



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 Milagro Apartments, LLC
El Paso, Texas 79912
m Bailey@integrityamc.com

RE: Milagro Apartments

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 Milagro 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; m Bailey@integrityamc.com; milagro@intergrityamc.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) 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	Milagro Apartments	Is the Regulatory Agreement (RA) properly recorded?	Yes	PRE or POST May 28, 2025 Development?	PBE		
HFC Property Street Address	560 Three Missions Dr	Regulatory Agreement Effective Date	4/21/2025	Development Type	Acquisition		
HFC City, State Zip	Socorro, Texas 79927	Does the development participate in other affordable programs?	No	Occupancy Type	General/Family		
Property County	El Paso	Jurisdictional Boundaries	Within Sponsor Boundaries	Total Number of Units in the Development (ALL Restricted & Unrestricted)	64		
HFC User Name	EPT EPC Milagro Apartments, LLC	If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period?	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	
60% AMI Units	0	0	0	0	0	0	
Market Units	0	0	0	0	0	0	
Total Restricted Units	0	0	0	0	0	0	
Total Units (Restricted + Market)	0	0	0	0	0	64	
Development Contacts							
	Organization Name	City, State Zip					
	Property Name	Socorro, Texas 79927					
	Texas Comptroller	Austin, TX 78753					
	Appraisal District	El Paso Central Appraisal District					
	Individual Auditor	Stephanie Naquin					
	HFC User	EPT EPC Milagro Apartments, LLC					
	HFC Management Company	Integrity Asset Management					
	HFC Sponsor	El Paso County					
	HFC Governing Body of Sponsor	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	3	Non-Restricted Occupied Units	59		
Total Units (ALL)	64	Restricted Vacant Units	0	Non-Restricted Vacant Units	2		
		Total Restricted Units	3	Total Non-Restricted Units	61		
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: At Least 10% of units reserved for HH not earning more than 60% AMI At least 40% of units reserved for HH not earning more than 80% AMI					
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?	NA	NA					
Are Restricted Units equal in finishes and equipment to Non-Restricted units?	NA	NA					
Do Restricted Units have equal amenity and program access as Non-Restricted Units?	NA	Option 2: At Least 10% of units reserved for HH not earning more than 50% AMI At least 40% of units reserved for HH not earning more than 100% AMI					
Are Restricted Units proportionally distributed by unit type and income category?	NA	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?		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				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				Auditor			
Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?				Yes			
Geographic Boundaries				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			