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 is ongoing and not final. Findings and any required Corrective Action will be addressed in the official Monitoring Report Letter, if applicable.

Reporting Details

Report Due Date: 6/1/2026
Current Reporting Year: 2025
Occupancy Period Begin Date: 4/18/2025
Occupancy Period End Date: 12/31/2025

Regulatory

Property Name: SOFI at 6311
PFC Property Street Address: 6311 S 1st St
PFC City, State Zip: Austin, TX, 78745
PFC User Name: NM South First Apts Holdings, LLC
Latitude: 30.20131164
Longitude: -97.78487078

PRE or POST June 18, 2023?: PRE
Regulatory Agreement Effective: 7/13/2022
Approval Date (if differs from RA Effect Date): 7/12/2022
Does the RA include a minimum 10-year restriction term?: No
The development participates in other affordable programs?: Yes

Development Type: New Construction
Date acquired **OR** first occupied by tenants: 4/18/2025
At least 50% of units at ≤ 80% AMI?: Yes

Development Contacts

	Organization Name	City, State Zip
Texas Comptroller	Texas Comptroller	Austin, TX 78753
Appraisal District	TRAVIS CENTRAL APPRAISAL DISTRICT	Austin, TX 78752
Individual Auditor	Matthew Vara	Dallas, TX 75201
PFC User	Marcus Build	Austin, TX 78752
PFC Management	Valiant Residential	Dallas, Texas 75243
PFC Sponsor	Travis County Facilities Corporation	Austin, TX 78752

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?	Yes
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:	$191,081.33	$158,286.00	$32,795.33
ANNUAL TOTAL (Total x12)	$2,292,975.97	$1,899,432.00	$393,543.97

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%	27	95	7	0	0	129
100%	0	0	0	0	0	0
140%	0	0	0	0	0	0
Other%	0	0	0	0	0	0
Total	27	95	7	0	0	129

Units & Occupancy

Total Units (ALL): 258
Total Restricted Units: 129
Total Non-Restricted Units: 129
Total Occupied Units (ALL Units): 144
Total Vacant Units (ALL Units): 114

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

Preliminary summary. TDHCA review is ongoing and not final.

Report Due Date: 6/1/2026
Current Reporting Year: 2025
Audit Received Date: 6/1/2026

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

July 13, 2026

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

Marcus Build
Farmingdale, NY 11735
jmarcus@marcusbuild.com

RE: SOFI at 6311

Dear Marcus Build:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Mesa Assurance Partners 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 SOFI at 6311.

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,

Shay Erickson
PFC Monitor

cc: matt@mesaassurance.com; mklenke@valiantresidential.com; jmarcus@marcusbuild.com; tchfc@traviscountytx.gov; econ.dev@cpa.texas.gov

Audit Report

SOFI at 6311

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- The Audit Workbook submitted to the Department contains incomplete information on Tab 1 – Development Information. Specifically, the fields for Development Type and the PFC Sponsor's contact information were not completed. For future Audit Report submissions, please ensure that all applicable fields in the TDHCA Audit Workbook are fully completed prior to submission.