



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 10, 2025

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

PFC User
Ojala Heights GP, LLC
Dallas, TX
brs@ojalaholdings.com; kip@ojalaholdings.com

RE: Standard at the Heights

Dear PFC User:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 22, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Aprio, LLP on April 30, 2025. Corrective action was due on August 22, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1104(a)**, which requires a sample size of at least twenty percent (20%) of the total number of restricted units for the Development, and **Failure to comply with TAC §10.1103(6)**, which requires inclusion of the auditor's qualification and resume. Please see attached Finding Report for details.

The next Audit Report is due June 1, 2026.

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".

Shay Erickson
PFC Compliance Monitor

CC:brs@ojalaholdings.com;kip@ojalaholdings.com;legal@respropmanagement.com;
jproler@origin.bank;christopher.mcdonald@aprio.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-101-0084
PFC User: Ojala Heights GP, LLC
Property Name: Standard in the Heights
Address: 609 Waverly St, Houston TX, 77007

Regulatory Agreement Date: 10/24/2018
Audit Report Received Date: 4/30/2025
Corrective Action Due Date: 8/22/2025

Audit Report Review Date: 6/4/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1104(a)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/9/2025	Audit requirements under §10.1104(a) require a detailed review of a sample of household files. The file sample size used by the Auditor must contain at least twenty percent (20%) of the total number of Restricted Units for the Development but no more than a total of fifty (50) household files. The selection of Restricted Units should primarily be new move-ins but should also include at least a ten percent (10%) sample of all the household files that have recertified. The total number of Restricted Units for the Development is one-hundred sixty (160) and requires a sample size of thirty-two (32) household files. The Audit Report did not contain a file sample.	Engage the Auditor to complete the file review in accordance with §10.1104(a), which requires that the file sample include at least twenty percent (20%) of the total number of Restricted Units, not to exceed fifty (50) total household files. The sample must primarily consist of new move-ins and include at least a ten percent (10%) sample of households that completed a recertification. Submit to the Department for review an updated Tab 9 of the audit workbook for twenty-eight (28) new move-in files and at least four (4) renewal files from year 2024. Any new noncompliance identified will be addressed under separate cover.	Corrected Date: 8/22/2025

Finding: Failure to comply with TAC §10.1103(6)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/9/2025	TAC §10.1103(6) requires an audit report submission include the auditor's qualifications and resume. The qualifications of the auditor must include experience auditing housing compliance, a current Certified Occupancy Specialist (COS) or equivalent certification. The audit report submitted did not contain the auditor's experience, resume and the documentation as required in TAC §10.1103(6).	Submit for Department review the auditor's experience, resume and proof the auditor holds the required certifications identified in TAC §10.1103(6).	Corrected Date: 8/22/2025