



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 25, 2026

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

Washington Arlington, LP
c/o BrightSpire Capital
New York, NY 10022
legal@brightspire.com

RE: The Washington

Dear Washington Arlington, LP c/o BrightSpire Capital:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Samari Smith 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 Washington Arlington, LP. 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 24, 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: samari.smith@auxanocompliance.com; agiles@cafmanagement.com; washington.pm@cafmanagement.com; afd@pleasantonhfc.org; aaguirre@pleasantontx.gov; district1@pleasantontx.gov; district2@pleasantontx.gov; district3@pleasantontx.gov; district4@pleasantontx.gov; district5@pleasantontx.gov; district6@pleasantontx.gov; mayor@pleasantontx.gov; chiefappraiser@tad.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 NameThe Washington

HFC Property Street Address707 Washington Dr

HFC City, State ZipArlington, TX 76011

HFC User NameNot Provided

Is the Regulatory Agreement (RA) is properly recorded?Yes

Regulatory Agreement Effective Date2/7/2025

Does the development participate in other affordable programs?No

Within Sponsor BoundariesNA

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

PRE or POST May 28, 2025 Development?PRE

Development TypeAcquisition

Occupancy TypeGeneral/Family

Total Number of Units in the Development (All Restricted & Unrestricted)436

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

	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	0	0	0	0	0
100% AMI Units	0	0	0	0	0	0
120% AMI Units	0	0	0	0	0	0
140% AMI Units	0	0	0	0	0	0
Other AMI Units: (Add % here)	0	0	0	0	0	0
Market Units	0	0	0	0	0	0
Total Restricted Units	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided
Total Units (Restricted + Market)	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided	Not Provided

Development Contacts

	Organization Name	City, State Zip
Property Name	The Washington	Arlington, TX 76011
Texas Comptroller	Not Provided	Not Provided
Appraisal District	Not Provided	Not Provided
Individual Auditor	Samari Smith	Not Provided
HFC User	Not Provided	Not Provided
HFC Management Company	Not Provided	Not Provided
HFC Sponsor	Not Provided	Not Provided
HFC Governing Body of Sponsor	Not Provided	Not Provided

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?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)?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	Not Provided	Restricted Occupied Units	Not Provided	Non-Restricted Occupied Units	Not Provided
Total Units (ALL)	436	Restricted Vacant Units	Not Provided	Non-Restricted Vacant Units	Not Provided
		Total Restricted Units	Not Provided	Total Non-Restricted Units	Not Provided

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?Yes

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?Yes

Set-Aside - Select Only One Option

Option 1:

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

At least 40% of units reserved for HH not earning more than 80% AMI

Option 2:

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

At least 40% of units reserved for HH not earning more than 100% AMI

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:7/31/2026

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?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?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:Noncompliant

TDHCA Notes/Notations:Corrective Action Issued

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

HFC ID: AA26-220-0023
HFC User: Washington Arlington, LP
Property Name: The Washington
Address: 707 Washington Dr. Arlington, TX 76011

Regulatory Agreement Date: 2/7/2025
Audit Report Received Date: 7/31/2026
Corrective Action Due Date: 3/24/2027

PROGRAM: HFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1203(3)(B)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	7/31/2026	TAC §10.1203(3)(B) requires that all Audit Reports include contact information for all Responsible Parties. The Audit Report did not include complete contact information for all Responsible Parties. Specifically, contact and address information for the Development's Appraisal District, Management Company, Housing Finance Corporation (HFC), HFC User, HFC Sponsor, and members of the HFC Governing Body of the Sponsor was missing.	Complete all applicable fields under Tab 1 – Development Information – Development Contacts for the Development's Appraisal District, Management Company, Housing Finance Corporation (HFC), HFC User, HFC Sponsor, and members of the HFC Governing Body of the Sponsor. Ensure current and complete contact information for all Responsible Parties is provided in the Audit Report and in future Audit Report submissions.	

Finding: Failure to comply with §10.1203(3)(C)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	7/31/2026	TAC §10.1203(3)(C) requires all Audit Reports to be completed and submitted in the Department-prescribed manner. The Audit Report was incomplete because required sections of the Department's HFC Audit Report workbook were not completed. Specifically, Unit Requirements under Tab 1 and Units & Occupancy under Tab 5 were incomplete.	Submit completed Unit Requirements under Tab 1 and Units & Occupancy under Tab 5 of the Audit Workbook. If a required field or section is not applicable to the Development, indicate "N/A," as appropriate, rather than leaving the field blank.	