



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 15, 2025

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

Cathedral Lakes Manager
Cathedral Lakes
Spring, TX
cathedralmanager@uaginc.com

RE: Cathedral Lakes

Dear Cathedral Lakes Manager,

The Texas Department of Housing and Community Affairs (Department) received documentation on August 1, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company, LLP on May 28, 2025. Corrective action was due on August 12, 2025.

The documentation submitted was sufficient to resolve the noncompliance findings related to **gross rent exceeds the highest rent allowed under the Regulatory Agreement** for units 02-2302, 02-2310, and 07-7104. These findings have been corrected.

The next Audit report is due June 1, 2026, for reporting year ending December 31, 2025.

If you have any questions, 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,

A handwritten signature in black ink, appearing to read "Shay Erickson", with a long horizontal flourish extending to the right.

Shay Erickson
PFC Monitor

CC: justin.temple@civitascapital.com; lesley.atwood@assetliving.com; president@housingforhouston.com; jproler@housingforhouston.com; asmith@housingforhouston.com; caceves-lewis@housingforhouston.com; ecarter@housingforhouston.com; kkirkendoll@housingforhouston.com; kli@housingforhouston.com; mayor@houstontx.gov



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-017-0001

PFC User: CAI Cathedral Lakes Owner, LLC

Property Name: Cathedral Lakes

Address: 698 Basileca Bay Drive Spring, Texas 77386

Regulatory Agreement Date: 6/8/2023

Audit Report Received Date: 5/28/2025

Corrective Action Due Date: 8/12/2025

Corrective Action Due Date: 8/12/2025

Audit Report Review Date: 6/9/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Gross rent exceeds the highest rent allowed under the Regulatory Agreement			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
02-2302	5/28/2025	Above 80% income limit: Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$61,360, which exceeds the applicable 80% AMI income limit of \$52,960.	To correct, designate unit 02-2302 to an 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 02-2302 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.	Corrected 8/1/2025

Finding:	Gross rent exceeds the highest rent allowed under the Regulatory Agreement			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
02-2310	5/28/2025	Above 60% income limit: Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$63,616, which exceeds the applicable 60% AMI income limit of \$51,060.	To correct, designate unit 02-2310 to an non-program unit since their income exceeds the 60% and 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 60% AMI limit. Owner may survey existing vacant non-program units to replace unit 02-2310 and reserve as a program-unit to be occupied with a household that income qualifies at 60% 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.	Corrected 8/1/2025

Finding:	Gross rent exceeds the highest rent allowed under the Regulatory Agreement			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
07-7104	5/28/2025	Above 60% income limit: Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$51,580, which exceeds the applicable 60% AMI income limit of \$39,720.	Above 60% AMI income limit: To correct, designate unit 07-1404 to an 80% AMI unit since their income exceeds the 60% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 60% AMI limit. Owner may survey existing vacant non-program units to replace unit 07-1404 and reserve as a program-unit to be occupied with a household that income qualifies at 60% 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.	Corrected 8/1/2025