



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 22, 2025

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

PFC Manager
La Mariposa I & II
Houston, TX
lm@q10pa.com; dscott@q10pa.com

RE: La Mariposa I & II

Dear PFC Manager,

The Texas Department of Housing and Community Affairs (Department) received documentation on August 7, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development, LLC on June 2, 2025. Corrective action was due on September 13, 2025.

The documentation submitted was sufficient to resolve the noncompliance findings related to **failure to comply with the Public Facility Corporation Regulatory Agreement's minimum set-aside** and to **gross rent exceeding the maximum rent allowed under the Regulatory Agreement** for unit 110. 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: mrogers@housingforhouston.com; kli@housingforhouston.com;
caceveslewis@housingforhouston.com;
j.bryant@housingforhouston.com; darren.smith@auxanocompliance.com



Audit Report - Corrective Action Response

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

The Development's Regulatory Agreement requires twenty-four (24) units be reserved/occupied by 60% AMI households and thirty-seven (37) units be reserved/occupied by 80% AMI households. The Regulatory Agreement defines a 60% Low-Income Household as earning less than 60% AMI and an 80% AMI household as earning more than 60% AMI but less than 80% AMI. In the corrective-action submission, the Development's rent roll reflects fifty (50) units designated as 60% AMI and twenty (20) units designated as 80% AMI. However, due to the specificity of the AMI ranges, 60% AMI households cannot be counted toward the 80% AMI set-aside, revealing the 80% AMI set-aside has not been met. To ensure compliance moving forward, please ensure that households are qualified and designated according to the distinct income limits for the 60% AMI and 80% AMI categories, as defined in the Development's Regulatory Agreement.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-101-0085
PFC User: Q10 Property Advisors
Property Name: La Mariposa I & II
Address: 2930 Plum Creek Ln./140 Winkler Dr. Houston, TX 77087

Regulatory Agreement Date: 12/30/2022
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/13/2025

Audit Report Review Date: 7/10/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with the Public Facility Corporation Regulatory Agreement			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/2/2025	The Development's Regulatory Agreement requires that at least sixty-one (61) one- and two-bedroom units be reserved for, or rented to and occupied by, Low Income Tenants at 80% of the Area Median Income (AMI). The Development currently has only fifty (50) such units, resulting in noncompliance with this requirement.	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Submit copies of eleven(11) new move-ins etc. that have been certified at 80% AMI and a current rent roll showing at least amount sixty-one (61) units are restricted. Provide the Department copies of the following for the new certified households: application(s), verifications of income/assets, executed Income Certification and the lease contract.	Corrected Date 8/7/25

Finding:	Gross rent exceeds the highest rent allowed under the Regulatory Agreement			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
110	11/1/2024	Unit #110 is designated as 60% AMI. The household's rent of \$1,276 exceeds the 60% AMI rent limit of \$1,135.	To correct, reduce the household's rent to \$1,135 per month. Calculate the rent overage from the time of move-in, and either refund or credit the household the overpaid rent. Submit the follow documentation for review: the rent overage calculation, an amended lease contract reflecting the new rent amount, the household's rent ledger of the new rent amount reflected and the rent credit (if applicable) or a copy of the cancelled check (if a refund is issued).	Corrected Date 8/7/25