

# Texas State Affordable Housing Corporation Compliance Review Observation Report

**Peppertree Acres Apartments**  
6555 Sheridan Circle, Fort Worth, Texas 76134

**Owner:** RHAC – Peppertree Acres, LLC      **Date Built:** 1982  
**Management Company:** Capstone Real Estate Services      **Property Manager:** Chiquita Gulley  
**Inspection Date & Time:** August 29, 2017 at 10:00 A.M.      **Inspector's Name:** James Matias/Celina Stubbs

<b>Number of Units:</b>	148	<b>Number of required LI units:</b>	148	<b>Number of required VLI units:</b>	N/A
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			
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Unit #	USR Designation	New Designation	Comments
6528	60	60	
6549	60	60	
0904	60	60	
0900	60	60	
2342	60	60	
2306	60	60	
5216	60	60	

**COMMENTS:**

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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? Discuss your observations in the comments section below.	X		
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) Notification to residents of services	X		
d) Number or type of services	X		
e) Survey of residents	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	
<b>COMMENTS:</b>			

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		
<b>COMMENTS:</b>			

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	
<b>COMMENTS:</b> During the file review it was noted that a few Under \$5,000 Asset Certification forms were not signed and that the Unit Status Report required a few updates specific to tenant rent and housing assistance rent amounts. Management was informed and the issues were resolved the same day. Management is reminded that these items must be completed accurately moving forward.			

*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 1<sup>st</sup> page of the lease for the new household occupying the unit.*

Unit	Finding	Corrective Action Requirement
N/A		

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<b>COMMENTS:</b>		

<b>SUMMARY OF FINDINGS AND OBSERVATIONS</b>
<b>No Observation and no Findings.</b>