

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 Red Sierra
PFC Property Street Address: 6520 Red Sierra Drive
PFC City, State Zip: Forth Worth, TX 76112

PRE or POST June 18, 2023?: PRE

Development Type: Acquisition

Regulatory Agreement Effective Date: 6/16/2023

Date acquired OR first occupied by tenants: 6/16/2023

PFC User Name: Residence at Red Sierra, LLC

Approval Date (if differs from RA Effect Date): N/A

Does the RA include a minimum 10-year restriction term? Yes

If No, include any notes regarding the RA term? N/A

Latitude: 32.75163

Longitude: -97.21762

The development participates in other affordable programs? No

Development Contacts

	Organization Name	City, State Zip
Individual Auditor	Kana Sneed	Rowlett, TX 75089
PFC User	Nitya Capital	Houston, TX 77024
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: 68

How many units are vacant?: 62

Set-Aside

What percentage of the program units are occupied and/or reserved? 50%

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

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July 10, 2026

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

Nitya Capital
Houston, TX 77024
awu@nityacapital.com

RE: Monitoring Report for Residence at Red Sierra

Dear Nitya Capital:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Compliance 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 Red Sierra.

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 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.

Sincerely,

Shay Erickson
PFC Monitor

cc:kana.sneed@auxanocompliance.com;awu@nityacapital.com;mpatel@nityacapital.com;vmcmurry@sh130mmd.com;
chamgr@karyamanagement.com; econ.dev@cpa.texas.gov



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



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