



## 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 8, 2025

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

Brixton Regatta Investors GP, LLC  
Solana Beach, California  
[cboone@brixtoncapital.com](mailto:cboone@brixtoncapital.com)

RE: Regatta Bay

Dear Brixton Regatta Investors GP, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on July 25, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Sanchez Compliance & Consulting, LLC on April 11, 2025. Corrective action was due on July 27, 2025.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting seven (7) unit at 30% AMI, seventeen (17) units at 50% AMI, and one-hundred twenty (120) units at 80% AMI, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting lease language for income restricted units, **Household above the income limit** affecting units 135, 226, 328, 426, 612, 628, 715, 928, 1035, 1224, and 1321 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 read 'CT' with a flourish.

Christina Thompson  
PFC Monitor

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