



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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August 21, 2026

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

Melanie Bailey
EPT EPC La Mirada Apartments, LLC
El Paso, Texas 79912
m Bailey@integrityamc.com

RE: La Mirada

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 La Mirada 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; lamirada@integrityamc.com; m Bailey@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



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Texas Department of Housing and Community Affairs

Housing Finance Corporation (HFC)

This is a preliminary summary of the Audit Report. THCA's review is ongoing and not final. Findings and any required corrective action will be addressed in the official Monitoring Report Letter, if applicable.

Report Due Date:6/3/2026

Current Reporting Year:2025

Occupancy Period Begin Date:12/2025

Occupancy Period End Date:12/31/2025

HFC Property NameLa Mirada

HFC Property Street Address22555 McCarley

HFC City, State, ZipEl Paso, Texas 79924

HFC User NameEPT EPC La Mirada Apartments, LLC

Is the Regulatory Agreement (RA) properly recorded?Yes

Regulatory Agreement Effective Date4/21/2025

Does the development participate in other affordable programs?No

If Outside Sponsor Boundaries, was the development approved by local, state, or federal government?Within Sponsor Boundaries

If Outside Sponsor Boundaries, has approval been obtained or is the development in the transition period?NA

PRE or POST May 26, 2025 Development?PRE

Development TypeAcquisition

Occupancy TypeGeneral/Family

Total Number of Units in the Development (All Restricted & Unrestricted)300

Efficiency1 Bedroom2 Bedroom3 Bedroom4 BedroomTotal

RA AMI Units000000

80% AMI Units000000

Restricted Units000000

Total Restricted Units000000

Total Units (Restricted + Non-Restricted)000000

Development Contacts

Organization NameCity, State, Zip

Property NameLa MiradaEl Paso, Texas 79924

Jones CompustellarEl Paso, Central ValleyAustin, TX 78725

American DistrictEl Paso Central American DistrictEl Paso, TX 79925

Individual Auditor Stephanie NoyesAustin, TX 78752

HFC UserEPT EPC La Mirada Apartments, LLCEl Paso, Texas 79924

HFC Management Company El Paso Property ManagementEl Paso, TX 79912

HFC AuditorEPT EPC El Paso CountyEl Paso County

HFC Governance Body of SponsorEl Paso County Commissioners CourtEl 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 & Rent 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

Unit & Occupancy

Restricted Units Occupied by Voucher HoldersN/A for Reporting YR 2025

Restricted Occupied Units35

Restricted Vacant Units0

Total Units (All)300

Non-Restricted Occupied Units80

Non-Restricted Vacant Units5

Total Non-Restricted Units85

Triggering Events: Acquisition and Ownership Transfer

Set Asides

Did a triggering event occur during the reporting period or any prior Tax Year?No

Date first occupied by one or more tenants?N/A Acquired 4/21/2025

Is the Development currently in lease-up?Yes

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

Do Restricted Units have equal amenity and program access as Non-Restricted Units?NA

Are Restricted Units proportionately distributed by unit type and income category?NA

Is Auditor receive photographic evidence and written certification certifying unit comparability?NA

Set Asides - Select Only One Option

Option 1:At Least 10% of units reserved for rent not earning more than 60% AMI:NAAt Least 40% of units reserved for rent not earning more than 80% AMI:NA

Option 2:At Least 10% of units reserved for rent not earning more than 50% AMI:NAAt Least 40% of units reserved for rent not earning more than 100% AMI:NA

Audit Sample Summary

Audit SampleItem

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 (THCA) Observations - DEPARTMENT USE ONLY

Report Due Date:6/3/2026

Current Reporting Year:2026

Audit Received Date:7/23/2026

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 (Data Upload Server)?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

THCA Notes/QuestionsNone