



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 17, 2025

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PFC Operator  
Schumacher Windsor Cypress, LLC  
Woodside, CA  
[rob@schumacherinc.com](mailto:rob@schumacherinc.com); [mary@schumacherinc.com](mailto:mary@schumacherinc.com)

RE: Windsor Cypress

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on October 7, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Sanchez Compliance & Consulting, LLC on August 15, 2025. Corrective action was due on October 7, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to Comply with TAC §10.1103**, which requires the submission of an annual Audit Report no later than June 1 each year, **Failure to comply with the Public Facility Corporation Regulatory Agreement**, requiring specific rental or lease provisions; and the noncompliance related to **Households above the income limit** affecting units 110, 210, 233, 414, 415, 516, 521, 611, 733, 810, 825, 1019, and 1027.

The next Audit report is due June 1, 2026.

If you have any questions, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: [shay.erickson@tdhca.texas.gov](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

Shay Erickson  
PFC Compliance Monitor

CC: [angie.taylor@uaginc.com](mailto:angie.taylor@uaginc.com); [thomas.clark@uaginc.com](mailto:thomas.clark@uaginc.com); [lori.odon@uaginc.com](mailto:lori.odon@uaginc.com); [trisha.keenan@uaginc.com](mailto:trisha.keenan@uaginc.com); [anna.bankston@uaginc.com](mailto:anna.bankston@uaginc.com); [dnorthern@housingforhouston.com](mailto:dnorthern@housingforhouston.com); [president@housingforhouston.com](mailto:president@housingforhouston.com); [jproler@housingforhouston.com](mailto:jproler@housingforhouston.com); [asmith@housingforhouston.com](mailto:asmith@housingforhouston.com); [kli@housingforhouston.com](mailto:kli@housingforhouston.com); [bpalmer@coatsrose.com](mailto:bpalmer@coatsrose.com); [caceves-lewis@housingforhouston.com](mailto:caceves-lewis@housingforhouston.com); [sballard@housingforhouston.com](mailto:sballard@housingforhouston.com); [ecarter@housingforhouston.com](mailto:ecarter@housingforhouston.com); [kkirkendoll6@housingforhouston.com](mailto:kkirkendoll6@housingforhouston.com); [mayor@houstontx.gov](mailto:mayor@houstontx.gov); [rprice@housingforhouston.com](mailto:rprice@housingforhouston.com); [cbast@lockelord.com](mailto:cbast@lockelord.com); [windsormanager@uaginc.com](mailto:windsormanager@uaginc.com); [pfcreview@sanchezcompliance.com](mailto:pfcreview@sanchezcompliance.com); [juanita@sanchezcompliance.com](mailto:juanita@sanchezcompliance.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

Audit Report Due Date: 6/2/2025  
Audit Report Received Date: 8/15/2025  
Corrective Action Due Date: 10/7/2025

PFC User: Schumacher Windsor Cypress, LLC  
Property Name: Windsor Cypress  
Address: 12035 Huffmeister Rd Cypress, TX 77429

PROGRAM: PFC

Finding:	Failure to Comply with TAC §10.1103			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2024	TAC §10.1103 requires the Public Facility User to submit an Audit Report to the Department no later than June 1 of each year.  The Development did not submit an audit report due June 1, 2024, for the reporting period year ending in 2023.	Submit for Department review a completed Audit Report prepared by a qualified independent Auditor in accordance with TAC §10.1103.	Corrected Date: 8/15/2025

ADDITIONAL FINDINGS

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
110	12/20/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  Department unable to establish eligibility. The household file does not contain income verification documentation for child support. The Auditor reported that income could not be verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
210	11/11/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  Department unable to establish eligibility. The household file does not contain income verification documentation for child support. The Auditor reported that income could not be verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
233	1/8/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  Department unable to establish eligibility. The household file does not contain income verification documentation for child support. The Auditor reported that income could not be verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding:	Household above the income limit			
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Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
733	2/16/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  Department unable to establish eligibility. The household file does not contain income verification documentation for child support. The Auditor reported that income could not be verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
1019	6/1/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  Department unable to establish eligibility. The household file does not contain income verification documentation for child support. The Auditor reported that income could not be determined or verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
611	3/21/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  Department unable to establish eligibility. The household file does not contain income verification documentation for child support. The Auditor reported that income could not be verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
414	1/31/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  The Department cannot establish eligibility because the household file is missing child support verification and a Zero Income Certification for each adult claiming no income. The Auditor reported that income could not be verified or determined.	In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.	Corrected Date: 10/7/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date

415	2/8/2024	<p>In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.</p> <p>The Department cannot establish eligibility because the household file is missing income verification of "Other" income. The Auditor reported that income could not be verified or determined.</p>	<p>In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.</p>	<p>Corrected Date: 10/7/2025</p>
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Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
516	12/1/2024	<p>In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.</p> <p>The Department cannot establish eligibility because the household file is missing income verification of undeclared tips income and a Zero Income Certification for each adult claiming no income. The Auditor reported that income could not be verified or determined.</p>	<p>In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.</p>	<p>Corrected Date: 10/7/2025</p>

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
521	2/8/2024	<p>In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.</p> <p>The Department cannot establish eligibility because the household file is missing a Zero Income Certification for each adult claiming no income. The Auditor reported that income could not be verified or determined.</p>	<p>In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.</p>	<p>Corrected Date: 10/7/2025</p>

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
810	6/10/2024	<p>In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.</p> <p>The Department cannot establish eligibility because the household file contains incomplete income verification. The Verification of Employment (VOE) is missing a response regarding anticipated pay increases within the next 12 months. The Auditor reported that income could not be verified or determined.</p>	<p>In accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.</p>	<p>Corrected Date: 10/7/2025</p>