

Texas Department of Housing and Community Affairs
Public Facility Corporation Audit - Preliminary Summary of Audit
Pre-June 18, 2023 Development

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 Period Begin Date: 1/1/2025
Occupancy Period End Date: 12/31/2025

Regulatory

Property Name: Culebra Commons
PFC Property Street Address: 7106 Culebra Commons Rd.
PFC City, State Zip: San Antonio, TX 78250

PRE or POST June 18, 2023? PRE

Development Type: Acquisition

Regulatory Agreement Effective Date: 5/2/2020
Approval Date (if differs from RA Effect Date): NA

Date acquired OR first occupied by tenants: 10/18/2021

PFC User Name: Bexar

Does the RA include a minimum 10-year restriction term? No
If "No", what is the term of the restriction? Until 100% Tax exemption is lost or involuntary noncompliance with the provisions of the reg agreement

At least 50% of units at ≤ 80% AMI? Yes

Latitude: 29.50342
Longitude: -98.69808

The development participates in other affordable programs? No

Development Contacts

	Organization Name	City, State Zip
	Texas Comptroller	Austin, TX 78753
	Appraisal District	Bexar County
	Individual Auditor	Nicole Martinez
	PFC User	Culebra Commons 2019, LLC
	PFC Management	Lynd Management Group
	PFC Sponsor	San Antonio Housing Facility Corporation
		San Antonio, TX 78250

Auditor Qualifications & Affiliations

Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification? Yes

Has the Auditor provided a resume demonstrating housing compliance audit experience? Yes

Is the Auditor independent of and unaffiliated with the PFC Sponsor, Operator, or any related governing entities? Yes

Is the Auditor independent and not currently or previously serving as the Development's Management Agent? Yes

Is the Auditor in compliance with the limit of no more than three consecutive audits for this Development? Yes

Income & Rents Limits

Does the Regulatory Agreement specify income limits? Yes

Are the income limits adjusted for household size? No

Are the income limits based on HUD rent limits? Yes

Does the Regulatory Agreement specify rent limits for Restricted Units? Yes

Are the rent limits based on HUD rent limits? Yes

Difference Between Restricted & Estimated Maximum Market Rents §303.0426(b)(2)

				Maximum Market Rent (No Exemption)	Actual Rent Charged	Savings/ Rent Difference
Total:				\$249,100.00	\$211,460.00	\$37,640.00
ANNUAL TOTAL (Total x12)				\$2,989,200.00	\$2,537,520.00	\$451,680.00

Units Reserved - Bedroom by AMI % Designation Summary						
	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
20%	0	0	0	0	0	0
30%	0	0	0	0	0	0
40%	0	0	0	0	0	0
50%	0	0	0	0	0	0
60%	0	0	0	0	0	0
65%	0	0	0	0	0	0
70%	0	0	0	0	0	0
80%	0	124	0	0	0	124
100%	0	0	0	0	0	0
120%	0	0	0	0	0	0
140%	0	0	0	0	0	0
Other%	0	0	0	0	0	0
Total	0	124	0	0	0	124

Units & Occupancy

Total Units (ALL): 327

Total Restricted Units: 164

Total Non-Restricted Units: 163

Total Occupied Units (ALL Units): 294

Total Vacant Units (ALL Units): 33

Set-Aside

Are at least 50% of units restricted to households at or below 80% AMI? Yes

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 Chapter 303? Yes

Did the Development submit an audit report as required by Chapter 303? Yes

Does the Auditor meet all required independence and qualification standards and comply with the limit on consecutive audits for the Development? Yes

Did the Development provide the required difference between restricted rents and estimated maximum market rents in accordance with §303.0426(b)(2)? Yes

Overall Chapter 303 Status: Compliant

TDHCA Notes/Notations: None



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS

Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, *Member*
Anna Maria Farias, *Member*
Holland Harper, *Member*
Ajay Thomas, *Member*

June 19, 2026

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

Culebra Commons 2019, LLC
San Antonio, TX 78250
jgarza@lynd.com; gmeadows@lynd.com

RE: Culebra Commons

Dear Culebra Commons 2019, LLC:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Premier Compliance Consulting 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 Culebra Commons.

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:nicole@premiercomplianceconsulting.com; jgarza@lynd.com; gmeadows@lynd.com; cucman@lynd.com; tim@txwf.org; econ.dev@cpa.texas.gov



221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800

