



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

Post Stella, LP
Los Angeles, California
compliance@postinvestmentgroup.com

RE: Stella at Medical Center

Dear Post Stella, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on May 13, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on January 29, 2025. Corrective action was due on May 13, 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 **Household above the income limit** affecting units 1-0111, 1-0113, 2-0221, 6-0624, 6-0634, 8-0825, 10-1032, 10-1036, 10-1037, 13-1326, 17-1734, 19-1916, 19-1921, 19-1935, 2-0235, 6-0627, and 19-1917, **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting unit 10-1030, **Failure to comply with the Public Facility Corporation Regulatory Agreement** concerning required lease language for income restricted units 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: Post Stella, LP
 Property Name: Stella at Medical Center
 Address: 7009 Almeda Rd, Houston, TX 77054
 RA Date: 2/18/2022

Audit Report Date: 1/23/2025
 Program: PFC

Corrective Action Due Date: 5/13/2025

PROGRAM: PFC

PROPERTY FINDINGS

<p>Finding Noncompliance Date Reason</p>	<p>Failure to comply with §10.1103(1) 12/31/2023 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.</p>	<p>Correction Date: 5/13/2025</p>
<p>Corrective Action</p>	<p>Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7.</p>	