TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

September 4, 2025

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

Hays Meyer
Mar Summers Crossing, LP c/o Starwood Capital Group
Washington, DC
Hmeyer@starwood.com

RE: Summers Crossing

Dear Nidia Solano,

The Texas Department of Housing and Community Affairs (Department) received documentation on July 21, 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 9, 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 unit 2410 and **failure to comply with the Public Facility Corporation Regulatory Agreement and §10.1103(8).** 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,

Shay Erickson
PFC Monitor

CC: darren.smith@auxanocdevelopment.com; summerscrossing@highmarkres.com; ronjohns@verizon.net; arudy@highmarkres.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-043-0004
PFC User: Hays Meyer
Property Name: Summer Crossing
Address: 1500 Preston Road, Plano, TX 75093

Regulatory Agreement Date: 5/31/2023
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 7/7/2025

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 at least fifteen (15) units be reserved for or rented to and occupied by PHA Payment Standard Tenants. The Development currently has eleven (11).	As units become available, lease to HCV holders until the requirements of the Regulatory Agreement have been met.	Corrected 7/21/2025

Finding:	Failure to comply with §10.1103(8)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/2/2025	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 include the Audit Report, supporting documentation and required forms. The Audit Report submitted to the Department did not include a copy of the Development's rent roll as required on Tab 8 of the Audit Report.	Submit to the Department the rent roll as issued for the Audit Report.	Corrected 7/21/2025

Finding:	Gross rent exceeds the highest rent allowed under the Regulatory Agreement			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
2410	3/11/2024	Unit 2410 is designated as 60% AMI. The household’s rent of $1,202 exceeds the 60% AMI rent limit of $1,160.	To correct, reduce the household’s rent to $1,160 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 7/21/2025