Texas State Affordable Housing Corporation Compliance Review Observation Report

Walnut Creek Apartments

6409 Springdale Rd., Austin, Texas 78723

Owner: LIH Walnut Creek LP Date Built: 1971

Management Company: ALPHA-Barnes real Estate Services Property Manager: Noelia Esquivel

Inspection Date & Time: December 11, 2020 at 1:30 p.m. Inspector's Name: Celina M. Stubbs

	cetton Bute ex	Time. B	2020 at 1.30 p.m.	inspect.	of britaine.		uces .	
Nu	Number of Units: 98 Number of required LI units: 40 Num		Number o	er of required ELI units:		5		
			COMPLIANCE AUDIT			YES	NO	N/A
1)	Are procedures effective?	that ensure	compliance with the set aside requiremer	its and rent req	uirements	X		
2)	Is the property a	ccepting Sec	tion 8 households?			X		
3)	Is the income to	rent ratio for	Section 8 households less than 2.5?			X		
4)	Are the rent incr	eases smalle	er than 5%?			X		· · · · · · · · · · · · · · · · · · ·
5) b	Does the Applic e discriminatory?	ation for Ter	ancy or Occupancy Qualifications exclud	e language tha	t may appear to	х		
6)	Does the lease of Recertification re	-	ement inform the resident of Very Low In	come/Low Inco	me	Х		
7)	Is additional mo	nitoring by T	SAHC recommended?				х	

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?	х		
2)	Are the set-aside units evenly distributed?			
	a) No more than 60% of the set-aside requirements consist of one unit type?			Х
	b) No less than 20% of the set aside requirements consist of any particular unit type?			Х
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?		Х	
	b) Utilized as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, nursing home, hospital, sanitarium, rest home, or trailer court or park?		х	
	c) Leased to a corporation, business or university?		Х	
	d) Owned by a cooperative housing corporation?		Х	
	e) Not available for rental on a continuous basis to members of the general public?		Х	

UNITS WALKED

Unit #	USR Designation	Comments
104	60%	

COMMENTS:

RESIDENT SERVICES		NO	N/A
Do the resident services appear to cater to the resident profile of the property?	X		
Is the property meeting the Resident Service requirements as required by the Regulatory Agreement and Asset Oversight and Compliance Agreement?			
3) Is management monitoring the following:			

Texas State Affordable Housing Corporation

Compliance Review Observation Report

a) Resident attendance	X		
b) Frequency of service provided	Х		
c) Notification to residents of services	х		
d) Number or type of services	х		
e) Survey of residents	Х		
4) Did TSAHC provide any assistance regarding Resident Services based on the review conducted during the onsite visit?		х	
5) Is management properly submitting monthly Resident Service reports through the Compliance System?	х		
6) In the last 12 months, has TSAHC provided any assistance regarding the monthly Resident Service reports submitted through the Compliance System? If so, comment below.		х	
		-	

COMMENTS: Management has continued to provide resident services while maintaining safe and healthy distance.

OFFICE		NO	N/A
1) Is the office neat, the desk uncluttered?	Х		
2) Are accurate office hours posted?	Х		
3) Are the following displayed in full view:			
a) Occupancy Qualifications?	Х		
b) Fair Housing Poster?			
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?	Х		
2) Does the Owner/Agent make an effort to determine that the income certification provided by the resident is accurate?	х		
3) Does the file audit establish that residents are being recertified on an annual basis?	Х		
4) For mixed (low-income and market units) developments, are there any Next Available Unit Rule Violations?			х
5) Does the file audit indicate that staff needs additional training?		Х	

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
N/A		
COMMENTS:		

	SUMMARY OF FINDINGS AND OBSERVATIONS	
No Observations or Findings.		