



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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August 30, 2024

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

Ronny Hecht
PFC Almeda Genoa LLC
Houston, Texas
ronny@rahcontractors.com

RE: Thrive Almeda Genoa

Dear Ronny Hecht:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation Audit Report submitted by Novogradac & Company LLP on July 8, 2024. This review was performed as required by Texas Administrative Code Chapter 10, Subchapter I and the Development's Regulatory Agreement.

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 **October 29, 2024**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible.

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:

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

Property Name: Thrive Alemda Genoa
Address: 10100 Almeda Genoa Houston, TX 77075

Audit Report Date: 7/17/2024
Program: PFC

Corrective Action Due Date: 10/29/2024

Occupancy as of: 12/31/2023

Audit Report Review Date: 8/26/2024

PROGRAM: PFC

PROPERTY FINDINGS

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement.
Noncompliance Date 12/31/2023

Correction Date:

Reason The Development's Regulatory Agreement requires at least five (5) of the 60% units be reserved for rental to Housing Choice Voucher (HCV) holders. The Development currently only has one (1) HCV holder.

Corrective Action As units become available, lease to HCV holders until the requirements of the Regulatory Agreement have been met.

Unit # 3306

Finding Household above the income limit upon initial occupancy.
Noncompliance Date 8/12/2023

Correction Date:

Reason The household in unit 3306 received a rate of pay increase. The Development calculated income using the average of all paystubs. When determining eligibility, the paystubs with the former rate of pay should not have been included. The removal of those paystubs results in the household income exceeding the 80% AMI limit.

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 executed Income Certification.

If the household's 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 executed Income Certification.