

Actively Monitored Development Analysis for Findings of Noncompliance Identified after November 7, 2024

Property	Review Type ¹	Review Date	Results	Timely Addressed?
Park at Humble HTC 23434 / HTC 03465 / 03465B / CMTS 4036	National Standards of the Physical Inspection of Real Estate (NSPIRE) Inspection	1/9/2025 – 1/10/2025	Inspection report issued 1/15/2025, setting 4/15/2025 corrective action deadline. Score 78.32. Corrective documentation submitted 2/3/2025.	Yes
	Final Construction Inspection	1/9/2025 – 1/10/2025	Inspection report issued 2/26/2025, setting 5/27/2025 corrective action deadline. Corrective documentation submitted 4/1/2025.	Yes
	File Monitoring Review	6/5/2025	Monitoring report issued 6/11/2025. No findings of noncompliance. Including for reference purposes since the lack of noncompliance is relevant.	N/A
Rosemont Meadow Lane HTC 03433 / CMTS 3421	Tenant Complaint (file monitoring)	2/10/2025	Monitoring letter issued 2/10/2025, requesting documentation by 2/12/2025. Documentation submitted 2/11/2025. No findings of noncompliance identified.	Yes
Rosemont Lancaster HTC 02479 / Bond 20034 / CMTS 3279	NSPIRE Inspection	2/13/2025	Inspection report issued 3/14/2025, setting 6/12/2025 corrective action deadline. Score 81. Corrective documentation submitted 6/2/2025.	Yes.
Tigoni Villas HTC 23424 / HTC 03136 / CMTS 3353	Tenant Complaint (file monitoring)	4/30/2025	Monitoring letter issued 4/30/2025, requesting documentation by 5/5/2025. Documentation submitted 5/5/2025. No findings of noncompliance identified.	Yes.
Brookside Gardens HTC 23454 / HTC 04611 / Bond 04611B / CMTS 4160	File Monitoring Review	9/24/2025	Monitoring report issued 10/10/2025. No findings of noncompliance. Including for reference purposes since the lack of noncompliance is relevant.	N/A
Rosemont Ash Creek HTC 23420 / HTC 03410 / Bond 03410B / CMTS 3399	NSPIRE Inspection	10/21/2025	Inspection report pending issuance by TDHCA, but property submitted timely corrective certification confirming completion of life-threatening / severe noncompliance on 10/21/2025.	Yes, but further action required once report is issued
	Final Construction Inspection	10/22/2025	Inspection report pending issuance by TDHCA.	N/A

¹ Per the Final Order of Debarment dated 11/7/2024, this includes National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections, onsite / desk file monitoring reviews, Affirmative Marketing Plan reviews, and Written Policies and Procedures Reviews. Staff has also included complaints relating to file monitoring matters since they were included in Respondent's petition.

The Positano HTC 23421 / HTC 04490 / CMTS 4184	File Monitoring Review	12/3/2025	Monitoring review will be conducted on 12/3/2025, but pre-on-site documentation was due 11/17/2025, and was submitted on 11/13/2025.	Yes, but further action required once report is issued
	NSPIRE Inspection	10/24/2025	Inspection report pending issuance by TDHCA, but property submitted timely corrective certification confirming completion of life-threatening / severe noncompliance on 10/24/2025.	Yes, but further action required once report is issued
	Final Construction Inspection	10/24/2025	Inspection report pending issuance by TDHCA.	N/A
The Mondello HTC 07053 / CMTS 4080	File Monitoring Review	12/2/2025	Monitoring review will be conducted on 12/2/2025, but pre-on-site documentation was due 11/14/2025, and was submitted on 11/14/2025.	Yes, but further action required once report is issued
Costa Almadena HTC 23437 / HTC 060426 / CMTS 4429	N/A. Not yet considered an Actively Monitored Development under this ownership group. Rehabilitation underway for 2023 HTC award	N/A	N/A	N/A