



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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January 30, 2025

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

Paul Ahls
Starwood Capital Group
Atlanta, Georgia
pahls@starwood.com

RE: Summers Crossings Apartments

Dear Mr. Ahls:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Development on December 16, 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 Summers Crossing.

No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the Public Facility Corporation User's responsibility to maintain compliance.

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 read "CT", with a long horizontal flourish extending to the right.

Christina Thompson
PFC Monitor

CC: darren.smith@auxanodevelopment.com



Audit Report
Summers Crossings Apartments

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

- The operator must obtain and maintain on file an initial Income Certification along with Income Information Evidence (as defined in the Regulatory Agreement) for each Low-Income Tenant, dated immediately prior to occupancy.
- The Development must conduct an annual income certification for Low-Income Tenants occupying Low Income Units. This annual certification must be dated as of each anniversary of the tenant's initial occupancy date.
- The Development must obtain a new Income Certification for a Low-Income Tenant should family composition and/or an increase in income occurs.
- Development must maintain complete and accurate records pertaining to the Low-Income Units.
- In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) obtain pay stubs for the two most recent pay periods; (2) obtain income tax returns for the most recent tax year; (3) conduct a consumer credit search; (4) obtain an income verification from the applicant's current employer; (5) obtain an income verification from the Social Security Administration; or (6) if the applicant is unemployed, does not have income tax returns or is otherwise unable to provide other forms of verification as required above, obtain another form of independent verification as would, in Operator's reasonable commercial judgment.
- During the Qualified Project Period, if the project is at risk of failing to meet the set-aside requirements in Section 3(a) of the Development's Regulatory Agreement, the Development must reserve enough Fair Market Units for occupancy by Low-Income Tenants. The development may not lease any unit to any tenant other than a Low-Income Tenant, unless and until it has leased the aforementioned reserved Units to Low-Income Tenants and such reserved Units are redesignated as Low-Income Units.