



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 9, 2026

*Writer's direct phone # (512) 475-4047
Email: Kendall.kauten@tdhca.texas.gov*

Sai Teja
Sahara Equity
Dallas, TX
Sai@marsresidential.com

RE: Westwood

Dear Westwood Owner:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Matt Vara on August 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 **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.

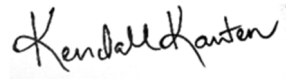


221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



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

Sincerely,



Kendall Kauten
Compliance Monitor

CC: matt@mesaassurance.com; econ.dev@cpa.texas.gov; twinklescc@pecostx.gov; aoronacc@pecostx.gov; hcarrascocc@pecostx.gov; rgrahamcc@pecostx.gov; vtrujillocc@pecostx.gov; pecospha@earthlink.net; phfced@gmail.com; westwood@marsresidential.com; sai@marsresidential.com

Audit Report
Westwood

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 contact information for the HFC Sponsor or the board members of the HFC Governing Body of Sponsor. Ensure current contact information for all Responsible Parties is provided in the Audit Report.

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: Occupancy Period End Date:		3/1/2025 12/31/2025	
Development & Regulatory											
HFC Property Name		Westwood		Is the Regulatory Agreement (RA) is properly recorded?		Yes		PRE or POST May 28, 2025 Development?		PRE	
HFC Property Street Address		3054 Spruce Valley Lane		Regulatory Agreement Effective Date		3/31/2025		Development Type		Acquisition	
HFC City, State Zip		Dallas, TX 75233		Does the development participate in other affordable programs?		Select One		Occupancy Type		General/Family	
Property County		Dallas		If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025?		Yes		Total Number of Units in the Development (All Restricted & Unrestricted)		187	
HFC User Name		Sahara		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					
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					
60% AMI Units	0	0	0	0	0	0					
70% AMI Units	0	0	0	0	0	0					
80% AMI Units	0	35	41	18	0	94					
100% AMI Units	0	0	0	0	0	0					
120% AMI Units	0	0	0	0	0	0					
140% AMI Units	0	28	33	14	0	75					
Other AMI Units (Add % here)	0	0	0	0	0	0					
Market Units	0	63	74	33	0	169					
Total Restricted Units	0	0	0	0	0	0					
Total Units (Restricted + Market)	0	70	81	36	0	187					
Development Contacts											
Organization Name		City, State Zip									
Property Name		Westwood									
Texas Comptroller		Not provided									
Appraisal District		Dallas Central Appraisal District									
Individual Auditor		Marti Vana									
HFC User		Sahara									
HFC Management Company		Mars Residential									
HFC Sponsor		Not provided									
HFC Governing Body of Sponsor		Peccos Housing Finance Corporation - Board of Directors									
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			
Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?								No			
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)?								Yes			
Are rent limit adjusted for family size, as determined by HUD?								Yes			
What is the family-size adjustment specified by the Development's Regulatory Agreement?								1.5 Persons per Bedroom			
Units & Occupancy											
Restricted Units Occupied by Voucher Holders		0		Restricted Occupied Units		166		Non-Restricted Occupied Units		0	
				Restricted Vacant Units		21		Non-Restricted Vacant Units		0	
Total Units (ALL)		187		Total Restricted Units		187		Total Non-Restricted Units		0	
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?		No									
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?		NA									
Set Aside - Select Only One Option											
Option 1:											
At least 10% of units reserved for HH not earning more than 60% AMI		Yes									
At least 40% of units reserved for HH not earning more than 80% AMI		Yes									
Option 2:											
At least 10% of units reserved for HH not earning more than 50% AMI		Select One									
At least 40% of units reserved for HH not earning more than 100% AMI		Select One									
Audit Sample Summary											
		Audit Sample									
		Item									
		Overall Sample meets minimum requirements?									

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

HFC ID: AA26-057-0117
HFC User: Sahara
Property Name: Westwood
Address: 3064 Spruce Valley Lane, Dallas, TX

Regulatory Agreement Date: 3/31/2025
Audit Report Received Date: 8/30/2026
Corrective Action Due Date: 4/7/2027

Audit Report Review Date: 10/7/2026

PROGRAM: HFC

PROPERTY FINDINGS

Finding:	Failure to comply with §10.1203(1)(C)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	8/30/2026	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. These documents must be submitted to the Department with the first Audit Report. The Audit Report submitted to the Department did not contain the one-time exemption application submitted to the Texas Comptroller's office.	Ensure all required documents are provided to the Auditor prior to submission of the first Audit Report for the Development. Submit to the Department a copy of the one-time exemption application submitted to the Texas Comptroller's office.	