



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.state.tx.us](http://www.tdhca.state.tx.us)

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March 7, 2017

*Writer's direct phone # (512)475-1273*  
*Email: [Sussette.Kenney@tdhca.state.tx.us](mailto:Sussette.Kenney@tdhca.state.tx.us)*

Robin Reed  
2730 Lafferty Street Apartments, L.P.  
Houston, TX  
[robin@harryreedco.com](mailto:robin@harryreedco.com)

RE: Gardenview Apartments

CMTS ID: 1196

Dear Mrs. Reed:

The Texas Department of Housing and Community Affairs ("Department") has completed a monitoring review of Gardenview Apartments. This review was performed to determine if the development is in compliance with the requirements of the Housing Tax Credit (HTC) program.

Based on the limited scope of the review, no findings of noncompliance were identified during the file review. Please note that although there were no findings, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the owner's responsibility to maintain compliance.

Please extend our thanks to your onsite staff for their hospitality and cooperation extended during our monitoring visit. If you have any questions about this monitoring report, please contact Sussette Kenney toll free in Texas at (800) 643-8204, directly at (512)475-1273, or email: [Sussette.Kenney@tdhca.state.tx.us](mailto:Sussette.Kenney@tdhca.state.tx.us).

Sincerely,

Reviewed by,

Sussette  
Kenney  
2017.03.07  
10:08:12 -06'00'

Nicole Martinez  
2017.03.06  
08:55:22 -06'00'

Sussette Kenney  
Compliance Monitor

Nicole Martinez  
Compliance Monitor



**Monitoring Report**  
Gardenview Apartments  
HTC File: 93191  
CMTS ID: 1196

The Texas Department of Housing and Community Affairs completed an on-site monitoring review of Gardenview Apartments on February 21, 2017. Sussette Kenney and Carolyn Metzger represented the Department. Cindy Lopez, Miesha King and Patricia Fair represented the development.

**To determine if the development is in compliance, the following steps were completed:**

- A review of the Land Use Restriction Agreement,
- Analysis of the Unit Status Report (USR) dated January 11, 2017,
- A review of the entrance interview and other documents submitted,
- An exit interview,
- An in depth review of 5 resident files listed below:

- ***Files reviewed:***

114                      401                      728                      1304                      1406

***Additional tips and links for future reference:***

- *Join Our Email List: The Department recommends signing up for the Email list to receive updates regarding important compliance rule and form changes. Sign up at the "Join our Email List" link in the left column of the TDHCA homepage at <http://www.tdhca.state.tx.us/>.*
- *Compliance Monitoring Rules: These rules change periodically and you are responsible for staying apprised of any and all updates. The rules are published on the Secretary of State website at: [http://texreg.sos.state.tx.us/public/readtac\\$ext.ViewTAC?tac\\_view=5&ti=10&pt=1&ch=10&sch=F&r=Y](http://texreg.sos.state.tx.us/public/readtac$ext.ViewTAC?tac_view=5&ti=10&pt=1&ch=10&sch=F&r=Y).*
- *Compliance Forms are available at: <http://www.tdhca.state.tx.us/pmcomp/forms.htm>*
- *Income and Rent Limits are published at least annually at: <http://www.tdhca.state.tx.us/pmcomp/irl/index.htm>*
- *Frequently asked questions and answers are available at: <http://www.tdhca.state.tx.us/pmcomp/compFaq.htm>*
- *Ownership transfer: If you are contemplating a sale, transfer, or exchange of the Development or the structure of the owning entity, you are required to receive pre-approval from TDHCA. Procedures are outlined in the Ownership Transfer section of the Post Award Activities Manual at: <http://www.tdhca.state.tx.us/asset-management/pca-manual.htm>.*