



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 17, 2025

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

Gloria Rangel
Lakeside Apartments Round Rock TX, LLC
Round Rock, TX
gloria.rangel@rpmliving.com

RE: Lakeside at La Frontera

Dear Gloria Rangel:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Premier Compliance Consulting on May 30, 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 Lakeside at La Frontera.

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 **September 15, 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 black ink, appearing to read "Shay Erickson".

Shay Erickson
PFC Monitor

CC: nicole@premiercomplianceconsulting.com; yvette@premiercomplianceconsulting.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-246-0004
PFC User: Lakeside Apartments Round Rock TX, LLC
Property Name: Lakeside at La Frontera
Address: 941 Hester Crossing Rd, Round Rock, TX 79681

Regulatory Agreement Date: 4/20/2025
Audit Report Received Date: 6/2/2024
Corrective Action Due Date: 9/15/2025

Audit Report Review Date: 7/13/2024

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1104(a)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property-Wide	6/2/2024	<p>Pursuant to Texas Administrative Code §10.1104(a), the Auditor is required to review a file sample consisting of at least twenty percent (20%) of the total number of Restricted Units, not to exceed fifty (50) household files. The sample should primarily include new move-ins and must also include at least a ten percent (10%) sample of all recertified household files.</p> <p>For this Development, which has one hundred seventy-nine (179) Restricted Units, a minimum of thirty-six (36) household files should have been reviewed; however, the audit report submitted contained zero (0) household files, resulting in noncompliance with audit sampling requirements.</p>	<p>Engage an 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 at least thirty-two (32) new move-in files and at least four(4) renewal files from year 2024.</p>	

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property-Wide	6/2/2024	<p>An Audit Report must be submitted to the Department annually to demonstrate continued eligibility under the former law. This includes verifying that at least fifty percent (50%) of the units are reserved for occupancy by individuals and families earning less than eighty percent (80%) of the Area Median Family Income (AMFI). The Audit Report submitted did not comply with this requirement, as the number of restricted units was not reported in Tab 7 of the Audit Workbook.</p>	<p>Submit the unit and occupancy information including Restricted Rent and Market Rent Amounts for the Development as identified in Tab 7 of the Audit Workbook.</p>	

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property-Wide	6/2/2024	<p>The Development's Regulatory Agreement requires that at least one hundred seventy-nine (179) units be reserved for, or rented to and occupied by, Low Income Tenants at or below 80% of the Area Median Income (AMI). This total must include a minimum of thirty-six (36) units at 60% AMI and eleven (11) units at 30% AMI. The Auditor reported that the Development did not provide a rent roll, and the minimum required unit set-asides were not met, resulting in noncompliance with the Regulatory Agreement.</p>	<p>Submit a copy of the 2024 rent roll demonstrating that at least one hundred seventy-nine (179) units are reserved for, or rented to and occupied by, Low Income Tenants at or below 80% of the Area Median Income (AMI). This total must include a minimum of thirty-six (36) units at 60% AMI and eleven (11) units at 30% AMI.</p>	