

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: Briarwest (aka Winrock Apartments South)	PRE or POST June 18, 2023?: PRE	Development Type: Acquisition
PFC Property Street Address: 2100 Winrock Blvd.	Regulatory Agreement Effective Date: 7/23/2019	Date acquired OR first occupied by tenants: 7/23/2019
PFC City, State Zip: Houston, TX 77057	Approval Date (if differs from RA Effect Date): N/A	
PFC User Name: Winrock Apartments Tenant South, LP	Does the RA include a minimum 10-year restriction term?: Yes	
Latitude: 29.74748711	If No, include any notes regarding the RA term?: N/A	
Longitude: -95.49838232	The development participates in other affordable programs?: No	
Development Contacts		
	Organization Name: City, State Zip:	
	Individual Auditor: Christopher McDonald, CPA Atlanta, GA 30319	
	PFC User: Winrock Apartments Tenant South, LP Dallas, TX 75201	
	PFC Management: ResProp Management Austin, TX 78705	
	PFC Sponsor: Houston Housing Authority 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?: No	
Occupancy		
	How many units are occupied: 212	How many units are vacant?: 15
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	Current Reporting Year: 2026	Audit Received Date: 5/29/2026
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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June 19, 2026

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

Winrock Apartments Tenant South, LP
Dallas, TX 75201
jgm@ojaraholdings.com

RE: Briarwest

Dear Winrock Apartments Tenant South, LP:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Aprio Advisory Group, LLC on May 29, 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 Briarwest.

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:jgm@ojaraholdings.com; legal@respropmanagement.com; president@housingforhouston.com; jproler@origin.bank; reidcompliance@housingforhouston.com; christopher.mcdonald@aprio.com; econ.dev@cpa.texas.gov



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