

Texas State Affordable Housing Corporation Compliance Review Observation Report

<u>Ridgewood Apartments</u>			
2830 Lake Road Huntsville, TX 77340			
Owner: Dalcov Affordable Housing I, LLC		Date Built: 1996	
Management Company: Dalcov Management		Property Manager: Linette Bounds	
Inspection Date & Time: April 24, 2014 at 8:30 AM		Inspector's Name: James Matias	

Number of Units:	232	Number of required LI units:	232	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 Recertification requirements?	X				
7)	Is additional monitoring by TSAHC recommended?		X			
COMMENTS:						

SET-ASIDES				YES	NO	N/A
1)	Is the property meeting all occupancy restrictions required by the property's Regulatory Agreement and Asset Oversight and Compliance Agreement?		X			
2)	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			
3)	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			
Unit #	USR Designation	New Designation	Comments
320	60%	NA	
704	60%	NA	
708	60%	NA	
802	60%	NA	
1101	60%	NA	
1118	60%	NA	
COMMENTS:			

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

Texas State Affordable Housing Corporation

Compliance Review Observation Report

3) Is the property meeting the Resident Service requirements as required by the Regulatory Agreement and Asset Oversight and Compliance Agreement?	X		
4) Is management monitoring the following:			
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) Is management properly submitting monthly Resident Service reports through the Compliance System?	X		
6) Did TSAHC provide any Technical Assistance regarding Resident Services?		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) Does the owner maintain all records relating to initial resident income certifications, together with supporting documentation?	X		
2) Does the Owner/Agent make an effort to determine that the income certification provided by the resident is accurate	X		
3) Does the file audit establish that residents are being recertified on an annual basis?	X		
4) For mixed (low-income and market units) developments, are there any Next Available Unit Rule Violations?			X
5) Does the file audit indicate that staff needs additional training?		X	

COMMENTS: The most common error found during the file review included disorganization of files and discrepancies between the Unit Status Report and Tenant Income Certification or Annual Eligibility Certifications regarding rent and income. The importance of maintaining an accurate Unit Status Report and keeping organized files without loose documents was discussed in detail with Management. Management turned in corrections for units 105, 210, 214, 915, 918, 1003, 1016, 1117, 1201, 1204, 1307, 1308, and 1317 regarding the items mentioned above, 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, all income and asset verifications, the executed 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

No Findings or Observations.