



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 29, 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 August 15, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on May 27, 2025. Corrective action was due on August 19, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting units 0432 and 1125. 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, 2026.



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

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-101-0026
PFC User: New Forest Owner LP
Property Name: Allora New Forest
Address: 7110 New Forest Parkway, Houston, TX 77049

Regulatory Agreement Date: 6/29/2022
Audit Report Received Date: 5/27/2025
Corrective Action Due Date: 8/19/2025

Audit Report Review Date: 6/16/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance	Reason	Corrective Action	Correction Date
0432	12/22/2024	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$78,120.38 , which exceeds the applicable 80% AMI income limit of \$68,080.	To correct, designate unit 0432 to a non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 0432 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	8/15/2025

Finding: Household above the income limit				
Unit #	Non-Compliance	Reason	Corrective Action	Correction Date
1125	6/8/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory. Household file contains one (1) tax return for income verification, but the Regulatory Agreement requires tax returns for the most recent two (2) tax years for this type of income verification. The Auditor reported the income could not be determined or verified.	The owner may complete a retroactive income certification that completely and clearly documents the sources of income and assets for all household members that were in place at the time of the initial occupancy and apply income limits in effect on the move-in date. Submit for Department review a copy of the application(s), income and asset verifications and a new Income Certification form the time of move-in. Or the owner has the option to complete a new current certification using current income and assets sources and current income limits. Submit for Department review a copy of the application(s), income and asset verifications and a new Income Certification form. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new qualified household. Submit copies of the application(s), income and asset verifications, an executed Income Certification, lease contract and applicable lease addendums to the Department for review.	8/15/2025