



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 Valley Ridge Apartments, LLC
El Paso, Texas 79912
mbailey@integrityamc.com

RE: Valley Ridge

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 Valley Ridge 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; mbailey@integrityamc.com; valleyridge@integrityamc.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: Valley Ridge		Is the Regulatory Agreement (RA) properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 1650 George Dieter		Regulatory Agreement Effective Date: 4/21/2025							
HFC City, State Zip: El Paso, Texas 79936						Development Type: Acquisition			
Property County: El Paso		Does the development participate in other affordable programs? No				Occupancy Type: General/Family			
HFC User Name: EPT EPC Valley Ridge Apartments, LLC		Jurisdictional Boundaries: Within Sponsor Boundaries				Total Number of Units in the Development (ALL Restricted & Unrestricted): 240			
		If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? NA							
		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	171			
160% AMI Units	0	0	0	0	0	95			
Market Units	0	0	0	0	0	24			
Total Restricted Units	0	0	0	0	0	216			
Total Units (Restricted + Market)	0	0	0	0	0	240			
Development Contacts									
	Organization Name	City, State Zip							
	Property Name	Valley Ridge		El Paso, Texas 79936					
	Texas Comptroller	Treas Controller		Austin, TX 78753					
	Appraisal District	El Paso Central Appraisal District		El Paso, TX 79975					
	Individual Auditor	Stephanie Naquin		Austin, TX 78758					
	HFC User	EPT EPC Valley Ridge Apartments, LLC		El Paso, Texas 79912					
	HFC Management Company	Integrity Asset Management		El Paso, TX 79912					
	HFC Sponsor	El Paso County		El Paso County					
	HFC Governing Body of Sponsor	El Paso County Commissioners Court		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: 35		Non-Restricted Occupied Units: 194					
Total Units (ALL): 240		Restricted Vacant Units: 0		Non-Restricted Vacant Units: 11					
		Total Restricted Units: 35		Total Non-Restricted Units: 205					
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:					
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? NA				At Least 10% of units reserved for HH not earning more than 60% AMI: NA					
Are Restricted Units equal in finishes and equipment to Non-Restricted units? NA				At least 40% of units reserved for HH not earning more than 80% AMI: NA					
Do Restricted Units have equal amenity and program access as Non-Restricted Units? NA				Option 2:					
Are Restricted Units proportionally distributed by unit type and income category? NA				At Least 10% of units reserved for HH not earning more than 50% AMI: NA					
Did the Auditor receive photographic evidence and written certification confirming unit comparability? NA				At least 40% of units reserved for HH not earning more than 100% AMI: 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									
				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									
				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:		None			