



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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June 23, 2025

Writer's direct phone # (512) 475 -3907
Email: Christina.Thompson@tdhca.texas.gov

Ojala Heights GP, LLC
Dallas, Texas
brs@ojalaholdings.com

RE: Standard in the Heights

Dear Ojala Heights GP, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Christopher McDonald on May 9, 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 Standard in the Heights.

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 22, 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.

The Department recommends submitting a cover letter explaining the documentation submitted to address each event of noncompliance. Submit corrective action to pfc.monitoring@tdhca.texas.gov.



If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' followed by a long horizontal flourish.

Christina Thompson
PFC Monitor

CC: 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: 6/20/2025

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	<p>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.</p> <p>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.</p>	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.	

Finding:	Failure to comply with TAC §10.1103(6)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/9/2025	<p>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.</p> <p>The audit report submitted did not contain the auditor's experience, resume and the documentation as required in TAC §10.1103(6).</p>	Submit for Department review the auditor's experience, resume and proof the auditor holds the required certifications identified in TAC §10.1103(6).	