



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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January 21, 2025

*Writer's direct phone # (512) 475-3907
Email: Christina.Thompson@tdhca.texas.gov*

Beacon at Buffalo Pointe, LLC
Houston, Texas
assetmanagement@morgangroup.com

RE: Beacon Buffalo Pointe

Dear Beacon at Buffalo Pointe:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Novogradac & Company LLP on December 13, 2024. 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 Beacon at Buffalo Pointe Apartment Complex.

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 **March 22, 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.



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.

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: Stephanie.Naquin@novoco.com

Audit Report
Beacon at Buffalo Pointe

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

- Annual Income Certifications as described in Section 3(c) of the Development's Regulatory Agreement, must be obtained on the anniversary of such Low Income Household's occupancy of the unit, and in no event less than once in every 12-month period following each Low Income Household's occupancy of a unit.
- For income verification of paystubs as described in Section 3(c) of the Development's Regulatory Agreement, paystubs must be for the most recent four- week period.
- Exhibit-E of the Development's Regulatory Agreement provides the specific designation of Income Restricted Units for the Development to maintain. The designation and unit mix of Income Restricted units need to be provided on the PFC audit report.

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DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Beacon at Buffalo Pointe, LLC
Property Name: Beacon Buffalo Pointe
Address: 10301 Buffalo Speedway, Houston, TX 77054

Audit Report Date: 12/6/2024
Program: PFC

Corrective Action Due Date: 3/22/2025

Audit Report Review Date: 1/21/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1110

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 11/10/2023 Correction Date:
Reason In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period. Unit number 1110 moved in 11/10/2022, and a new Income Certification with verifications has not been completed as required.

Corrective Action To correct, complete annual Income Certification with verifications and submit to the Department for review. Submit the following documentation for review: application, verification of income/assets and an executed Income Certification form.

Unit # 1121

Finding Household above the income limit upon initial occupancy
Noncompliance Date 7/24/2023 Correction Date:
Reason Annualizing the average of the most recent paystubs for the household result in the household's income exceeding the applicable 80% income limit at move-in.

Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, and an executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Finding	Failure to comply with §10.1103(1)	
Noncompliance Date	12/6/2026	Correction Date:
Reason	An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions.	
	The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.	
Corrective Action	Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7.	