



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS

Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, *Member*
Anna Maria Fariás, *Member*
Holland Harper, *Member*
Ajay Thomas, *Member*

December 18, 2025

Writer's direct phone # (512) 475 -3907
Email: christina.thompson@tdhca.texas.gov

SF Cevallos MF, LP
Austin, Texas
taryn.merrill@greystar.com

RE: Art House

Dear SF Cevallos MF, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on June 10, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on March 3, 2025. Corrective action was due on June 10, 2025.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting thirty-three (33) A1 units at 80% AMI, nine (9) B1 units at 80% AMI, thirteen (13) B2 units AT 80% AMI, two (2) B1 units at 60% AMI, and three (3) B2 units AT 60% AMI, **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting unit 213, , **Household above the income limit** affecting units 137, 139, 161, 205, 226, 254 and 260 has been dropped.

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

The Department considers this review closed. The next annual Audit Report is due June 1, 2026, for reporting year ending December 31, 2025.



Page 2

If you have any questions, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' with a flourish.

Christina Thompson
PFC Monitor

Cc: stephanie.naquin@novoco.com