



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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June 19, 2026

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

Brixton Atlee GP, LLC
Solana Beach, California
cboone@brixtoncapital.com

RE: The Atlee

Dear Brixton Atlee GP, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Stephanie Naquin on June 1, 2026. This review was performed as required by Section 303.042(c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for The Atlee Apartments.

No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the Public Facility Corporation User's responsibility to maintain compliance.

If you have any questions about this monitoring report, 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,

Christina Thompson
PFC Monitor

CC: stephanie.naquin@novoco.com; inquiry@sh130mmd.com; angie.taylor@uaginc.com;
atleemanager@uaginc.com; econ.dev@cpa.texas.gov



221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



Texas Department of Housing and Community Affairs		
Public Facility Corporation Audit - Preliminary Summary of Audit		
Pre-June 18, 2023 Development Utilizing a Prior Version of the Workbook		
This is a preliminary summary of the Audit Report. TDHCA's review remains in progress. Applicable non-compliance in this Summary will be formally issued in the Monitoring Report.		
Reporting Details		
Report Due Date: 6/1/2026	Current Reporting Year: 2026	Occupancy Year: 2025
Regulatory		
Property Name: The Atlee Apartments	PRE or POST June 18, 2023?: PRE	Development Type: Acquisition
PFC Property Street Address: 402 Holland Avenue	Regulatory Agreement Effective Date: 3/27/2023	Date acquired OR first occupied by tenants: 3/27/2023
PFC City, State Zip: San Antonio, Texas 78212	Approval Date (if differs from RA Effect Date): N/A	
PFC User Name: Brixton Regatta, LP	Does the RA include a minimum 10-year restriction term?: YES	
Latitude: 29.46717	If No, include any notes regarding the RA term?: No	
Longitude: -98.48831	The development participates in other affordable programs?: No	
Development Contacts		
Individual Auditor: Stephanie Naquin	Organization Name: City, State Zip: Austin, TX 78758	
PFC User: Brixton Regatta, LP	Solana Beach, CA 92075	
PFC Management: United Apartment Group	San Antonio, TX 78232	
PFC Sponsor: SH130 Municipal Management District No. 1	Austin, TX 78724	
Auditor Qualifications & Affiliations		
Is the Auditor affiliated with or related to any PFC Responsible Parties?		NO
Has the Auditor provided a resume demonstrating housing compliance audit experience?		YES
Income & Rents Limits		
Does the Regulatory Agreement specify income & rent limits?		YES
Are the income limits adjusted for household size?		NO
Are the income and rent limits derived from data released by HUD?		YES
Occupancy		
How many units are occupied: 138		How many units are vacant?: 6
Set-Aside		
What percentage of the program units are occupied and/or reserved?		50
Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY		
This is a preliminary summary. TDHCA's review remains in progress.		
Report Due Date: 6/1/2026	Current Reporting Year: 2026	Audit Received Date: 6/1/2026
Preliminary Compliance Indicators:		
Is the Development required to submit an audit report under Local Government Code Chapter 303?		YES
Did the Development submit an audit report as required by Local Government Code Chapter 303?		YES
Is the auditor independent of all PFC Responsible Parties and has the auditor provided a resume demonstrating housing compliance audit experience?		YES
Did the Development provide the difference between restricted rents and estimated maximum market rents?		YES
Overall Chapter 303 Status:		Compliant: Pending Final
TDHCA Notes/Notations:		Close Out Letter
		NONE