



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 16, 2025

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

PFC Operator
Vesta Northwest Crossing, LLC
Weatogue, CT

bcastillo@vestacorp.com

RE: Allora Northwest Crossing

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on May 5, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Sanchez Compliance & Consulting, LLC on January 22, 2025. Corrective action was due on May 6, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement**, which requires at least thirty-eight (38) one-bedroom units at 60% AMI, at least ninety (90) one-bedroom units at 80% AMI, and at least forty-five (45) two-bedroom units at 80% AMI be reserved for, or rented to and occupied by, Low-Income Households.

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 Compliance Monitor

CC: juanita@sanchezcompliance.com; dnorthern@housingforhouston.com; 55fifty@vestacorp.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Vesta Management
Property Name: Allora Northwest Crossing
Address: 5550 Bingle Rd, Houston, Texas 77092
RA Date: 5/31/2023

Audit Report Date: 1/22/2025
Program: PFC

Corrective Action Due Date: 5/6/2025

Corrective Action Received Date:5/5/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	
Noncompliance Date	12/31/2023	Correction Date: 5/5/2025
Reason	The Development's Regulatory Agreement requires at least thirty-eight (38) one-bedroom units are reserved for or rented to and occupied by 60% AMI Low Income Households. The Development currently only has thirty-five (35) units.	
Corrective Action	As units become available, lease units to households' with 60% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 60% AMI. Provide the Department a current rent roll showing at least thirty-eight (38) one-bedroom units are restricted at 60%.	
Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	
Noncompliance Date	12/31/2023	Correction Date: 5/5/2025
Reason	The Development's Regulatory Agreement requires at least ninety (90) one-bedroom units are reserved for or rented to and occupied by 80% AMI Low Income Households. The Development currently only has thirty-five (61) units.	
Corrective Action	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Provide the Department a current rent roll showing at least ninety (90) one-bedroom units are restricted at 80%.	
Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	
Noncompliance Date	12/31/2023	Correction Date: 5/5/2025
Reason	The Development's Regulatory Agreement requires at least forty-five (45) two-bedroom units are reserved for or rented to and occupied by 80% AMI Low Income Households. The Development currently only has thirty-five (35) units .	
Corrective Action	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Provide the Department a current rent roll showing at least forty-five (45) one-bedroom units are restricted at 80%.	