



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://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 15, 2025

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

1255 NPO Owner LLC  
Washington, DC  
[Cgonzales@NHPfoundation.org](mailto:Cgonzales@NHPfoundation.org)

RE: North Post Oak Lofts

Dear 1255 NPO Owner LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on May 22, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Sanchez Compliance & Consulting, LLC on February 10, 2025. Corrective action was due on May 26, 2025.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting fifty one percent (51%) of units designated at 80% AMI. **Failure to comply with the Public Facility Corporation Ground Lease** affecting sixteen (16) HCV units, **Household above the income limit** affecting units 1119, 1129, 1137, 1212, 1323, 2201, 3104, 4212, 5106, 5207, 5305, 6201, 6202, 7102, 7108, 6204, 1102, 1135, 1323, 1335, 5302, 7206, 7302, 1216, 1427, 3206, and 7103, and **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 5107 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](mailto:christina.thompson@tdhca.texas.gov).

Sincerely,

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

Christina Thompson  
PFC Monitor

Cc: [juanita@sanchezcompliance.com](mailto:juanita@sanchezcompliance.com)