



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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April 25, 2025

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

Deandrea Scott
Q10 Property Advisors
Houston, Texas
dscott@q10pa.com

RE: La Mariposa Apartments (La Mariposa I & La Mariposa II)

Dear Deandrea Scott:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Sanchez Compliance & Consulting, LLC on March 13, 2025. 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 La Mariposa Apartments and La Mariposa Apartments #2.

Events of noncompliance have been identified and corrective action is required. The attached Findings Report details the event(s) of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **June 24, 2025**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible. If it is not possible to provide the requested documentation by the corrective action period, correct as much as you can and submit a corrective action plan detailing how and when the remaining issue(s) of noncompliance will be corrected.

The Department recommends submitting a cover letter explaining the documentation submitted to address each event of noncompliance. Submit corrective action to pfc.monitoring@tdhca.texas.gov.



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,

A handwritten signature in black ink, appearing to be 'CT' followed by a long horizontal flourish.

Christina Thompson
PFC Monitor

CC: juanita@sanchezcompliance.com

Audit Report

La Mariposa Apartments (La Mariposa I & La Mariposa II)

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- Exhibit-E of the Development's Regulatory Agreement identifies and requires a specific unit mix for program units. The Department acknowledges the Development was in the 12-month transition period during the audit reporting period. Audit Report indicates the unit mix set-aside has not been met. Please ensure the required unit mix set-aside is achieved as soon as possible to achieve and maintain compliance with the Development's Regulatory Agreement.
- In accordance with Section 3(d) of the Development's Regulatory Agreement, the Development must maintain complete and accurate records pertaining to the Low-Income Units. The file sample revealed fourteen (14) household files income certification forms were incomplete and missing information. Please ensure all records pertaining to Low-Income units are complete and accurate.