

Texas State Affordable Housing Corporation Compliance Review Observation Report

Los Ebanos Apartments			
2133 Barnard Rd., Brownsville, Texas 78520			
Owner: RHAC – Los Ebanos, LLC		Date Built: 1981	
Management Company: J. Allen Management Co.		Property Manager: Erika Gomez	
Inspection Date & Time: October 19, 2021, at 9:30 a.m.		Inspector’s Name: Celina Mizcles Stubbs	

Number of Units:	65	Number of required LI units:	65	Number of required VLI units:	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) Does the Application for Tenancy or Occupancy Qualifications exclude language that may appear to be discriminatory?				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	Comments
N/A		No vacant units

COMMENTS:

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

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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		
4) Did TSAHC provide any assistance regarding Resident Services based on the review conducted during the onsite visit?		X	
5) Is management properly submitting monthly Resident Service reports through the Compliance System?	X		
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.		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 tenant files submitted were well maintained; however, there were a few discrepancies that needed additional clarification and/or review.

- Units 4 and 47: The number of households members needs to be updated on the Unit Status Report (USR). Management corrected this issue, and no further action is required.
- Units 15 and 47: For both households, the spouse did not sign the initial application. Management mentioned the HUD application form does not indicate a place for a spouse to sign and date the application. See Observation.
- Unit 15: The Income Certification (IC) form indicates the household has \$15 in asset; however, the Under 5K Asset Certification shows the tenant disclosed \$4.47 in a checking account. Management submitted a corrected IC form with the corrected asset amount. No further action is required.

Observation:

- **Management stated the HUD application form does not provide a place for a spouse to sign and date the application. TSAHC recommends each person over the age of 18 complete their own application moving forward to ensure each person can sign and date the information they are disclosing for program eligibility.**

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.

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Unit	Finding	Corrective Action Requirement
N/A		
COMMENTS:		

SUMMARY OF FINDINGS AND OBSERVATIONS

Observation:

- Management stated the HUD application form does not provide a place for a spouse to sign and date the application. TSAHC recommends each person over the age of 18 complete their own application moving forward to ensure each person can sign and date the information they are disclosing for program eligibility.