



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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May 19, 2025

Writer's direct phone # (512) 475 -3907
Email: christina.thompson@tdhca.texas.gov

New Forest Owner, LP
Dallas, Texas
dbeagles@crowholdings.com

RE: Allora New Forest

Dear New Forest Owner, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on March 3, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on December 13, 2024. Corrective action was due on March 22, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1103(1)** the comparison of the restricted rent to the estimated market rent. Please see attached Finding Report for details.

Please note, the noncompliance outlined above is considered corrected during the corrective action period.

The Department considers this review closed. The next annual Audit Report is due June 1, 2025 for reporting year ending December 31, 2024.



If you have any questions, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' followed by a flourish.

Christina Thompson
PFC Monitor

Cc: Stephanie.Naquin@novoco.com

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DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: New Forest Owner, LP
Property Name: Allora New Forest
Address: 7110 New Forest Parkway, Houston, TX 77049
RA Date: June 9, 2022

Audit Report Date: 12/9/2024
Program: PFC

Corrective Action Due Date: 3/22/2025

Audit Report Review Date: 1/20/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with §10.1103(1)	
Noncompliance Date	12/9/2024	Correction Date: 3/3/2025
Reason	An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions.	
	The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.	
Corrective Action	Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7.	