

Texas Department of Housing and Community Affairs

Public Facility Corporation Audit - Preliminary Summary of Audit

Pre-June 18, 2023 Development

This is a preliminary summary of the Audit Report. TDHCA's review is ongoing and not final. Findings and any required Corrective Action will be addressed in the official Monitoring Report Letter, if applicable.

Reporting Details

Report Due Date:6/1/2026

Current Reporting Year:2025

Occupancy Period Begin Date:1/1/2025

Occupancy Period End Date:12/31/2025

Regulatory

Property NameLofts on Main

PFC Property Street Address1445 N. Main Ave.

PFC City, State ZipSan Antonio, TX 78212

PFC User NameBexar

Latitude:29.44286

Longitude:-98.4947

PRE or POST June 18, 2023?PRE

Regulatory Agreement Effective Date (if differs from RA Effect Date)9/24/2021

Approval Date (if differs from RA Effect Date)NA

Does the RA include a minimum 10-year restriction term?Yes

The development participates in other affordable programs?No

Development Type:Acquisition

Date acquired OR first occupied by tenants:9/24/2021

At least 50% of units at ≤ 80% AMI?Yes

Development Contacts

	Organization Name	City, State Zip
	Texas Comptroller	Austin, TX 78753
	Appraisal District	Bexar County Appraisal District
	Individual Auditor	Celine Williams
	PFC User	3415 North Main, LLC (Previously known as Tobin Lofts, LLC)
	PFC Management	MOX
	PFC Sponsor	ACCD Public Facility Corporation
		San Antonio, TX 78215

Auditor Qualifications & Affiliations

Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?

Yes

Has the Auditor provided a resume demonstrating housing compliance audit experience?

Yes

Is the Auditor independent of and unaffiliated with the PFC Sponsor, Operator, or any related governing entities?

Yes

Is the Auditor independent and not currently or previously serving as the Development's Management Agent?

Yes

Is the Auditor in compliance with the limit of no more than three consecutive audits for this Development?

Yes

Income & Rents Limits

Does the Regulatory Agreement specify income limits?

Yes

Are the income limits adjusted for household size?

No

Are the income limits based on HUD rent limits?

Yes

Does the Regulatory Agreement specify rent limits for Restricted Units?

Yes

Are the rent limits based on HUD rent limits?

Yes

Difference Between Restricted & Estimated Maximum Market Rents \$303.0426(b)(2)

		Maximum Market Rent (No Exemption)	Actual Rent Charged	Savings/ Rent Difference
	Total:	\$148,217.00	\$118,550.25	\$29,666.75
	ANNUAL TOTAL (Total x12)	\$1,778,604.00	\$1,422,603.00	\$356,001.00

		Bedroom by AMI % Designation Summary				
	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Total
20%	0	0	0	0	0	0
30%	0	0	0	0	0	0
40%	0	0	0	0	0	0
50%	0	0	0	0	0	0
60%	0	0	0	0	0	0
65%	0	0	0	0	0	0
70%	0	0	0	0	0	0
80%	10	72	33	2	0	117
100%	0	0	0	0	0	0
140%	0	0	0	0	0	0
Other%	0	0	0	0	0	0
Total	10	72	33	2	0	117

Units & Occupancy

Total Units (ALL):225

Total Restricted Units:117

Total Non-Restricted Units:108

Total Occupied Units (ALL Units):208

Total Vacant Units (ALL Units):17

Set-Aside

Are at least 50% of units restricted to households at or below 80% AMI?

Yes

Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY

Preliminary summary. TDHCA review is ongoing and not final.

Report Due Date:6/1/2026

Current Reporting Year:2025

Audit Received Date:5/18/2026

Preliminary Compliance Indicators:

Is the Development required to submit an audit report under Chapter 303?

Yes

Did the Development submit an audit report as required by Chapter 303?

Yes

Does the Auditor meet all required independence and qualification standards and comply with the limit on consecutive audits for the Development?

Yes

Did the Development provide the required difference between restricted rents and estimated maximum market rents in accordance with §303.0426(b)(2)?

Yes

Compliant: Pending Final

Overall Chapter 303 Status:Close Out Letter

TDHCA Notes/Notations:None



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

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May 22, 2026

Writer's direct phone # (512) 475-4065
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Jason Wasserman
1415 North Main, LLC (Previously known as Tobin Lofts, LLC)
New York, NY 10022
jwasserman@jwcmllc.com

RE: Lofts on Main

Dear Jason Wasserman:

The Texas Department of Housing and Community Affairs (Department) reviewed the Public Facility Corporation (PFC) Audit Report submitted by Celine M Williams Services on May 18, 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 Lofts on Main.

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, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: shay.erickson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shay Erickson".

Shay Erickson
PFC Monitor

cc: ewatson@mox.living; rlaughead@alamo.edu; james.plummer@bracewell.com; ptad.cpa@cpa.texas.gov; econ.dev@cpa.texas.gov; celine.williams2122@gmail.com



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