



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.state.tx.us

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December 26, 2017

(512) 475-2299

enrique.trejo@tdhca.state.tx.us

Tony Gunsolley
Lincoln Park Apartments, LP
Houston, TX
tgunsolley@housingforhouston.com

RE: **Lincoln Park Apartments**

CMTS: 4281

Dear Mr. Gunsolley:

A review of the Uniform Physical Condition Standards (UPCS) inspection, performed by the Department's contractor on November 14, 2017, has been completed. A copy of the report is included for your review. The inspection resulted in violations of UPCS protocols (referred to in the Department's Rules 10TAC §10.621).

Deadline: This notice begins the corrective action period. You must supply all requested documentation no later than **March 26, 2018**, the last day of the corrective action period. The attached List of Deficiencies Found has been prepared to explain the Department's findings of noncompliance and to detail required corrective action. A response to this letter and report must be provided to and received by the Department prior to **March 26, 2018**.

How you must respond: As a result of the UPCS Score of **97**, copies of work orders (listing the deficiency, action taken or repairs made to correct the deficiency, date of corrective action, and signature of the person responsible for the correction), invoices (from vendors, etc.), *are not* required at this time. **When all deficiencies are corrected, update the Deficiency Report with the date that each deficiency was corrected and the party responsible for correcting; and, complete the attached Owner Certification of Corrected Noncompliance.** Upload the completed Deficiency Report and Certification to the Electronic Document Attachment system using the development's Compliance Monitoring and Tracking System ("CMTS") account no later than **March 26, 2018**.

For instructions on how to use the attachment system, please see *Attaching Documents to CMTS* found on the Department's website. To access, on the home page, select "Support and Services" tab; then select "Compliance". From the submenu, select "Online Reporting". Unless specifically directed by the Compliance Monitor indicated below, TDHCA will not accept submissions via email, fax, or mail.

If you do not understand how to complete the corrective action, please contact us as soon as possible so that you can correct matters before the deadline; staff can refer you to resources for additional training and technical assistance. If it is not possible to provide the requested documentation by the corrective action deadline, correct as much as you can and submit a corrective action plan detailing how and when the remaining issues will be resolved.



Lincoln Park Apartments

December 26, 2017

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How TDHCA will review: It is critical that you understand that this process requires each party, you and the Department, to perform its role timely and independently. The Department provides its inspection results, you respond prior to the end of the corrective action date and include in your response documentation to support the appropriateness and completeness of the corrective actions taken. *After the corrective action date*, the Department's Compliance staff reviews your response and supportive materials. We do not provide interim reviews or feedback because it is an important part of your responsibility to ensure that the response and supporting materials are submitted complete and on time.

Your submission will be reviewed one time, after the end of the corrective action period, at which time the Department will determine whether or not the submitted materials sufficiently document that you have corrected the cited instances of noncompliance. Noncompliance not corrected and documented as such during the corrective action period will be taken into consideration prior to any future funding or awards from the Department. To be considered corrected within the corrective action period, documentation evidencing the correction must be received by **March 26, 2018**, the end of the corrective action period.

If your response is incomplete: Failure to submit complete and satisfactory corrections on or before the corrective action deadline will result in a referral to the Department's Enforcement Committee. Please see 10TAC §2.302 for a listing of specific penalty amounts.

Section 42 of the Internal Revenue Code requires the Department to report all noncompliance under the HTC program to the Internal Revenue Service (IRS), even if the noncompliance is corrected. Form(s) 8823 (Notice of Noncompliance) will be mailed to the IRS, with a copy to the owner, after the corrective action deadline.

Please extend our thanks to your onsite staff for their hospitality and cooperation extended during the inspection. If you have any questions about this inspection report, please contact us toll free in Texas at (800) 643-8204, directly at (512) 475-2299, or email: enrique.trejo@tdhca.state.tx.us.

Sincerely,

Enrique H. Trejo
Inspection Specialist

[EHT]

cc: Melanie Fruge, Orion Real Estate Services, Inc.
tdhcainspections@allied-orion.com



Scoring

Texas Department of Housing And Community Affairs
REAC Scoring for Lincoln Park Apartments
 790 W Little York Rd Houston, TX 77091

Printed on: November 29, 2017

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Scoring Summary		
Areas	Possible Points	Points Scored
Site	16.6	16.6
Building Exteriors	17.7	17.7
Building Systems	22.8	22.8
Building Common Areas	.0	.0
Units	42.8	39.8
Inspection Total	100	97

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.171	Bldg 17 / 1704	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.514	Bldg 27 / 2705	Health & Safety	Infestation - Insects	15%	2.25	1
0.077	Bldg 30 / 3002	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
1.142	Bldg 4 / 406	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.514	Bldg 6 / 604	Health & Safety	Infestation - Insects	15%	2.25	1
0.086	Bldg 7 / 711	Doors	Missing Door	4.5%	5	0.25
0.514	Bldg 9 / 907 Sub Vacant 901	Health & Safety	Infestation - Insects	15%	2.25	1

List of Deficiencies

Texas Department of Housing And Community Affairs
List of Deficiencies Found

Printed On: November 29, 2017

Inspectable Area Inspectable Item	Deficiency	1	2	3	Comments
Lincoln Park Apartments 790 W Little York Rd Houston, TX 77091					
Building: Bldg 11 Unit: 1107					
Housekeeping	Housekeeping			L3	Debris throughout the house causing trip hazards
Health & Safety	Hazards - Tripping			L3	Due to poor housekeeping creating trip hazards with clothes and other items throughout the house
Building: Bldg 17 Unit: 1704					
Bathroom	Plumbing - Leaking Faucet/Pipes		L1		Toilet leaking in bowl
Building: Bldg 27 Unit: 2705					
Health & Safety	Infestation - Insects			L3	Infestation in Bath and Kitchen
Building: Bldg 30 Unit: 3002					
Doors	Damaged Hardware/Locks		L2		Bdr 1 latch
Building: Bldg 4 Unit: 406					
Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable			L3	Bdr 2 Egress (RDI)
Building: Bldg 6 Unit: 604					
Health & Safety	Infestation - Insects			L3	Infestation Kitchen
Building: Bldg 7 Unit: 711					
Doors	Missing Door		L1		Closet Bdr 1 (RDI)
Building: Bldg 9 Unit: 907 Sub Vacant 901					
Health & Safety	Infestation - Insects			L3	Infestation Kitchen

Photos



1 Sign



2 Building Parking



3 Egress



4



5 Housekeeping Trip



6 Infestation (2)



7 Infestation (3)



8 Infestation