



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

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March 7, 2025

*Writer's direct phone # (512) 475-3907  
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Vesta Management  
Weatogue, Connecticut  
[bcastillo@vestacorp.com](mailto:bcastillo@vestacorp.com)

RE: Allora Northwest Crossing

Dear Vesta Management:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Sanchez Compliance & Consulting, LLC on March 5, 2025. This review was performed as required by Section 303.042 (c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for Allora Northwest Crossing.

Events of noncompliance have been identified and corrective action is required. The attached Findings Report details the event(s) of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **May 6, 2025**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible. If it is not possible to provide the requested documentation by the corrective action period, correct as much as you can and submit a corrective action plan detailing how and when the remaining issue(s) of noncompliance will be corrected.

The Department recommends submitting a cover letter explaining the documentation submitted to address each event of noncompliance. Submit corrective action to [pfc.monitoring@tdhca.texas.gov](mailto:pfc.monitoring@tdhca.texas.gov).



If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: [christina.thompson@tdhca.texas.gov](mailto:christina.thompson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' with a long horizontal flourish extending to the right.

Christina Thompson  
PFC Monitor

CC: [juanita@sanchezcompliance.com](mailto:juanita@sanchezcompliance.com)

**Audit Report**  
Allora Northwest Crossing

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- The Audit Report was submitted to the Department on January 22, 2025. However, the Audit Report did not include a copy of the Regulatory Agreement in accordance with §10.1103(2) and was deemed an incomplete submission. On March 5, 2025, the Auditor provided a copy of the Regulatory Agreement to the Department. Since all required documents were not submitted until March 5, 2025, the Department considers this to be a complete submission date.
- In accordance with Section 3(d) of the Development's Regulatory Agreement, the Development must maintain complete and accurate records pertaining to the Low-Income Units. The auditor reported the unit sample revealed thirteen (13) household files included documents that were incomplete and missing household information. Please ensure all Low-Income Household documents are completed and accurate.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION  
PFC PROGRAM

PFC User: Vesta Management  
Property Name: Allora Northwest Crossing  
Address: 5550 Bingle Rd, Houston, Texas 77092  
RA Date: 5/31/2023

Audit Report Date: 1/22/2025  
Program: PFC

Corrective Action Due Date: 5/6/2025

Audit Report Review Date: 3/3/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	Correction Date:
Noncompliance Date	12/31/2023	
Reason	The Development's Regulatory Agreement requires at least thirty-eight (38) one-bedroom units are reserved for or rented to and occupied by 60% AMI Low Income Households. The Development currently only has thirty-five (35) units.	
Corrective Action	As units become available, lease units to households' with 60% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 60% AMI. Provide the Department a current rent roll showing at least thirty-eight (38) one-bedroom units are restricted at 60%.	
Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	Correction Date:
Noncompliance Date	12/31/2023	
Reason	The Development's Regulatory Agreement requires at least ninety (90) one-bedroom units are reserved for or rented to and occupied by 80% AMI Low Income Households. The Development currently only has thirty-five (61) units.	
Corrective Action	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Provide the Department a current rent roll showing at least ninety (90) one-bedroom units are restricted at 80%.	

Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	Correction Date:
Noncompliance Date	12/31/2023	
Reason	The Development's Regulatory Agreement requires at least forty-five (45) two-bedroom units are reserved for or rented to and occupied by 80% AMI Low Income Households. The Development currently only has thirty-five (35) units .	
Corrective Action	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Provide the Department a current rent roll showing at least forty-five (45) one-bedroom units are restricted at 80%.	