

|                                                                                                                                                                                    |                                                                |                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------|
| 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: Residence at Bella Vida                                                                                                                                             | PRE or POST June 18, 2023?: PRE                                | Development Type: Acquisition                         |
| PFC Property Street Address: 7651 CF Hawn Pkwy                                                                                                                                     | Regulatory Agreement Effective Date: 6/16/2023                 | Date acquired OR first occupied by tenants: 6/16/2023 |
| PFC City, State Zip: Dallas, TX 75217                                                                                                                                              | Approval Date (if differs from RA Effect Date): N/A            |                                                       |
| PFC User Name: Residence at Bella Vida, LLC                                                                                                                                        | Does the RA include a minimum 10-year restriction term?: Yes   |                                                       |
| Latitude: 32.71593                                                                                                                                                                 | If No, include any notes regarding the RA term?: N/A           |                                                       |
| Longitude: -96.690149                                                                                                                                                              | The development participates in other affordable programs?: No |                                                       |
| Development Contacts                                                                                                                                                               |                                                                |                                                       |
| Individual Auditor: Vo Tushman                                                                                                                                                     | Organization Name: KPM Property Management, LLC                | City, State Zip: Houston, TX 77024                    |
| PFC User: Residence at Bella Vida, LLC                                                                                                                                             | PFC Management: KPM Property Management, LLC                   | Houston, TX 77024                                     |
| PFC Sponsor: Texas Essential Housing Public Facility Corporation                                                                                                                   |                                                                | Austin, TX 78724                                      |
| 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?                                                                                                                                 |                                                                | No                                                    |
| Are the income and rent limits derived from data released by HUD?                                                                                                                  |                                                                | Yes                                                   |
| Occupancy                                                                                                                                                                          |                                                                |                                                       |
| How many units are occupied: 162                                                                                                                                                   | How many units are vacant?: 93                                 |                                                       |
| Set-Aside                                                                                                                                                                          |                                                                |                                                       |
| What percentage of the program units are occupied and/or reserved?                                                                                                                 |                                                                | 86%                                                   |
| 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: 6/1/2026                         |
| 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?                                                                            |                                                                | No                                                    |
| Overall Chapter 303 Status:                                                                                                                                                        |                                                                | Non-Compliant                                         |
| TDHCA Notes/Notations:                                                                                                                                                             |                                                                | Corrective Action Issued                              |



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://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*

July 10, 2026

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

Residence at Bella Vida, LLC  
Houston, TX 77024  
[awu@nityacapital.com](mailto:awu@nityacapital.com)

RE: Monitoring Report for Residence at Bella Vida Apartments

Dear Residence at Bella Vida, LLC:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Development, 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 Residence at Bella Vida Apartments.

Events of noncompliance were 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. Submit all requested documentation, along with a cover letter explaining the materials provided, to [pfc.monitoring@tdhca.texas.gov](mailto:pfc.monitoring@tdhca.texas.gov) by **September 8, 2026**, 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, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: [shay.erickson@tdhca.texas.gov](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

Shay Erickson  
PFC Monitor

cc: [vo.tudman@auxanocompliance.com](mailto:vo.tudman@auxanocompliance.com); [awu@nityacapital.com](mailto:awu@nityacapital.com); [mpatel@nityacapital.com](mailto:mpatel@nityacapital.com); [kourtnei.burrell@bellairemultifamily.com](mailto:kourtnei.burrell@bellairemultifamily.com); [vcmcurry@sh130mmd.com](mailto:vcmcurry@sh130mmd.com); [econ.dev@cpa.texas.gov](mailto:econ.dev@cpa.texas.gov)



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



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC User: Residence at Bella Vida, LLC  
 Property Name: Residence at Bella Vida  
 Address: 7651 CF Hawn Fwy  
 Dallas, TX 75217

Corrective Action Report Issued: 7/10/2026  
 Corrective Action Due Date: 9/8/2026

PROGRAM: PFC

PROPERTY FINDINGS

| Finding: Failure to comply with §10.1103(1) |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
|---------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Unit #                                      | Non-Compliance Date | Reason                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Corrective Action                                                                                                                                                                                                                                                                                                                                                                                                    | Correction Date |
| Property Wide                               | 6/1/2026            | <p>An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions.</p> <p>The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.</p> | <p>Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7.</p> <p>Include the Restricted Rent and the Estimated Maximum Market Rent. Market rent is defined as the highest rent charged for the same Unit Type at the Development. If no market-rate units exist, include an Estimated Maximum Market Rent and a written methodology with the Audit Report.</p> |                 |