



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 15, 2025

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

DeAndrea Scott
Q10 Property Advisors
Houston, TX
dscott@q10pa.com

RE: La Mariposa I & II

Dear DeAndrea Scott:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Development, LLC on June 2, 2025. This review was performed as required by Section 303.042 (c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for La Mariposa I & II.

Events of noncompliance have been identified and corrective action is required. The attached Findings Report details the event(s) of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **August 13, 2025**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible. If it is not possible to provide the requested documentation by the corrective action period, correct as much as you can and submit a corrective action plan detailing how and when the remaining issue(s) of noncompliance will be corrected.

If you have any questions about this monitoring report, 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 cursive script, appearing to read "Shay Erickson".

Shay Erickson
PFC Monitor

CC:kli@housingforhouston.com; caceves-lewis@housingforhouston.com; j.bryant@housingforhouston.com; mrogers@housingforhouston.com; lm@q10pa.com; darren.smith@auxanocompliance.com



Audit Report
La Mariposa I & II

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

- Section 3(c) of the Regulatory Agreement requires the Development to obtain, complete, and maintain on file Income Certifications from each Low-Income Household, using the form provided in Exhibit D. This certification must be dated prior to the household's initial occupancy. The file sample revealed one (1) file contained a certification completed after the initial occupancy date.
- Income must be documented in accordance with Section 3(c) of the Regulatory Agreement. Acceptable sources include: (1) pay stubs for the two most recent pay periods; (2) income tax returns for the past two years; (3) consumer credit search; (4) employer income verification (5) Social Security verification; or (6) other independent verification if standard documentation is unavailable. The file sample revealed that five (5) households lacked sufficient documentation for income verification.

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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.	

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).	