

Texas State Affordable Housing Corporation

Compliance Review Observation Report

<p>Garden Apartments 1340 65th Drive Lubbock, TX 79412 OWNER: RHAC – Garden, LLC. INSPECTOR’S NAME: James Matias INSPECTION DATE: October 24, 2014 at 8:00 A.M.</p>
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Number of Units: 62	Number of required LI units: 62	Number of required VLI units:	NA	
COMPLIANCE AUDIT		YES	NO	N/A
1) Are procedures that ensure compliance with the set aside requirements and rent requirements effective?	X			
2) Is the property accepting Section 8 households?	X			
3) Is the income to rent ratio for Section 8 households less than 2.5?	X			
4) Are the rent increases smaller than 5%?	X			
5) Is there any discriminatory language on the Application for Tenancy or Occupancy Qualifications?			X	
6) Does the lease or rental agreement inform the resident of Very Low Income/Low Income and Recertification requirements?	X			
7) Is additional monitoring by TSAHC recommended?			X	

COMMENTS: The property maintains files and documentation for Tax Exempt Bond, Tax Credit, and Project Based Section 8.

SET-ASIDES		YES	NO	N/A
1) Do the files reviewed establish that the property is meeting the Low Income residency requirement whereby 75 percent of the units are rented to tenants whose adjusted income is 80 percent or less of the median gross income for the Metropolitan Statistical Area where the property is located?				X
2) Do the files reviewed establish that the property is meeting the Very Low Income residency requirement?				X
3) Are the set-aside units evenly distributed?				
a) No more than 60% of the set-aside requirements consist of one unit type?				X
b) No less than 20% of the set aside requirements consist of any particular unit type?				X
4) If either of the set asides have not been met, are any units :				
a) Rented for less than 30 days, not including month-to-month?			X	
b) Utilized as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, nursing home, hospital, sanitarium, rest home, or trailer court or park?			X	
c) Leased to a corporation, business or university?			X	
d) Owned by a cooperative housing corporation?			X	
e) Not available for rental on a continuous basis to members of the general public?			X	

COMMENTS:

UNITS WALKED
(units vacant and unready for extended period of time and all down units)

Unit #	USR Designation	New Designation	Comments
NA			

COMMENTS:

RESIDENT SERVICES		YES	NO	N/A
1) Does the programming appear to cater to the resident profile of the property?			X	
2) Does the programming appear to be effective?			X	

Texas State Affordable Housing Corporation

Compliance Review Observation Report

3) Is there a resident services notebook available to review?	X		
4) TSAHC provided Technical assistance regarding:			
a) Resident attendance		X	
b) Frequency of service provided	X		
c) Transportation provided for off site services		X	
d) Notification to residents of services	X		
e) Number or type of services	X		
f) Survey of residents		X	
g) On-line reporting		X	
5) Does the property comply with the resident services requirement?	X		
COMMENTS: The binder provided showed little attendance for the services provided. The importance of hosting activities with residence was discussed, as well as a location to hold any services and how to increase attendance.			

OFFICE	YES	NO	N/A
1) Is the office neat, the desk uncluttered?	X		
2) Are accurate office hours posted?	X		
3) Are the following displayed in full view:			
a) Occupancy Qualifications?	X		
b) Fair Housing Poster?	X		
COMMENTS: The community was being managed by someone who had started the week prior to the review. The new manger did not actively participate in the compliance portion of the review. It appears the regional manager is currently handling the tasks surrounding the creation and approval of affordable files/units.			

RESIDENT FILE REVIEW	YES	NO	N/A
1) Are there any Next Available Unit Rule Violations?			X
2) Does the file audit establish that residents are being recertified on an annual basis?	X		
3) Does the owner maintain all records relating to resident income certifications, together with supporting documentation?	X		
4) Does the Owner/Agent make an effort to determine that the income certification provided by the resident is accurate?	X		
5) Does the file audit indicate that staff needs additional training?			X
COMMENTS: The most common discrepancies found during the file review included differences between the Tenant Income Certification and the Unit Status Report, inconsistency between the Tenant Income Certification and the HUD 50059 and incorrect ethnicity designations on the Unit Status Report. However, management was able to submit all of the required corrective action before the completion of this Report.			

If a new household moves in to any of the units with Findings (listed below), instead of submitting the required Corrective Action documents, submit with your response: the application for tenancy, the verifications, the Income Certification, and the 1st page of the lease for the new household occupying the unit.

Unit	Finding	Corrective Action Requirement
NA		
COMMENTS:		

Texas State Affordable Housing Corporation
Compliance Review Observation Report

SUMMARY OF FINDINGS AND OBSERVATIONS

There were not any findings or observations.