



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 9, 2026

Writer's direct phone # (512) 475-4065
Email: shay.erickson@tdhca.texas.gov

Courtney Banker
AHFC Villa Del Rey Non-Profit Corporation
Austin, TX 78702
courtney.banker@austintexas.gov

RE: Villa Del Rey

Dear Courtney Banker:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Stephanie Naquin on September 22, 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 AHFC Villa Del Rey Non-Profit 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 **April 7, 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 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
Compliance Monitor

CC: stephanie.naquin@novoco.com; maryv@prakproperty.com; bdprak@prakproperty.com; deletta.dean@austintexas.gov; kirk.watson@austintexas.gov; jose.vela@austintexas.gov; natasha.harper-madison@austintexas.gov; vanessa.fuentes@austintexas.gov; jose.velasquez@austintexas.gov; ryan.alter@austintexas.gov; krista.laine@austintexas.gov; mike.siegel@austintexas.gov; paige.ellis@austintexas.gov; zohaib.qadri@austintexas.gov; marc.duchen@austintexas.gov; csinfo@tcadcentral.org; econ.dev@cpa.texas.gov

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

HFC Property Street Address

HFC City, State Zip

Property County

HFC User Name

Villa Del Rey

4000 Avenue A

Austin, TX 78751

Texas

AHFC Villa Del Rey Non-Profit Corporation

Is the Regulatory Agreement (RA) properly recorded?

Regulatory Agreement Effective Date

Does the development participate in other affordable programs?

Jurisdictional Boundaries

If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period?

Within Sponsor Boundaries

PRI or POST May 28, 2025 Development?

Development Type

Occupancy Type

Total Number of Units in the Development (All Restricted & Unrestricted)

NA

NA

No

NA

NA

PRI

Acquisition

General/Family

32

Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
50% AMI Units	0	0	0	0	0	32
Total Restricted Units	0	0	0	0	0	32
Total Units (Restricted + Market)	0	0	0	0	0	32

Development Contacts

Organization Name	City	State	Zip
Property Name: Villa Del Rey	Austin	TX	78751
Texas Comptroller	Austin	TX	78751
Appraisal District	Austin	TX	78751
Individual Auditor: Stephanie Nguyen	Austin	TX	78751
HFC User: AHFC Villa Del Rey Non-Profit Corporation	Austin	TX	78751
HFC Management Company: Peak Property Management, Inc.	Austin	TX	78751
HFC Sponsor: City of Austin	Austin	TX	78751
Board Member/City Council Member: Austin Housing Finance Corporation/Austin City Council	Austin	TX	78751

Auditor Qualifications & Affiliations

Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?

Has the Auditor provided a resume demonstrating housing compliance audit experience?

Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party?

Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement?

Yes

Yes

Yes

Yes

Income & Rents Limits

Does the Regulatory Agreement specify income limits?

Are the income limits adjusted for household size?

Are the income limits based on HUD income limits?

Did the Development comply with the Available Unit Rule when a household became over-income?

Does the Regulatory Agreement specify rent limits for Restricted Units?

Are the rent limits based on HUD rental limits?

Are restricted unit rents <30% of the applicable income limit (adjusted for household size)?

Are rent limit adjusted for family size, as determined by HUD?

What is the family-size adjustment specified by the Development's Regulatory Agreement?

Yes

Yes

Yes

NA

Yes

Yes

NA

Yes

NA

Units & Occupancy

Restricted Units Occupied by Voucher Holders

Total Units (All)

Restricted Occupied Units

Restricted Vacant Units

Total Restricted Units

Non-Restricted Occupied Units

Non-Restricted Vacant Units

Total Non-Restricted Units

N/A for Reporting YR 2025

32

8

11

19

6

7

13

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?

Is the Development currently in lease up?

Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?

Are Restricted Units equal in finishes and equipment to Non-Restricted units?

Do Restricted Units have equal amenity and program access as Non-Restricted Units?

Are Restricted Units proportionally distributed by unit type and income category?

Did the Auditor receive photographic evidence and written certification confirming unit comparability?

N/A: Acqs 5/12/2023

No

NA

NA

NA

NA

NA

Set-Aside - Select Only One Option

Option 1:

Option 2:

At Least 10% of units reserved for HH not earning more than 60% AMI

At Least 10% of units reserved for HH not earning more than 50% AMI

NA

NA

Audit Sample Summary

Audit Sample:

Overall Sample meets minimum requirements?

Move-In Sample meets minimum requirements?

Recertification Sample meets minimum requirements?

Is the Development currently in lease-up?

Item

Yes

NA

Yes

No

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:9/22/2026

Preliminary Compliance Indicators

Reporting

Is the Development required to submit an Audit Report?

Did the Development submit an Audit Report by the deadline, with approved extensions?

Does the Audit Report cover the full prior reporting year ending December 31 and include a rent roll for the same period?

Does the Audit Report include contact information for all Responsible Parties?

Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)?

Was the annual service fee (\$35 per Restricted Unit in the sample or \$500 minimum) submitted with the Audit Report?

Did the Audit Report include a one-time exemption application submitted to the Texas Comptroller's Office?

Did the first Audit Report include all required supporting documentation?

Auditor

Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?

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?

Overall Chapter 394 Status:

TDHCA Notes/Notations:

Yes

Yes

Yes

Yes

Yes

Yes

No

Yes

NA

Compliant

None

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

HFC User: AHFC Villa Del Rey Non-Profit Corporation
 Property Name: Villa Del Rey
 Address: 4000 Avenue A
 Austin, TX 78751

Corrective Action Report Issued: 10/9/2026
 Corrective Action Due Date: 4/7/2027

PROGRAM: HFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1203(1)(c)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	9/22/2026	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. The Audit Report did not include a copy of the Land Use Restriction Agreement (LURA), Ground Lease, Deed Restriction, or other similar restrictive instrument recorded in the real property records of the county in which the Development is located, or a Partnership Agreement between the HFC and HFC User that is not recorded in the real property records.	To correct, submit a copy of the Land Use Restriction Agreement (LURA), Ground Lease, Deed Restriction, or other similar restrictive instrument recorded in the real property records of the county in which the Development is located, or a fully executed Partnership Agreement between the HFC and HFC User that is not recorded in the real property records. Ensure all required documents are provided to the Auditor prior to submission of the Audit Report for the Development.	