Texas State Affordable Housing Corporation Compliance Review Observation Report

| 2400 S Hampton Rd., C | Glenn Heights Hen Heights, Texas | 75154 | | | |
|--|---|-------------------|-----------------|----------|--|
| wner: Palladium Glenn Heights, LTD | Date Built: 2019 | | | | |
| Janagement Company: Omnium ManagementDate Built. 2019 | | | : Tisha Johnson | | |
| spection Date & Time: May 31, 2023 at 1:30 p.m. | Inspector's Nam | e: Celina Miz | cles Stubb | S | |
| Number of Units: 270 Number of required LI units: | 108 Numl | per of required V | LI units: | N/A | |
| COMPLIANCE AUDIT | | YES | NO | N/A | |
| Are procedures that ensure compliance with the set aside requirements and rent requirements effective? | | x | | | |
| 2) Is the property accepting Section 8 households? | | Х | | | |
| 3) Is the income to rent ratio for Section 8 households less than 2.5? | | X | | | |
| 4) Are the rent increases smaller than 5%? | | | | | |
| 5) Does the Application for Tenancy or Occupancy Qualifications exclude language that may appear to be discriminatory? | | | | | |
| 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? | | | | |

| SET-ASIDES | | | NO | N/A |
|---|--|---|----|-----|
| | property meeting all occupancy restrictions required by the property's Regulatory Agreement Asset Oversight and Compliance Agreement? | X | | |
| 2) If eith | er 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? | | x | |
| 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 | |

| COMMENTS | |
|----------|--|
|----------|--|

| | UNITS WALKED | | | | |
|---------|-----------------|----------|--|--|--|
| | | | | | |
| Unit # | USR Designation | Comments | | | |
| | | | | | |
| 1105 | 60% | | | | |
| 1107 | 60% | | | | |
| 2301 | 60% | | | | |
| 6203 | 60% | | | | |
| COMMENT | OMMENTS: | | | | |

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

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| a) Resident attendance | х | | |
|---|---|---|--|
| | 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 | | |
| 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: Management staff and the Care Team ensure resident services are provided. | | | |

| OFFICE | YES | NO | N/A |
|--|-----|----|-----|
| 1) Is the office neat, the desk uncluttered? | X | | |
| 2) Are accurate office hours posted? | Х | | |
| 3) Are the following displayed in full view: | | | |
| a) Occupancy Qualifications? | | | |
| b) Fair Housing Poster? | | | |
| COMMENTS: | | | |

| YES | NO | N/A |
|-------------------|-----------------------------|--|
| x | | |
| X- see comment | | |
| Х | | |
| x | | |
| | X – see comment | |
| | X X- see comment X | X X-see comment X X X X X X X |

- <u>Units 7106, 9106 and 9307</u>: Initial Income Certification were not submitted for review. Management submitted missing forms for review. No further action necessary.
- <u>Unit 7106</u>: The net earnings on two paystubs were used in the total household income calculation. Corrective action was submitted. No further action necessary.

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 | |
|-----------|---------|-------------------------------|--|
| | | | |
| | | | |
| | | | |
| COMMENTS: | | | |

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SUMMARY OF FINDINGS AND OBSERVATIONS

No Observations and no Findings.