



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

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September 18, 2026

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

Forest 9750, LP  
Austin, TX  
[Marion.pm@cafmanagement.com](mailto:Marion.pm@cafmanagement.com)

RE: The Marion

Dear The Marion Owner:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Matt Vara on July 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 Pecos Housing Finance Corporation. 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 **March 17, 2027**, the last day of the corrective action period.

If you need a Serv-U account, email [hfc@tdhca.texas.gov](mailto: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.**

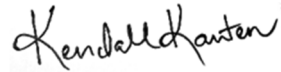


221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



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

Sincerely,

A handwritten signature in black ink that reads "Kendall Kauten". The signature is written in a cursive, flowing style.

Kendall Kauten  
Compliance Monitor

CC: [matt@mesassurance.com](mailto:matt@mesassurance.com); [ptad.cpa@cpa.texas.gov](mailto:ptad.cpa@cpa.texas.gov); [aoronacc@pecostx.gov](mailto:aoronacc@pecostx.gov); [hcarrascocc@pecostx.gov](mailto:hcarrascocc@pecostx.gov); [rgrahamcc@pecostx.gov](mailto:rgrahamcc@pecostx.gov); [vtrujillocc@pecostx.gov](mailto:vtrujillocc@pecostx.gov); [phfced@gmail.com](mailto:phfced@gmail.com); [econ.dev@cpa.texas.gov](mailto:econ.dev@cpa.texas.gov); [marion.pm@cafmanagement.com](mailto:marion.pm@cafmanagement.com)

**Audit Report**

The Marion

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.



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### DETAIL FINDINGS AND CORRECTIVE ACTION

HFC ID: AA26-057-0026  
HFC User: Forest 9750, LP  
Property Name: The Marion  
Address: 9750 Forest Lane, Dallas, TX 75243

Regulatory Agreement Date: 12/30/2024  
Audit Report Received Date: 7/30/2026  
Corrective Action Due Date: 3/17/2027

Audit Report Review Date: 9/14/2026

PROGRAM: HFC

#### PROPERTY FINDINGS

|               |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                               |                 |
|---------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Finding:      | Failure to comply with §10.1203(1)(C) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                               |                 |
| Unit #        | Non-Compliance Date                   | Reason                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Corrective Action                                                                                                                                                                                                                                             | Correction Date |
| Property Wide | 7/30/2026                             | <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> | <p>Ensure all required documents are provided to the Auditor prior to submission of the first Audit Report for the Development.</p> <p>Submit to the Department a copy of the one-time exemption application submitted to the Texas Comptroller's office.</p> |                 |