

Texas State Affordable Housing Corporation Compliance Review Observation Report

Salem Village
5201 John Stockbauer
Victoria, TX 77904
Owner: RHAC-Salem Village, LLC
INSPECTION DATE: January 23, 2014
Inspector's Name: Mindy Taylor

Number of Units: 105	Number of required LI units: 105	Number of required VLI units: 0		
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	

COMMENTS:

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: As a result of the tax exempt bond financing, this property is required to have 100% of units set-aside and occupied by households with income at 60% of the Area Median Income or below.

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

Unit #	USR Designation	New Designation	Comments
NA			

COMMENTS:

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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		
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:			

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:			

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: There were several forms and documents that could not be found in the files due to the size of the files. Management was able to provide the reviewer with all of the documentation that was requested. There were several errors found on the Unit Status Report, but those errors were also corrected prior to 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
14B	The household members in this unit elected to disclose their ethnicity, however that information is not reflected on the Unit Status Report.	Update the Unit Status Report with the ethnicity information for this household.
22B	The Unit Status Report does not reflect	Update the Unit Status Report to reflect the accurate Tenant Paid Rent

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	accurate Tenant Paid Rent and Housing Assistance Portions.	and Housing Assistance Portions.
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COMMENTS:

Finding:

- The above issues are considered Findings and corrective action must be submitted to TSAHC before or on March 19, 2014

SUMMARY OF FINDINGS AND OBSERVATIONS

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