



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS

Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, *Member*
Anna Maria Farías, *Member*
Holland Harper, *Member*
Ajay Thomas, *Member*

November 10, 2025

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

1255 NPO Owner LLC
Washington, DC
Cgonzaless@NHPfoundation.org
RE: North Post Oak Lofts

Dear 1255 NPO Owner LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on September 18, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Juanita Sanchez on July 25, 2025. Corrective action was due on November 7, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to Comply with TAC §10.1103** affecting the Development. Please see attached Finding Report for details.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting units 3101 and 2107 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.

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" followed by a flourish.

Christina Thompson
PFC Compliance Monitor

Cc: juanita@sanchezcompliance.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-101-0061
PFC User: 1255 NPO Owner LLC
Property Name: North Post Oak Lofts
Address: 1255 N Post Oak Road Houston, TX 77055

Regulatory Agreement Date: 12/19/2019
Audit Report Received Date: 7/25/2025
Corrective Action Due Date: 11/7/2025

Audit Report Review Date: 9/4/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to Comply with TAC §10.1103			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2024	<p>TAC §10.1103 requires the Public Facility User to submit an Audit Report to the Department no later than June 1 of each year.</p> <p>The Development did not submit an audit report due June 1, 2024 for the reporting period year ending in 2023.</p>	Submit for Department review a completed Audit Report prepared by an qualified independent Auditor in accordance with TAC §10.1103.	7/25/2025