

Texas State Affordable Housing Corporation

Win Lin Village

5700 Wabash
Amarillo, TX 79109

Owner: RHAC-Win Lin, LLC Date Built: 1983

Management Company: Capstone Real Estate Services Property Manager: Arra Coleman

INSPECTION DATE/ TIME: June 16, 2011 at 8:30 AM

Inspector's Name: Mindy Green

Occupancy at Time of Report:	96%	Average Occupancy Over Last 12 Months:	99%
Number of Units:			
Number of One Bedrooms:	NA	Number of Two Bedrooms:	40
Number of Three Bedrooms:	10	Number of Four Bedrooms:	NA

PHYSICAL INSPECTION	YES	NO	N/A
1) Are the access gates in operable condition?			X
2) Is the community monument sign in acceptable condition?	X		
3) Is the perimeter fence surrounding the property in acceptable condition?	X		
4) Are the grounds and landscaping in acceptable condition?		X	
5) Are trees and shrubs properly trimmed?			X
6) Are there signs of erosion, foot paths or tree root elevations?	X		
7) Are sidewalks clean and in good repair?	X		
8) Is parking lot clean and in good repair with handicap parking clearly marked?	X		
9) Are recreational/common areas clean, maintained and accessible?	X		
10) Are laundry facilities clean, maintained and accessible?	X		
11) Is facility equipment operable and in acceptable condition?	X		
12) Is the area around the waste receptacles clean and are the enclosures in good repair?	X		
13) Is the exterior of the buildings in acceptable condition? (Please use the comment section if there is rotted wood, peeling paint, missing or broken bricks, or other signs of deferred maintenance.)	X		
14) Are hallways clean and maintained?			X
15) Are storage/maintenance areas clean, maintained and organized?	X		
16) Are building foundations in good repair?	X		
17) Are the gutters, downspouts and fascia boards on the buildings in good repair?	X		
18) Do the building roofs appear to be in good condition?	X		
19) Do balconies and upper level walkways appear to be in good condition?			X
20) Do windows, blinds, doors, and trim appear to be in good condition?	X		
21) Are there any major repairs on the property currently? (Please use the comment section if there are any water main repairs, boiler repairs, utility repair, other.)		X	
22) Have repairs or corrections recommended or required from the last physical inspection been satisfactorily completed?			X
23) Are there any other health, fire or safety concerns that need to be addressed?		X	

COMMENTS: On the day of the site visit, the landscaping was not in good condition. There were patches where grass was not growing and the remainder of the grass was primarily brown and dead. Management stated that the irrigation system had not been working for an extended amount of time, but the property now has maintenance staff that is able to fix it. The property monument signs were in good condition. Parking areas were in decent condition however, they need to be re-strippd. The exterior of the buildings appeared to be in good condition with no visible repairs needed.

SECURITY PROGRAM Part I

1) In reviewing the police report the following incidents were noted and includes the number of times incidents occurred:		
Incident Type	# of Occurrences	Comments:
Burglary		
Theft	1	Stolen Vehicle
Criminal Mischief		
Personal Assault	3	
Drug Activity	2	

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Gunfire		
Domestic Violence		
Disturbance		
Other		
2) Does the property have a written plan to address criminal activity on the property? > The property has a standard operating procedure to address criminal activity. Additionally, all residents sign the <i>House Rules</i> which address criminal activity.		
3) What pro-active measures is the property taking to address crime on the property? > The property is taking the following proactive measures: Unit Inspections are performed twice annually, lease violations are issued when necessary, the property also has active resident participation, and the property staff calls the police department frequently to request patrol the property		
4) How often is a light check conducted on the property? > A light check is performed monthly by the maintenance staff.		
COMMENTS: Management stated that drug related calls are being monitored and that one unit suspected of drug activity is moving out soon. The property does not have a courtesy patrol officer. The police reports that were submitted for the previous three months reflect assaults, drug activity, and theft. Management is encouraged to create and implement a Crime Prevention Plan. The Crime Prevention Plan should include management requesting and reviewing police reports monthly, conducting crime watch meetings, and implementing additional pro-active measures to address criminal activity on the property. Reviewing the police reports may assist in issuing lease violations when appropriate and monitor the types of activity on the property in efforts to decrease the overall criminal activity.		

SECURITY PROGRAM Part II	YES	NO	N/A
1) Is the Staff trained in addressing crime on the property?	X		
2) Does the Management Policy or the Resident Services Program address any of the following activities responding to the needs of the community?			
> Violent Crime	X		
> Drug Activity	X		
> Family Violence	X		
> Other	X		
3) Are there signs of vandalism on the property?		X	
4) Are criminal background checks being conducted on all residents over 18 years of age?	X		
5) Has a risk assessment been conducted to determine risk liabilities at the property?		X	
COMMENTS: Management was unsure if a risk assessment has been performed.			

OFFICE	YES	NO	N/A
1) Is the office neat, the desk uncluttered?	X		
2) Are accurate office hours posted?	X		
3) Are emergency phone numbers posted?	X		
4) Are the EHO logos clearly posted?	X		
5) Are the following displayed in full view?			
> Fair Housing Poster	X		
> Occupancy Qualifications	X		
6) Are property licenses and permits on file and renewed on a timely basis?	X		
7) Are insurance binders maintained on vendors on-site and/or at the corporate office?	X		
8) Is there a compliance department that ensures the set aside and requirements are being maintained?	X		
9) Which of the following community amenities are provided for resident use?			
> Playground	X		
> Community Room		X	
> BBQ/Picnic Area	X		
> Laundry Facility	X		
> Business Center		X	
> Pool		X	
> Other			X
COMMENTS: Vendor insurance binders are kept at the corporate office.			

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KEY CONTROL	YES	NO	N/A
1) Are all property keys properly coded?	X		
2) Is key box locked and secured?	X		
3) Is the key code list kept separate from the key box?	X		
4) Are locks being changed during turnover of vacant units and turnover of staff?	X		
COMMENTS: The property has a key code system that is not easily decipherable.			

MAINTENANCE PROGRAM	YES	NO	N/A
1) Is the preventative maintenance schedule being implemented?		X	
2) Is the maintenance shop clean and organized?	X		
3) How often does the exterminator provide services? ➢ Exterminator services are performed monthly.			
4) Does the maintenance area have properly documented MSDS material and chemicals labeled properly? ➢ A MSDS binder is being kept in the maintenance area.			
5) What is the policy on follow ups for completed service requests? ➢ All residents are called to ensure that work orders were completed to their satisfaction.			
6) What is the property's after hour's emergency policy? ➢ Residents call the office and leave a message with after hour's emergencies. The property manager is then paged and she checks the message to determine whether or not a true emergency exists.			
7) What capital improvements have been scheduled for this budget year? ➢ The parking lot is scheduled to be resurfaced this budget year			

Detail of Ongoing Repairs and Replacements Completed in Last Budget Year

8) Unit Interior upgrades ➢ Unit interior upgrades were not performed in 2010.
9) Appliance Replacements ➢ Appliances were replaced as needed in 2010.
10) Building Exterior repairs ➢ There were not any exterior upgrades performed in the last budget year.
11) Curb Appeal upgrades ➢ No curb appeal upgrades were performed in the last budget year.
12) Amenity upgrades ➢ No amenities were upgraded last year.
13) Other repairs or replacements ➢ NA

The following information was reported for the month of May 16, 2011-June 16, 2011:

Number of service requests received:	27		
Number of service requests completed:	24		
Number of service requests completed within 24 hours:	20		
Number of outstanding service requests:	3		

COMMENTS: Energy Efficient refrigerators are not been installed on the property. Management is encouraged to refer to Rehabilitation Standards in Section 4 (a-j) of the Compliance Agreement when replacing doors, windows appliances, heat and cooling units, and other items to ensure compliance. Texas State Affordable Housing Corporation staff can be contacted for assistance.

Observation:

- **On the day of the site visit, management stated that preventative maintenance was not currently being performed. Management stated that a preventative maintenance schedule has been created and discussed with maintenance staff to begin implementing. It is imperative that preventative maintenance is being performed and documented to minimize deterioration of the property and to prolong the useful life of facilities and equipment. It is suggested that management begin tracking all preventative maintenance activities on the schedule and maintained in a binder for future review.**

MARKETING

1) Complete the table below with the most recent information available.			
SOURCE	COST	# of Prospects	# of Leases
Drive-By/Word of Mouth		2	3
Flyers			

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Resident Referral			
Locator Service			
Printed Advertising			
Internet Advertising			
Preferred Employer			
Other Source (list)			
TOTAL	\$0	2	3
The rental activity reflected in the above table was for the month of May 16, 2011- June 16, 2011:			
	YES	NO	N/A
2) Is the property doing bilingual advertising?			X
3) Does the property have any competitors?		X	
4) How often are competitors shopped? ➤ The property does not shop competitors, as they do not have any.			
5) How often is a market survey completed? ➤ The property does not perform market surveys.			
COMMENTS: The property is currently working from a waiting list. The waiting list for 2 bedrooms is between 2-3 months while the waiting list for a 3 bedroom is nearly 12 months.			

LEASE RENEWAL	YES	NO	N/A
1) Is an effective lease renewal program in place?	X		
2) What percentage of residents renewed last month, past 6 months, and past 12 months?	52%		
3) When are the lease renewal/rent increase notices sent to residents? ➤ The property performs all annual recertification's in March. Notices for recertification are sent 120 days prior to recertification.			
4) Are individual files being reviewed to determine renewal/non-renewal status?	X		
5) How are renewals tracked and monitored? ➤ Renewals are tracked and monitored in Management Plus.			
6) Are rent increases being implemented?		X	
7) What is the number of month-to-month leases?			X
8) What is the month-to-month charge?			X
COMMENTS: The property has had 24 move ins and move outs in the last 12 months. Management explained that in the summer months the Amarillo Housing Authority approves residents to move into homes so the property loses several residents to that program each year.			

VACANT/MAKE READY UNITS		
1) Number of vacant units at time of activity report:		2
2) Number of completed made ready units at time of activity report:		0
3) Number of completed one bedroom units at time of activity report:		NA
4) Number of completed two bedroom units at time of activity report:		0
5) Number of completed three bedroom units at time of activity report:		0
6) Number of completed four bedroom units at time of activity report:		NA
7) Number of uncompleted made ready units at time of activity report:		2
8) Number of uncompleted one bedroom units at time of activity report:		NA
9) Number of uncompleted two bedroom units at time of activity report:		2
10) Number of uncompleted three bedroom units at time of activity report:		0
11) Number of uncompleted four bedroom units at the time of activity report:		NA
Units Walked (model and minimum of 3 make ready units)		
Unit #	Brief Description (See Unit Inspection Sheet for details)	
4	Vacant 2x1 In progress	
23	Vacant 2x1 In progress	
26	Occupied 2x1	
Units Walked (units vacant and unready for extended period of time and all down units)		

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Unit #	Brief Description (See Unit Inspection Sheet for details)			
NA				
		YES	NO	N/A
1)	Were inspected units in acceptable condition?	X		
2)	Does the Unit Availability Report match the make ready board?			X
3)	Are units being turned in a timely manner?	X		
4)	Are there any down units?		X	
5)	Are there vacant units that have been vacant for an extended period of time?		X	
6)	Does management have a system to monitor timely preparation of vacant units?	X		
7)	Are units inspected after being made ready?	X		
8)	How often are occupied units inspected? <ul style="list-style-type: none"> > Occupied units are inspected by Management twice annually and are inspected several times throughout the year for each property inspection performed by auditors. 			
9)	How often are vacant units inspected? <ul style="list-style-type: none"> > If there were vacant units on the property they would be inspected every other day. 			
10)	What is the company policy on turning vacant units? <ul style="list-style-type: none"> > It is company policy to turn vacant units is 3-5 days. 			
11)	How many vacant unready units are near completion? <ul style="list-style-type: none"> > Both vacant units were near completion on the day of the site visit. 			
COMMENTS:				

BUDGET MANAGEMENT					
1)	Is management using the current budget to monitor and control operating expenses?	X			
2)	How many bids are solicited in order to obtain materials, supplies, and services? <ul style="list-style-type: none"> > Three bids are solicited in order to obtain materials and services. 				
3)	Have there been any large unexpected repairs or purchases that have negatively affected the budget? <ul style="list-style-type: none"> > There have not been any unexpected repairs or purchases this year that have negatively affected the budget. 				
4)	Explain variance of 10% or greater YTD.				
<u>Expense Items that Varied by 10% or Greater from the Budget for Year to Date Operations Ending</u>					
(Please note that a positive variance is under budget and a negative variance is over budget.)					
EXPENSE ITEM	ACTUAL	BUDGET	VARIANCE	%	EXPLANATION
Payroll	\$18,220	\$20,819	\$2,599	12%	Group Health Insurance, Maintenance Salaries
Administrative	\$15,525	\$4,374	-\$11,150	-251%	Audit Expense, Professional Services, Telephone & Pagers
Operating and Maintenance	\$3,161	\$5,079	\$1,918	38%	Landscape Maintenance
COMMENTS:					

REVENUE					
FOR THE MONTH OF APRIL 2011			YEAR TO DATE		
Gross Potential	\$27,460		Gross Potential	\$109,840	
Budgeted	27,460		Budgeted	109,840	
Variance + (-)	0		Variance + (-)	0	
Collected to Date	27,396		Collected to Date	109,840	
Other Revenue	0		Other Revenue	1,111	
Total Collected	27,396		Total Collected	110,729	
Budgeted	27,463		Budgeted	109,852	
Variance + (-)	-67		Variance + (-)	877	
COMMENTS:					

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ACCOUNTS PAYABLE	YES	NO	N/A
1) Is the payable report up to date?	X		
2) Do the invoices reflect late charges due to late payments?		X	
3) Have any property accounts been closed in the past 30 days?		X	
4) Is debt being controlled?	X		
5) How often are invoices processed? ➤ Invoices are processed weekly.			
6) If payments are a problem, what is management doing to correct the problem? ➤ N/A			
COMMENTS:	Current:		\$0
	30 Days:		\$0
	60 Days and Over:		\$0
	TOTAL		\$0

DELINQUENCIES	YES	NO	N/A
1) Is the delinquency report up to date?	X		
2) What is the collection policy for outstanding rents? ➤ 10 day notice to vacate goes to residents on the 6 th and 3 day notice to vacate on the 17 th or 18 th .			
3) When is legal action taken against delinquent accounts? ➤ Eviction is filed on the 22 nd or 23 rd of the month.			
4) Does the property currently have any resident(s) under eviction?		X	
5) Does Housing have any outstanding balances?		X	
COMMENTS:	Current:		\$204
	30 Days:		\$
	60 Days and Over:		\$251
	TOTAL		\$455

RETURNED CHECKS	YES	NO	N/A
1) Total number of returned checks in the past 3 months:		0	
2) Has the manager collected and deposited all returned checks?			X
3) Is the manager following company policy on returned checks?			X
COMMENTS: The property did not have any returned checks for the previous 3 months.			

PERSONNEL	YES	NO	N/A
1) Does owner/agent have a system/procedure for providing field supervision of on-site personnel?	X		
2) Does the property appear to be adequately staffed?	X		
3) Is overtime being controlled?	X		
4) Were requested pre-audit reports submitted on time?	X		
5) Does it appear that personnel are team oriented?	X		
6) Do personnel appear to be dressed appropriately?	X		
7) Are name tags/photo IDs being worn by the maintenance personnel?		X	
8) Was management staff prepared for the site visit?	X		
9) How often are staff meetings held? ➤ Staff meetings are held every day between the manager and the maintenance staff.			
10) Have personnel been trained in Fair Housing?	X		
11) List all training staff has received in the past three years. ➤ Grace Hill, Elizabeth Mooreland, and Capstone University training programs are implemented.			
COMMENTS: The property has two maintenance temps who are both in the process of being hired for permanent positions.			

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OWNER PARTICIPATION	YES	NO	N/A
1) Does the owner have access to computer generated reports?	X		
2) If owner does not have computer access to the reports, what reports are submitted to the owner? ➤ NA			
3) How often are the reports submitted to the owner? ➤ Reports are submitted to the owner monthly and weekly and as requested.			
4) What is the amount that requires owner approval for the release of funds? ➤ Any expense that is unbudgeted requires approval from the Regional Supervisor.			
5) Are the funds for needed capital improvement items, turning of units, marketing campaigns released by the owner according to what has been budgeted?	X		
COMMENTS:			

SUMMARY OF OBSERVATIONS AND FINDINGS
<p>No Findings. Observation:</p> <ul style="list-style-type: none"> On the day of the site visit, management stated that preventative maintenance was not currently being performed. Management stated that a preventative maintenance schedule has been created and discussed with maintenance staff to begin implementing. It is imperative that preventative maintenance is being performed and documented to minimize deterioration of the property and to prolong the useful life of facilities and equipment. It is suggested that management begin tracking all preventative maintenance activities on the schedule and maintained in a binder for future review.



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