



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 18, 2026

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Email: shay.erickson@tdhca.texas.gov

Lakeview at Westpark Leasehold LLC
Houston, TX 77024
robert@rockstar-capital.com

RE: Lakeview at Westpark

Dear Lakeview at Westpark Leasehold LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Lauren Cohodes on July 31, 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 Lakeview at Westpark Leasehold 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
Compliance Monitor

CC: info@affordable-cs.com; lcohodes@affordable-cs.com; jason@rockstar-capital.com; cody@rockstar-capital.com;
shad@bogany.com; qaisar.imam@fortbendcountytexas.gov; george3rd@georgejohnsondev.com; poolepam@co.fort-bend.tx.us;
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Audit Report
Lakeview at Westpark

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

- TAC §10.1203(3)(B) requires all Audit Reports to include contact information for all Responsible Parties. The Audit Report did not include complete contact information for all Responsible Parties. Specifically, the Housing Finance Corporation (HFC) contact name, complete address, and email address; HFC User complete address and email address; and HFC Board member names and email addresses were missing. Ensure that current and complete contact information for all Responsible Parties is provided in future Audit Report submissions.

DEPARTMENT USE ONLY - DO NOT COMPLETE.
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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.							
Report Due Date:	6/1/2026	Current Reporting Year:	2026	Occupancy Period Begin Date:	6/1/2025	Occupancy Period End Date:	12/31/2025
Development & Regulatory							
HFC Property Name	Lakeview at Westpark	Is the Regulatory Agreement (RA) properly recorded?	Yes	PRE or POST May 28, 2025 Development?	PRE		
HFC Property Street Address	14111 FM 1929	Regulatory Agreement Effective Date	5/20/2025	Development Type	Acquisition		
HFC City, State, Zip	Richmond, TX 77407	Does the development participate in other affordable programs?	No	Occupancy Type	General/Family		
Property County	Fort Bend	If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025?	Yes	Total Number of Units in the Development (All Restricted & Unrestricted)	298		
HFC User Name	Lakeview at Westpark Leashold LLC	If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period?	Yes				
Autonomy Requirements - Ann Percentage by Acquisition Size (Post Development Only)							
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total	
20% BAH Units	0	27	26	6	0	59	
30% AH Units	0	0	0	0	0	0	
30% Mkt Units	0	27	23	3	0	53	
Total Restricted Units	0	27	26	9	0	62	
Total Units (Restricted + Market)	0	159	119	20	0	298	
Development Contacts							
Property Name	Lakeview at Westpark	City, State, Zip	Richmond, TX 77407				
Owner/Developer	James Comptroller of Public Accounts	Address	Austin, TX 78749				
Approved/Authorized	Fort Bend Central Appraisal District	Address	Richmond, TX 77407				
Construction/Builder	Lakewood Construction	Address	Richmond, TX 77407				
HFC Management/Manager	Lakeview at Westpark Leashold LLC	Address	Richmond, TX 77407				
HFC Sponsor	Fort Bend County Housing Finance Corporation	Address	Richmond, TX 77407				
HFC Governance Body of Interest	Fort Bend County Commissioners Office	Address	Richmond, TX 77407				
Audit Requirements & Information							
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?				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)?				NA			
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?				3.5 Persons per Bedroom			
Units & Occupancy							
Restricted Units Occupied by Voucher Holders	0	Restricted Occupied Units	238	Non-Restricted Occupied Units	27		
Restricted Vacant Units	30	Restricted Vacant Units	30	Non-Restricted Vacant Units	3		
Total Units (ALL)	298	Total Restricted Units	268	Total Non-Restricted Units	30		
Triggering Events: Acquisition and Ownership Transfer							
Did a triggering event occur during the reporting period or any prior Tax Year?				No			
Set Aside							
Data first occupied by one or more tenants?				2021			
Is the Development currently in lease up?				No			
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 proportionally distributed by unit type and income category?				NA			
Did the Auditor receive photographic evidence and written certification confirming unit comparability?				NA			
Set Aside - Select Only One Option							
Option 1: At least 50% of units reserved for HH not earning more than 60% ARI				NA			
At least 40% of units reserved for HH not earning more than 80% ARI				NA			
Option 2: At least 50% of units reserved for HH not earning more than 50% ARI				NA			
At least 40% of units reserved for HH not earning more than 70% ARI				NA			
Audit Sample Summary							
Overall Sample meets minimum requirements?				Yes			
Move-in Sample meets minimum requirements?				NA			
Recertification Sample meets minimum requirements?				NA			
Is the Development currently in lease up?				No			
Texas Department of Housing and Community Affairs Technical Observations - DEPARTMENT USE ONLY							
Report Due Date:	6/1/2026	Current Reporting Year:	2026	Audit Received Date:	7/31/2026		
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 extension?				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?				No			
Was the Audit Report submitted in the Department prescribed manner through the Department's file transfer system (Serv-U/File Server)?				Yes			
Was the annual service fee (\$25 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				Technical Assistance Requested			