



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 3, 2025

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

Nick Gonzales
DTC SS Coop, LLC
Houston, Texas
NG@civicap.com

RE: Summer Street Coop

Dear Mr. Nick Gonzales:

The Texas Department of Housing and Community Affairs (Department) received documentation on November 1, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on August 5, 2024. Corrective action was due on November 17, 2024.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Facility Regulatory Agreement** affecting unit 1-1309. Please see attached Finding Report for details.

The noncompliance related to **Failure to comply with the Public Facility Corporation Facility Regulatory Agreement** affecting units 1-408, 1-1430, 1-143, 1-504, 1-510, 1-531, 1-534, 1-2206, 1-2406, 1-510 and 1-2506, **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting units 1-1229, 1-1309, 1-1408, 1-1432, 1-1510, 1-1516, 1-1529, 1-1531, 1-1534, 1-2406, and 1-2506, and **Householed above the income limit upon initial occupancy** affecting units 1-506, 1-1516 and 1-1532 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 flourish.

Christina Thompson
PFC Monitor

Cc: stephanie.naquin@novoco.com