



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 11, 2026

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

Taryn Merrill
William Cannon Austin Owner, LP
Austin, TX 78746
taryn.merrill@greystar.com

RE: Hillside on Cannon Apartments

Dear Taryn Merrill:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Stephanie Naquin on August 28, 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 William Cannon Austin Owner, LP.

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
Compliance Monitor

CC: stephanie.naquin@novoco.com; taryn.merrill@greystar.com; hillsidecannon@greystar.com; phfced@gmail.com; twinklesc@pecostx.gov; aoronacc@pecostx.gov; csaldanacc@pecostx.gov; hcarrascocc@pecostx.gov; rgrahamcc@pecostx.gov; vtrujillocc@pecostx.gov; econ.dev@cpa.texas.gov



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



Texas Department of Housing and Community Affairs									
Housing Finance Corporation (HFC)									
Preliminary Summary of Audit									
This is a preliminary summary of the Audit Report. TDHCA's review is ongoing and not final. Findings and any required Corrective Action will be addressed in the official Monitoring Report Letter, if applicable.									
Reporting Details									
Report Due Date: 6/1/2026		Current Reporting Year: 2026		Occupancy Period Begin Date: 1/1/2025		Occupancy Period End Date: 12/31/2025			
Development & Regulatory									
HFC Property Name: Hillside on Cannon Apartments		Is the Regulatory Agreement (RA) properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 2302 E Williams Cannon Drive		Regulatory Agreement Effective Date: 4/30/2025							
HFC City, State Zip: Austin, Texas 78744		Does the development participate in other affordable programs? No		Development Type: Acquisition					
Property County: Travis				Occupancy Type: General/Family					
HFC User Name: William Cannon Austin Owner, LP		Jurisdictional Boundaries: Outside Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted): 230					
		If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period? Yes							
		If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? NA							
Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)									
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total			
80% AMI Units	0	0	0	0	0	0			
140% AMI Units	0	0	0	0	0	115			
Market Units	0	0	0	0	0	23			
Total Restricted Units	0	0	0	0	0	207			
Total Units (Restricted + Market)	0	0	0	0	0	230			
Development Contacts									
	Organization Name	City, State Zip							
	Property Name	Hillside on Cannon Apartments	Austin, Texas 78744						
	Texas Comptroller	Texas Comptroller	Austin, TX 78753						
	Appraisal District	Travis Central Appraisal District	Austin, TX 78752						
	Individual Auditor	Stephanie Naquin	Austin, TX 78758						
	HFC User	William Cannon Austin Owner, LP	Austin, TX 78746						
	HFC Management Company	Greystar	Austin, TX 78746						
	HFC Sponsor	Town of Pecos City	Town of Pecos City						
	Board Member	Pecos Housing Finance Corporation	Pecos Housing Finance Corporation						
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? Yes							
		Are the income limits based on HUD income limits? Yes							
		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)? Yes							
		Are rent limit adjusted for family size, as determined by HUD? Yes							
		What is the family-size adjustment specified by the Development's Regulatory Agreement? 1.5 Persons per Bedroom							
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: N/A for Reporting YR 2025		Restricted Occupied Units: 6		Non-Restricted Occupied Units: 172					
Total Units (ALL): 230		Restricted Vacant Units: 51		Non-Restricted Vacant Units: 1					
		Total Restricted Units: 57		Total Non-Restricted Units: 173					
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-Acquisition Date 4/30/2025		Is the Development currently in lease up? Yes		Set-Aside - Select Only One Option					
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? NA		Are Restricted Units equal in finishes and equipment to Non-Restricted Units? NA		Option 1: At Least 10% of units reserved for HH not earning more than 60% AMI NA At least 40% of units reserved for HH not earning more than 80% AMI NA					
Do Restricted Units have equal amenity and program access as Non-Restricted Units? NA		Are Restricted Units proportionally distributed by unit type and income category? NA		Option 2: At Least 10% of units reserved for HH not earning more than 50% AMI NA At least 40% of units reserved for HH not earning more than 100% AMI NA					
Did the Auditor receive photographic evidence and written certification confirming unit comparability? NA									
Audit Sample Summary									
		Audit Sample		Item					
		Overall Sample meets minimum requirements? Yes							
		Move-In Sample meets minimum requirements? Yes							
		Recertification Sample meets minimum requirements? Yes							
		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: 8/28/2026					
PRELIMINARY COMPLIANCE INDICATORS									
Reporting									
		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							
		Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements? Yes							
		Geographic Boundaries							
		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							