	TYPE 'D'	FHA 2-BR / 1-BATH	900 SF	5	4,500 SF
		ADU 2-BR / 1-BATH	1,000 SF	1	1,000 SF
3	TYPE 'B'	FHA 2-BR / 1-BATH	900 SF	4	3,600 SF
4	TYPE 'B'	FHA 2-BR / 1-BATH	900 SF	3	2,700 SF
5	TYPE 'E'	ADU 1-BR / 1-BATH	1,000 SF	1	1,000 SF
		FHA 2-BR / 1-BATH	900 SF	2	1,800 SF
6	TYPE 'C'	FHA 2-BR / 1-BATH	900 SF	4	3,600 SF
		FHA 2-BR / 1-BATH	900 SF	5	4,500 SF
7	TYPE 'F'	FHA 2-BR / 1-BATH	900 SF	1	900 SF
		ADU 2-BR / 1-BATH	1,000 SF	1	1,000 SF
TOTAL:				34	31,600 SF

SEE SITE PLAN FOR LOCATION OF ACCESSIBLE UNITS

TABLE 2: REQUIRED MOBILITY UNITS

BUILDING IDENTIFICATION			
UNIT TYPE	#2	#5	#7
1-BR / 1-BATH MOBILITY	-	1	-
2-BR / 1-BATH MOBILITY	-	-	1
2-BR / 1-BATH HEAVY-DUTY	-	-	1
TOTAL: 3			

MOBILITY UNITS REQUIRED (S44.13) = 17 UNITS

MOBILITY UNITS PROVIDED = 2

ADDITIONAL UNITS REQUIRED (S44.13) = 15 UNITS

ADDITIONAL UNITS PROVIDED = 1

TABLE 3: SQUARE FOOTAGES

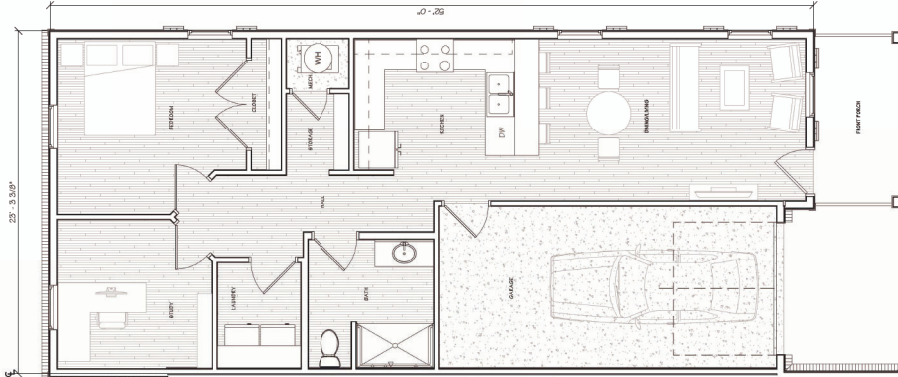
AREA TYPE	BUILDING TYPE 'A'	BUILDING TYPE 'B'	BUILDING TYPE 'C'	BUILDING TYPE 'D'	BUILDING TYPE 'E'	BUILDING TYPE 'F'	TOTAL DEVELOPMENT
UNIT AREA (NET RENTABLE)	3,600 SF	3,600 SF	3,600 SF	3,600 SF	3,600 SF	3,600 SF	21,600 SF
UNIT FLOORPLAN/100	288 SF	288 SF	288 SF	288 SF	288 SF	288 SF	1,728 SF
UNIT GARAGE	1,076 SF	2,352 SF	1,076 SF	1,724 SF	1,724 SF	1,076 SF	11,016 SF
TOTAL BUILDING AREA:	5,044 SF	6,408 SF	5,044 SF	7,216 SF	7,216 SF	5,756 SF	46,102 SF

ADDITIONAL GARAGE SPACE REQUIRED:  
TOTAL GARAGE SPACE REQUIRED:  
TOTAL GARAGE SPACE PROVIDED:

CONDITIONED SPACE:  
UNCONDITIONED SPACE:  
TOTAL SPACE REQUIRED:  
TOTAL SPACE PROVIDED:

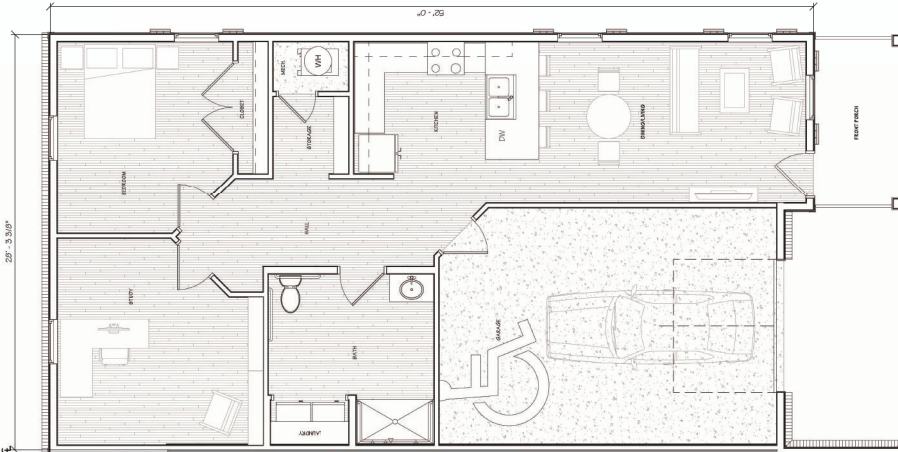
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TOTAL GARAGE SPACE PROVIDED:

CONDITIONED SPACE:  
UNCONDITIONED SPACE:  
TOTAL SPACE REQUIRED:  
TOTAL SPACE PROVIDED:



FHA/TYP. 1-BR UNIT PLAN

1/15 SCALE: 1/4" = 1'-0"



ADA 1-BR UNIT PLAN

2/15 SCALE: 1/4" = 1'-0"

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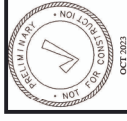
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PLAINVIEW, HALE COUNTY, TEXAS











# PLAINVIEW LOFTS PLAINVIEW, HALE COUNTY, TEXAS

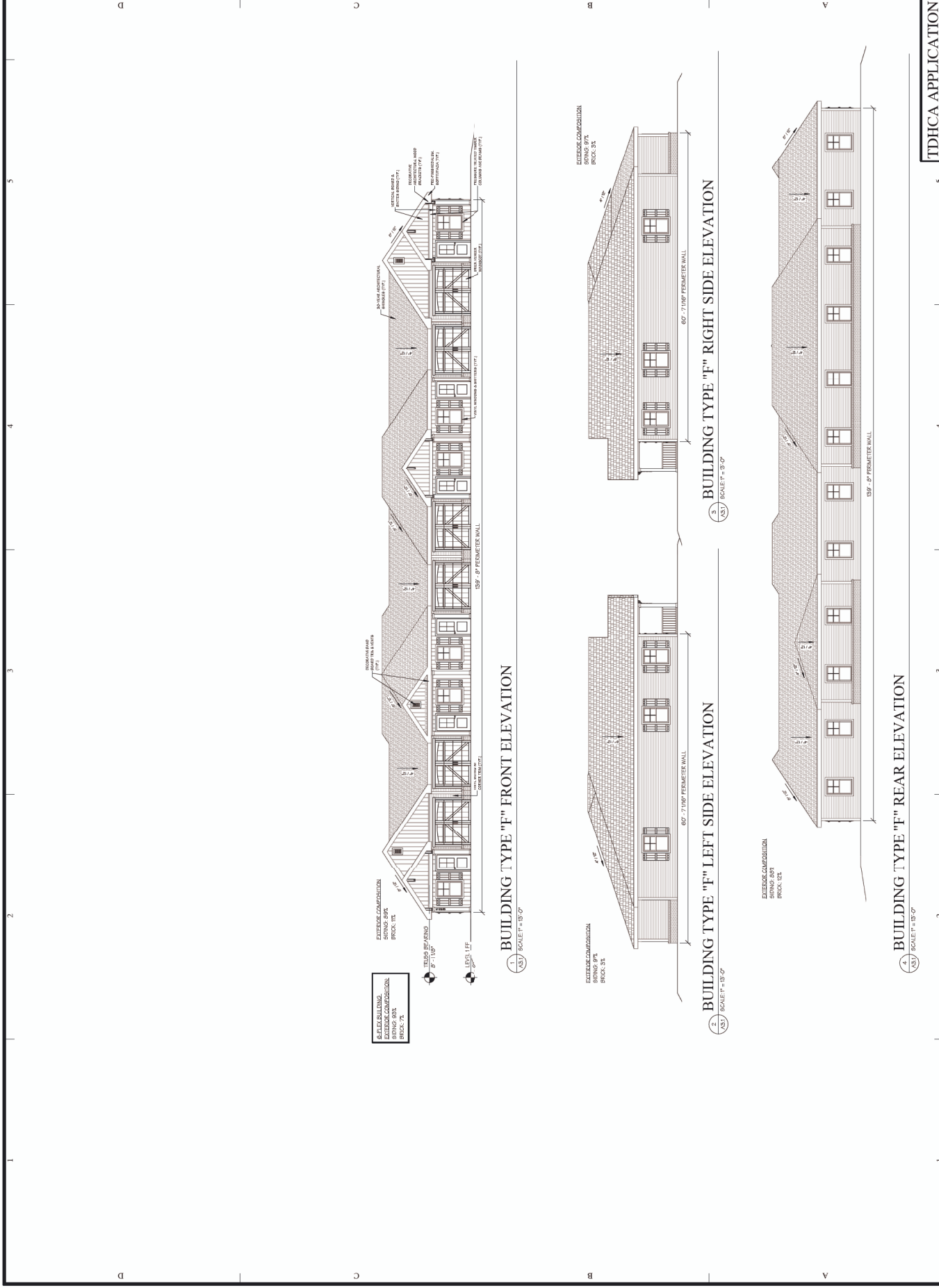
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TDHCA APPLICATION





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4-plex rendering  
(6-plex sim)



OUTDOOR AMENITIES  
SCHEMATIC RENDERING