



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 23, 2026

Writer's direct phone # (512) 475-3907
Email: Christina.Thompson@tdhca.texas.gov

Mission Villas SA, LLC
San Diego, CA
carolyn.mcdaniel@ipsapts.com

RE: Mission Villas Apartments

Dear Mission Villas SA, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Matt Vara on August 30, 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 Mission Villas Apartments. Enclosed is a copy of the Audit Report summary.

Events of noncompliance have been identified and detailed in the attached Findings Report with required corrective action. In accordance with TAC Section 394.9027(d) a copy of this notice will be sent to the Chief Appraiser of the appraisal district in which the development is located.

This notice begins the corrective action period. Supply all required documentation via Serv-U, no later than **April 21, 2027**, the last day of the corrective action period.

If you need a Serv-U account, email hfc@tdhca.texas.gov. Submissions must include a cover letter explaining, in detail, how each event of noncompliance was corrected.

Remaining uncorrected noncompliance after the corrective action period deadline will result in a referral to the Texas Comptroller and Chief Appraiser, with a recommendation for loss of ad valorem tax exemption under Section 394.905 of the Texas Local Government Code for the Tax Year being Audited.



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



If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,



Christina Thompson
Team Lead, HFC and PFC Monitoring

CC: Matt@Mesaassurance.com ; phfced@gmail.com ; phfced@gmail.com ; twinklescc@pecostx.gov;
aoronacc@pecostx.gov; hcarrascocc@pecostx.gov; rgrahamcc@pecostx.gov; vtrujillocc@pecostx.gov;

Audit Report
Mission Villas Apartments

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

- TAC §10.1203(3)(B) requires that all Audit Reports include contact information for all Responsible Parties. Ensure current contact information for all Responsible Parties is provided in the Audit Report.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

HFC ID: AA26-015-0021
HFC User: Mission Villas SA, LLC
Property Name: Mission Villas
Address: 247 W Dickson Avenue San Antonio, TX 78214

Regulatory Agreement Date: 5/12/2025
Audit Report Received Date: 8/30/2026
Corrective Action Due Date: 4/21/2027

Audit Report Review Date: 10/22/2026

PROGRAM: HFC

PROPERTY FINDINGS

Finding:	Failure to comply with §10.1203(1)(C)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	8/30/2026	<p>TAC §10.1203(1)(C) requires the HFC User to provide the Auditor with all required documents prior to submission of the first Audit Report, including the underwriting assessment, applicable resolutions, board meeting minutes, the Regulatory Agreement, and the one-time exemption application submitted to the Texas Comptroller's office. These documents must be submitted to the Department with the first Audit Report.</p> <p>The Audit Report submitted to the Department did not contain the one-time exemption application submitted to the Texas Comptroller's office.</p>	Submit to the Department a copy of the one-time exemption application submitted to the Texas Comptroller's office.	

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: Mission Villas		Is the Regulatory Agreement (RA) is properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 287 W Dickson Avenue		Regulatory Agreement Effective Date: 5/12/2025		Development Type: Acquisition					
HFC City, State Zip: San Antonio, TX 78214				Occupancy Type: General/Family					
Property County: Bexar		Does the development participate in other affordable programs? Select One							
HFC User Name: Mission Villas SA, LLC		Jurisdictional Boundaries: In Transition Period				Total Number of Units in the Development (All Restricted & Unrestricted): 176			
If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? Yes									
If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period? No									
Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)									
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total			
80% AMI Units	1	61	76	0	0	88			
100% AMI Units	0	0	0	0	0	0			
120% AMI Units	0	0	0	0	0	0			
140% AMI Units	0	50	21	0	0	71			
Other AMI Units: (Add % here)	0	0	0	0	0	0			
Market Units	0	11	6	0	0	17			
Total Restricted Units	1	111	47	0	0	159			
Total Units (Restricted + Market)	1	122	53	0	0	176			
Development Contacts									
Organization Name: Mission Villas		City, State Zip: San Antonio, TX 78214							
Texas Comptroller: Not Provided		Austin, TX 78753							
Appraisal District: Bexar Appraisal District		San Antonio, TX 78207							
Individual Auditor: Matt Vara		Dallas, TX 75201							
HFC User: Mission Villas SA, LLC		San Diego, CA 92101							
HFC Management Company: Investors' Property Services		Not Provided							
HFC Sponsor: Not Provided		Not Provided							
HFC Governing Body of Sponsor: Pecos City Council		Pecos, TX							
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					
Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?				No					
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?				Yes					
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: 0		Restricted Occupied Units: 160		Non-Restricted Occupied Units: 0					
Total Units (All): 176		Restricted Vacant Units: 16		Non-Restricted Vacant Units: 0					
		Total Restricted Units: 176		Total Non-Restricted Units: 0					
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? Not Provided									
Is the Development currently in lease up? No									
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? Yes									
Are Restricted Units equal in finishes and equipment to Non-Restricted units? Yes									
Do Restricted Units have equal amenity and program access as Non-Restricted Units? Yes									
Are Restricted Units proportionally distributed by unit type and income category? Yes									
Did the Auditor receive photographic evidence and written certification confirming unit comparability? No									
Set-Aside - Select Only One Option									
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							
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							
Marketing									
Does the Development's website include information about the Development and its compliance with Section 394.9026(c)(7)?				Yes					
Does the website include Housing Choice Voucher (HCV) acceptance policies?				Yes					
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.				Yes					
Vouchers									
Does the HFC User refrain from refusing to rent to households solely due to participation in the Housing Choice Voucher (HCV) program?				Yes					
Do leasing and screening policies avoid any provision that prohibits or discourages HCV participation?				Yes					
Does the Development avoid imposing a minimum income requirement on HCV households exceeding 250% of the tenant-paid portion of rent?				Yes					
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?				Yes					
Did the Auditor review evidence of HCV marketing material consistent with Sections 394.9026?				Yes					
How many Restricted Units are occupied by HCV (Section 8) households?				0					
Lease & Policies									
Does the Development provide tenants with at least 30 days' written notice of non-renewal?				Yes					
Do lease agreements prohibit tenants from waiving required protections?				Yes					
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?				Yes					
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)?				Yes					
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							
If in lease-up, number of required files required for sample size.		32							
Lease-up Development meets minimum requirements.		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: 8/30/2026					
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?				No					
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?				No					
Did the first Audit Report include all required supporting documentation?				No					
Auditor				Auditor					
Does the Auditor meet independence and qualification standards?				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?				In Transition Period					
				Noncompliant- See Detail					
				Findings Report					
Overall Chapter 394 Status:				TA issued					
TDHCA Notes/Notations:									