

Texas Department of Housing and Community Affairs		
Public Facility Corporation Audit - Preliminary Summary of Audit		
Pre-June 18, 2023 Development Utilizing a Prior Version of the Workbook		
This is a preliminary summary of the Audit Report. TDHCA's review remains in progress. Applicable non-compliance in this Summary will be formally issued in the Monitoring Report.		
Reporting Details		
Report Due Date:	6/1/2026	Current Reporting Year: 2026
Occupancy Year: 2025		
Regulatory		
Property Name	1300 North Post Oak	PRE or POST June 18, 2023? PRE
PFC Property Street Address	1300 N Post Oak Road	Development Type: Acquisition
PFC City, State Zip	Houston, TX 77055	Regulatory Agreement Effective Date: 12/18/2019
		Approval Date (if differs from RA Effect Date) N/A
PFC User Name	1300 NPO Owner LLC	Does the RA include a minimum 10-year restriction term? Yes
		If No, include any notes regarding the RA term? N/A
Latitude:	29.7935	The development participates in other affordable programs? No
Longitude:	-95.45631	
Development Contacts		
	Organization Name	City, State Zip
	Individual Auditor Sanchez Compliance & Consulting, LLC	Cedar Park, TX 78630
	PFC User 1300 NPO Owner LLC	Washington, DC 20005
	PFC Management Allied Orion Group	Houston, TX 70094
	PFC Sponsor Lakeside Place PFC	Houston, TX 77057
Auditor Qualifications & Affiliations		
	Is the Auditor affiliated with or related to any PFC Responsible Parties?	No
	Has the Auditor provided a resume demonstrating housing compliance audit experience?	Yes
Income & Rents Limits		
	Does the Regulatory Agreement specify income & rent limits?	Yes
	Are the income limits adjusted for household size?	Yes
	Are the income and rent limits derived from data released by HUD?	Yes
Occupancy		
	How many units are occupied	228
	How many units are vacant?	19
Set-Aside		
	What percentage of the program units are occupied and/or reserved?	51%
Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY		
This is a preliminary summary. TDHCA's review remains in progress.		
Report Due Date:	6/1/2026	Audit Received Date: 6/1/2026
Current Reporting Year:	2026	Preliminary Compliance Indicators:
	Is the Development required to submit an audit report under Local Government Code Chapter 303?	Yes
	Did the Development submit an audit report as required by Local Government Code Chapter 303?	Yes
	Is the auditor independent of all PFC Responsible Parties and has the auditor provided a resume demonstrating housing compliance audit experience?	Yes
	Did the Development provide the difference between restricted rents and estimated maximum market rents?	Yes
	Overall Chapter 303 Status:	Compliant
	TDHCA Notes/Notations:	None



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 3, 2026

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

1300 NPO Owner LLC
Washington, DC 20005
cgonzales@nhpfoundation.org; brodriguez@aogliving.com

RE: Monitoring Report for 1300 North Post Oak

Dear 1300 NPO Owner LLC:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Sanchez Compliance & Consulting, LLC on June 1, 2026. 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 1300 North Post Oak.

No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the Public Facility Corporation User's responsibility to maintain compliance.

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 Monitor

cc: cgonzales@nhpfoundation.org; brodriguez@aogliving.com; ycorrea@aogliving.com; 1300npo@aogliving.com; reidcompliance@housingforhouston.com; juanita@sanchezcompliance.com; econ.dev@cpa.texas.gov



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