TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

July 31, 2026

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

Vesta Northwest Crossing, LLC
Weatogue, CT 06089
bcastillo@vestacorp.com

RE: Allora Northwest Crossing

Dear Vesta Northwest Crossing, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on July 3, 2026, addressing the noncompliance identified during the review of the Audit Report submitted by Sanchez Compliance & Consulting, LLC on July 3, 2026. Corrective action was due on August 11, 2026.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1103(1)**. Please see attached Finding Report for details.

Please note, the noncompliance outlined above is considered corrected during the corrective action period.

The Department considers this review closed. The next Audit Report is due June 1, 2027.

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 Compliance Monitor

cc:juanita@sanchezcompliance.com;pfcreview@sanchezcompliance.com;bcastillo@vestacorp.com;acelella@vestacorp.com; jsparveri@vestacorp.com; dnorthern@housingforhouston.com;econ.dev@cpa.texas.gov

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT
Corrective Action Response

PFC ID: A24-101-0037
PFC User: Vesta Northwest Crossing, LLC
Property Name: Allora Northwest Crossing
Address: 5550 Bingle Rd. Houston Texa s

Regulatory Agreement Date: 5/31/2023
Corrective Action Due Date: 8/11/2026
Corrective Action Received Date: 7/3/2026

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with TAC §10.1103			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2026	TAC §10.1103 requires the Public Facility User to submit an Audit Report to the Department no later than June 1 of each year. The Development did not submit an audit report due by June 1, 2026 for the reporting period year ending in 2025	Submit for Department review a completed Audit Report prepared by an qualified independent Auditor in accordance with TAC §10.1103.	7/3/2026

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: Allora Northwest Crossing
PFC Property Street Address: 5550 Bingle Rd
PFC City, State Zip: Houston,TX 77092
PFC User Name: Vesta Northwest Crossing, LLC
Latitude: 29.8455
Longitude: -95.48806

PRE or POST June 18, 2023? PRE
Regulatory Agreement Effective Date: 5/31/2023
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
The development participates in other affordable programs? No

Development Type: Acquistion
Date acquired **OR** first occupied by tenants: 5/31/2023

Development Contacts

	Organization Name	City, State Zip
Individual Auditor	Juanita Jeanie Sanchez	Cedar Park, TX 78613
PFC User	Vesta Northwest Crossing, LLC	Weatogue, CT 06089
PFC Management	Vesta Management	Weatogue, CT 06089
PFC Sponsor	Lakeside Place PFC	Houston, TX 77057

Auditor Qualifications & Affiliations

Is the Auditor affiliated with or related to any PFC Responsible Parties? Yes
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? Yes

Occupancy

How many units are occupied 348
How many units are vacant? 30

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: 7/3/2026

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
Was the Audit Report received on or before June 1, 2026? No
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