



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 15, 2025

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

LSC Madison Bear Creek Owner II, LLC
New York, New York
kent@lscrc.com
RE: Madison at Bear Creek

Dear LSC Madison Bear Creek Owner II, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on May 20, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on February 7, 2025. Corrective action was due on May 23, 2025.

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.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting five (5) HCV units, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting required lease language for income restricted units, **Household above the income limit** affecting units 223, 309, 402, 412, 503, 505, 612, 714, 705, 206, 708, 114, 209, 321, and 718, **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting 206, 309, 402, and 412, and **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting units 114, 206, 209, 309, 402, 412, 505, 618, 714 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.



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 long horizontal flourish extending to the right.

Christina Thompson
PFC Monitor

Cc: stephanie.naquin@novoco.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: LSC Madison Bear Creek Owner II, LLC

Property Name: Madison at Bear Creek Apartments

Address: 5735 Timber Creek PI Dr, Houston, TX 77084

RA Date: 5/17/2023

Audit Report Date: 2/3/2025

Program: PFC

Corrective Action Due Date: 5/23/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with §10.1103(1)	
Noncompliance Date	2/7/2025	Correction Date: 5/20/2025
Reason	An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions.	
	The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.	
Corrective Action	Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7.	