



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS

Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, *Member*
Anna Maria Farias, *Member*
Holland Harper, *Member*
Ajay Thomas, *Member*

August 21, 2026

Writer's direct phone # (512) 475-4065
Email: shay.erickson@tdhca.texas.gov

Melanie Bailey
EPT EPC Ashton Parke Apartments, LLC
El Paso, TX 79912
mbailey@integrityamc.com

RE: Ashton Parke

Dear Melanie Bailey:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Stephanie Naquin on July 23, 2026. This review was performed as required by Section 394.9027 (b) of Chapter 394, the Texas Administrative Code (TAC) Chapter 10, Subchapter J, for EPT EPC Ashton Parke Apartments, LLC.

In accordance TAC §10.1203 (5) enclosed is a copy of the Audit Report summary. 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 HFC User's responsibility to maintain compliance.

The Department considers this review closed. The next annual Audit Report is due June 1, 2027.

If you have any questions, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: shay.erickson@tdhca.texas.gov.

Sincerely,

Shay Erickson
PFC Monitor

CC:stephanie.naquin@novoco.com; mbailey@integrityamc.com; ashtonparke@integrityamc.com; countychiefadmin@epcounty.com; countyjudge@epcounty.com; commissioner1@epcounty.com; commissioner2@epcounty.com; commissioner3@epcounty.com; commissioner4@epcounty.com; econ.dev@cpa.texas.gov



221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



HFC Governing Body of Sponsor El Paso County Commissioners Court El Paso County Commissioners Court			
Auditor Qualifications & Affiliations			
Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?		Yes	
Has the Auditor provided a resume demonstrating housing compliance audit experience?		Yes	
Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party?		Yes	
Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement?		Yes	
Income & Rents Limits			
Does the Regulatory Agreement specify income limits?		Yes	
Are the income limits adjusted for household size?		NA	
Are the income limits based on HUD income limits?		NA	
Did the Development comply with the Available Unit Rule when a household became over-income?		NA	
Does the Regulatory Agreement specify rent limits for Restricted Units?		Yes	
Are the rent limits based on HUD rental limits?		Yes	
Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)?		NA	
Are rent limit adjusted for family size, as determined by HUD?		NA	
What is the family-size adjustment specified by the Development's Regulatory Agreement?		NA	
Units & Occupancy			
Restricted Units Occupied by Voucher Holders	N/A for Reporting YR 2025	Restricted Occupied Units	9
		Restricted Vacant Units	0
Total Units (ALL)	67	Total Restricted Units	9
		Non-Restricted Occupied Units	56
		Non-Restricted Vacant Units	2
		Total Non-Restricted Units	58
Triggering Events: Acquisition and Ownership Transfer			
Did a triggering event occur during the reporting period or any prior Tax Year?		No	
Set Asides			
Date first occupied by one or more tenants?	N/A-Acquired 4/21/2025	Set-Aside - Select Only One Option	
Is the Development currently in lease up?	Yes	Option 1:	
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?	NA	At Least 10% of units reserved for HH not earning more than 60% AMI	
Are Restricted Units equal in finishes and equipment to Non-Restricted Units?	NA	At least 40% of units reserved for HH not earning more than 80% AMI	
Do Restricted Units have equal amenity and program access as Non-Restricted Units?	NA	Option 2:	
Are Restricted Units proportionally distributed by unit type and income category?	NA	At Least 10% of units reserved for HH not earning more than 50% AMI	
Did the Auditor receive photographic evidence and written certification confirming unit comparability?	NA	At least 40% of units reserved for HH not earning more than 100% AMI	
Marketing			
Does the Development's website include information about the Development and its compliance with Section 394.9026(c)(7)?		N/A for Reporting YR 2025	
Does the website include Housing Choice Voucher (HCV) acceptance policies?		N/A for Reporting YR 2025	
The Development affirmatively markets both Restricted and non-Restricted Units to Housing Choice Voucher (HCV) households and notify local housing authorities of their acceptance of HCV tenants.		N/A for Reporting YR 2025	
Vouchers			
Does the HFC User refrain from refusing to rent to households solely due to participation in the Housing Choice Voucher (HCV) program?		N/A for Reporting YR 2025	
Do leasing and screening policies avoid any provision that prohibits or discourages HCV participation?		N/A for Reporting YR 2025	
Does the Development avoid imposing a minimum income requirement on HCV households exceeding 250% of the tenant-paid portion of rent?		N/A for Reporting YR 2025	
If an HCV household occupies a Restricted Unit and the voucher payment standard is below the approved rent, is the household charged only the allowable difference?		N/A for Reporting YR 2025	
Did the Auditor review evidence of HCV marketing material consistent with Sections 394.9026?		N/A for Reporting YR 2025	
How many Restricted Units are occupied by HCV (Section 8) households?		N/A for Reporting YR 2025	
Lease & Policies			
Does the Development provide tenants with at least 30 days' written notice of non-renewal?		N/A for Reporting YR 2025	
Do lease agreements prohibit tenants from waiving required protections?		N/A for Reporting YR 2025	
Do Restricted Unit lease agreements prohibit retaliation against tenants or the tenant's guests for taking action because the tenant established, attempted to establish, or participated in a tenant organization?		N/A for Reporting YR 2025	
Does the lease restrict non-renewals to major violations, failure to provide required income information, or repeated disruptive violations affecting livability, safety, quiet enjoyment, management, or finances (including late rent)?		N/A for Reporting YR 2025	
Audit Sample Summary			
Audit Sample		Item	
Overall Sample meets minimum requirements?		Yes	
Move-In Sample meets minimum requirements?		Yes	
Recertification Sample meets minimum requirements?		NA	
Is the Development currently in lease-up?		Yes	
Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY			
Preliminary summary. TDHCA review is ongoing and not final.			
Report Due Date:	6/1/2026	Current Reporting Year:	2026
Audit Received Date:		7/23/2026	
PRELIMINARY COMPLIANCE INDICATORS			
Reporting		Yes	
Is the Development required to submit an Audit Report?		Yes	
Did the Development submit an Audit Report by the deadline, with approved extensions?		Yes	
Does the Audit Report cover the full prior reporting year ending December 31 and include a rent roll for the same period?		Yes	
Does the Audit Report include contact information for all Responsible Parties?		Yes	
Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)?		Yes	
Was the annual service fee (\$35 per Restricted Unit in the sample or \$500 minimum) submitted with the Audit Report?		Yes	
Did the Audit Report include a one-time exemption application submitted to the Texas Comptroller's Office?		Yes	
Did the first Audit Report include all required supporting documentation?		Yes	
Auditor		Yes	
Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?		Yes	
Geographic Boundaries		NA	
Is the Development within sponsor boundaries, or—if outside those boundaries—has required approval been obtained or is the Development within the applicable transition period?		NA	
Overall Chapter 394 Status:		Compliant	
TDHCA Notes/Notations:		None	