



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 25, 2026

Writer's direct phone # (512) 876-9671
Email: Kendall.kauten@tdhca.texas.gov

Roger Greib
Providence at Heights Leasehold LLC
Houston, TX
roger@electracapital.com

RE: Providence at Heights

Dear Providence at Heights Owner:

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 La Villa Housing Finance Corporation.

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 about this monitoring report, please contact Kendall Kauten toll free in Texas at (800) 643-8204, directly at (512) 475-4047, or email: Kendall.kauten@tdhca.texas.gov.

Sincerely,

Monitor Signature

Kendall Kauten
Compliance Monitor

CC: bettyrodriguez@cityoflavilla.org; criseldamunoz@cityoflavilla.org; mariolopez@cityoflavilla.org; jorgelopez@cityoflavilla.org; citysecretary@cityoflavilla.org; jesusrodriguez@cityoflavilla.org; rosaperez@cityoflavilla.org; cityadministrator@cityoflavilla.org; Roger@electracapital.com; jfranklin@electracapital.com; econ.dev@cpa.texas.gov; ptad.cpa@cpa.texas.gov



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Audit Report
Providence at Heights

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. The Audit Report did not contain the contact information for the board members of the HFC Sponsor. Ensure current contact information for all Responsible Parties is provided in the Audit Report.

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.

Occupancy Period End Date: 12/31/2025

Total Number of Units in the Development (ALL Restricted & Unrestricted)	196
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	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
20% AMI Units	0	0	0	0	0	0
30% AMI Units	0	0	0	0	0	0
40% AMI Units	0	0	0	0	0	0
50% AMI Units	0	0	0	0	0	0
60% AMI Units	0	0	0	0	0	0
65% AMI Units	0	0	0	0	0	0
70% AMI Units	0	0	0	0	0	0
80% AMI Units	0	32	68	28	2	130
100% AMI Units	0	0	0	0	0	0
120% AMI Units	0	0	0	0	0	0
140% AMI Units	0	9	29	11	0	49
Other AMI Units: Add % here	0	0	0	0	0	0
Market Units	0	6	8	2	0	17
Total Restricted Units	0	47	97	39	2	179
Total Units (Restricted + Market)	0	41	106	41	2	196

	Organization Name	City, State Zip
	Property Name Providence at Heights	Houston, TX
	Texas Comptroller Texas Comptroller of Public Accounts	Austin, TX 78753
	Appraisal District Harris County Appraisal District	Not provided
	Individual Auditor Lauren Cohodes	Beverly Hills, California 90210
	HFC User Providence at Heights Leashold LLC	Not provided
	HFC Management Company MLDC Management, LLC	Houston, TX 77042
	HFC Sponsor La Villa HFC	La Villa HFC
	HFC Governing Body of Sponsor La Villa HFC	La Villa HFC

Restricted Units Occupied by Voucher Holders	0
Total Units (ALL)	196

Total Restricted Units	167
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Total Non-Restricted Units	29
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Did a triggering event occur during the reporting period or any prior Tax Year?	No
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Did the Auditor receive photographic evidence and written certification confirming unit comparability?	NA
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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

Audit Sample	Item
Overall Sample meets minimum requirements?	YES
Move-In Sample meets minimum requirements?	YES
Recertification Sample meets minimum requirements?	NO
Is the Development currently in lease-up?	No

Preliminary summary. TDHCA review is ongoing and not final.

Audit Received Date: 7/31/2026

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? Yes

TDHCA Notes/Notations: NA