

ENFORCEMENT ACTION AGAINST	§	BEFORE THE
WMV 2107 LINCOLN DRIVE GP, LLC	§	TEXAS DEPARTMENT OF HOUSING
AND WILLIAM MITCHELL VOSS	§	AND COMMUNITY AFFAIRS

FINAL ORDER OF DEBARMENT

General Remarks and official action taken:

On this 7th day of December, 2023, the Governing Board ("Board") of the Texas Department of Housing and Community Affairs ("TDHCA" or "Department") considered the matter of whether enforcement action should be taken against WMV 2107 Lincoln Drive GP, LLC and William Mitchell Voss (collectively, "Respondent"), responsible parties for 2107 Lincoln Drive, LLC, owner of The Jones (HTC 93063 / CMTS 1137) ("Property"), for controlling a Development that scored 50 or less on two Uniform Physical Condition Standards ("UPCS") inspections.

This Final Order is executed pursuant to the authority granted in Texas Government Code section 2306.0504, which requires the Board to adopt a policy providing for the debarment of a person from participation in Department programs because of a person's past failure to comply with conditions imposed by the Department in the administration of its programs. A policy was adopted by the Board and is set forth at 10 TAC §2.401.

Upon recommendation of the Executive Director, the Board makes the following findings of fact and conclusions of law and enters this Order:

FINDINGS OF FACT

Jurisdiction:

1. During 1995, Two Northridge, Ltd. ("Prior Owner") was awarded an allocation of Low Income Housing Tax Credits by the Board to acquire, rehabilitate, and operate the Property.
2. Prior Owner signed a Declaration of Land Use Restrictive Covenants For Low-Income Housing Credits ("LURA") regarding the Property. The LURA was effective January 18, 1995, and filed of record at Volume 11984, Page 0554 of the Official Public Records of Real Property of Tarrant County, Texas ("Records"), as re-filed at Volume 12185, Page 1912, and as amended by an Agreement to Comply with and First Amendment to Declaration of Land Use Restrictive Covenants for Low-Income Housing Credits effective April 22, 2015, and filed of record at Instrument Number D215088683 of the Records.
3. 2107 Lincoln Drive, LLC purchased the Property on September 30, 2020. In accordance with Section 2 of the LURA, the LURA is a restrictive covenant/deed restriction encumbering the Property and binding on all successors and assigns for the full term of

the LURA. These restrictions remain in place in accordance with Section 2 of the LURA, thereby binding Respondent to the terms of the agreement.

4. William Mitchell Voss signed an Owner Certification & Agreement to Comply with the LURA on August 5, 2020, acknowledging that the Property remained bound to the terms of the LURA, agreeing to assume the duties imposed by the LURA, and agreeing to comply fully with the terms thereof.
5. 2107 Lincoln Drive, LLC is an organization that is qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a housing development that is subject to the regulatory authority of TDHCA.
6. William Mitchell Voss is the sole member manager for WMV 2107 Lincoln Drive GP, LLC, the managing member of 2107 Lincoln Drive Investors, LLC, the administrative member for 2107 Lincoln Drive Owner, LLC, the sole member of 2107 Lincoln Drive, LLC. He is also the president of 2107 Lincoln Drive, LLC.
7. Respondent is subject to the regulatory authority of TDHCA and, for purposes of this debarment recommendation, is considered a Responsible Party in Control, as defined by 10 TAC §2.102(12) and 10 TAC §11.1(30), respectively.

Material Violations Subject To Debarment:

1. Controlling a Development that has, on more than one occasion, scored 50 or less on a Uniform Physical Condition Standards ("UPCS") inspection, is a violation of 10 TAC §10.621 and Tex. Gov't Code §2306.002, which require developments to be decent, safe, sanitary, in good repair, and suitable for occupancy. The Property scored a 49 out of 100 on its June 22, 2022 UPCS inspection, and then scored a 43 out of 100 on its August 29, 2023 UPCS inspection. Copies of the scoring summaries are at Exhibits 1 and 2.

CONCLUSIONS OF LAW

1. The Department has jurisdiction over this matter pursuant to Tex. Gov'T CODE §2306.0504 and 10 TAC §2.401.
2. Respondent is a "Responsible Party" as defined by 10 TAC §2.102(12).
3. Respondent is in a position of "Control" as defined by 10 TAC §11.1(30).
4. Pursuant to IRC §42(m)(1)(B)(iii), housing credit agencies are required to monitor for noncompliance with all provisions of the IRC and to notify the Internal Revenue Service of such noncompliance throughout the Compliance Period.

5. Pursuant to Tex. Gov't Code Chapter 2306, Subchapter DD and Tex. Gov't Code §2306.185, TDHCA is authorized to make Housing Tax Credit Allocations for the State of Texas and is required to monitor to ensure compliance.
6. Respondent materially violated 10 TAC §10.621 and Tex. Gov't Code §2306.002 in 2022 and 2023 by scoring below 50 out of 100 on two UPCS inspections, failing to maintain the Property to a standard that is decent, safe, sanitary, in good repair, and suitable for occupancy.
7. Pursuant to Tex. Gov't. Code §2306.0504(c), the Department shall debar a person from participation in a Department program if the person materially or repeatedly violates any condition imposed by the department in connection with the administration of a debarment program, including a material or repeated violation of a LURA.

Based upon the foregoing findings of fact and conclusions of law, and an assessment of material factors including those set forth in 10 TAC §2.401(j) to be considered for a recommended period of debarment, as applied specifically to the facts and circumstances present in this case, the Board of the TDHCA orders the following:

IT IS HEREBY ORDERED that Respondent is barred from future participation in all programs administered by the Department for a **five-year term ending December 7, 2028**. This debarment does not prohibit Respondent from participating in any existing engagements funded through the Department, nor does it affect any responsibilities or duties thereunder.

IT IS FURTHER ORDERED that during the term of the debarment, Respondent must keep all other Developments¹ controlled by Respondent and monitored by The Department in compliance by timely submitting corrective action documentation via the Compliance Monitoring and Tracking System (CMTS) to fully resolve any future findings of noncompliance identified by TDHCA.

IT IS FURTHER ORDERED that timely correction of future findings of noncompliance shall be determined in accordance with 10 TAC §10.602 (Notice to Owners and Corrective Action Periods). Any corrective action documentation that is not submitted on or before a compliance monitoring deadline shall be considered untimely and shall constitute a violation of this Order, provided that Respondent did not timely request and receive an extension in accordance with the rule.

IT IS FURTHER ORDERED that full resolution of future findings of noncompliance shall be determined by whether or not a timely submission includes all documentation that was requested in an annual report, file monitoring, or physical inspection letter that is sent to Respondent by the TDHCA Compliance Division via CMTS. Any incomplete corrective action documentation submission shall constitute a violation of this Order.

¹ Developments include: 600 East (MF014 / CMTS 2519)

IT IS FURTHER ORDERED that if Respondent timely and fully complies with the terms and conditions of this Final Order, correcting all future findings of noncompliance as required, and remaining in compliance for a period of two years from the date of this Order, Respondent may petition the board **after December 7, 2025** to reduce or terminate the remaining period of debarment.

IT IS FURTHER ORDERED that the terms of this Final Order shall be published on the TDHCA website.

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Approved by the Governing Board of TDHCA on December 7, 2023.

By: _____
Name: Leo Vasquez
Title: Chair of the Board of TDHCA

By: _____
Name: James "Beau" Eccles
Title: Secretary of the Board of TDHCA

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of December, 2023, personally appeared Leo Vasquez, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned notary public, on this 7th day of December, 2023, personally appeared James "Beau" Eccles, proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal)

Notary Public, State of Texas

Exhibit 1

2022 UPCS Scoring Summary

(see attached)

Texas Department of Housing And Community Affairs
REAC Scoring for 1137 The Jones
 2109 Lincoln Dr. Arlington, TX 76011

Printed on: July 25, 2022

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Scoring Summary		
Areas	Possible Points	Points Scored
Site	16.2	1.6
Building Exteriors	17.3	11.8
Building Systems	22.2	15.3
Building Common Areas	2.5	1.2
Units	41.8	19.3
Inspection Total	100	49

Site

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
5.403		Grounds	Erosion/Rutting Areas	12.5%	3	1
4.323		Retaining Walls	Damaged/Falling/Leaning	10%	3	1
2.026		Grounds	Overgrown/Penetrating Vegetation	12.5%	2.25	0.5
1.837		Parking/Drives	Cracks/Settlement/Heaving/Loose Materials/Potholes	8.5%	3	0.5
0.865		Market Appeal	Graffiti	8%	3	0.25
0.180		Mailbox/Signs	Mailbox Missing/Damaged	1%	1.25	1

Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.118	Bldg 2101	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.128	Bldg 2104	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.316	Bldg 2105	Foundations	Spalling/Exposed Rebar	18.4%	3	1
0.256	Bldg 2105	Walls	Missing Pieces/Holes/Spalling	14.9%	3	1
0.526	Bldg 2107	Roofs	Damaged Soffits/Fascia/Soffit Vents	18.4%	5	1
0.237	Bldg 2107	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	1
0.132	Bldg 2107	Roofs	Missing/Damaged Shingles	18.4%	5	0.25
0.526	Bldg 2109	Roofs	Damaged Soffits/Fascia/Soffit Vents	18.4%	5	1
0.237	Bldg 2111	Health & Safety	Hazards - Sharp Edges	18.4%	2.25	1
0.256	Bldg 2113	Walls	Damaged Chimneys	14.9%	3	1
0.132	Bldg 2113	Roofs	Missing/Damaged Shingles	18.4%	5	0.25
0.118	Bldg 2113	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.118	Bldg 2117	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.237	Bldg 700	Health & Safety	Flammable/Combustible Materials - Improperly Stored	18.4%	2.25	1
0.167	Bldg 700	Windows	Cracked/Broken/Missing/Cracked Panes	13%	2.25	1
0.263	Bldg 701	Roofs	Damaged Soffits/Fascia/Soffit Vents	18.4%	5	0.5
0.237	Bldg 701	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	1

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Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.128	Bldg 701	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.526	Bldg 705	Roofs	Damaged Soffits/Fascia/Soffit Vents	18.4%	5	1
0.256	Bldg 705	Walls	Missing Pieces/Holes/Spalling	14.9%	3	1
0.213	Bldg 705	Walls	Cracks/Gaps	14.9%	5	0.5
0.256	Bldg 707	Walls	Missing Pieces/Holes/Spalling	14.9%	3	1
0.118	Bldg 708	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5

Bldg Systems

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.602	Bldg 2100	Sanitary System	Broken/Leaking/Clogged Pipes or Drains	15.5%	5	1
0.602	Bldg 2101	Electrical System	Missing Covers	15.5%	5	1
0.602	Bldg 2101a	Fire Protection	Missing/Damaged/Expired Extinguishers	15.5%	5	1
0.602	Bldg 2103	Sanitary System	Broken/Leaking/Clogged Pipes or Drains	15.5%	5	1
0.602	Bldg 2104	Electrical System	Missing Covers	15.5%	5	1
0.602	Bldg 2108	Electrical System	Missing Covers	15.5%	5	1
0.602	Bldg 2109	Electrical System	Missing Covers	15.5%	5	1
0.602	Bldg 2109	Fire Protection	Missing/Damaged/Expired Extinguishers	15.5%	5	1
0.361	Bldg 2111	Domestic Water	Leaking Central Water Supply	15.5%	3	1
0.271	Bldg 2113	Sanitary System	Missing Drain/Cleanout/Manhole Covers	15.5%	2.25	1
0.602	Bldg 701	Electrical System	Missing Covers	15.5%	5	1
0.602	Bldg 701	Sanitary System	Broken/Leaking/Clogged Pipes or Drains	15.5%	5	1
0.271	Bldg 701	Sanitary System	Missing Drain/Cleanout/Manhole Covers	15.5%	2.25	1

Closet/Utility/Mechanical

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.019	Bldg 2105	Walls	Damaged	5%	2.25	0.5
0.021	Bldg 2113	Doors	Damaged Frames/Threshold/Lintels/Trim	5%	1.25	1
0.019	Bldg 2113	Walls	Damaged	5%	2.25	0.5

Halls/Corridors/Stairs

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.025	Bldg 2103	Ceiling	Holes/Missing Tiles/Panels/Cracks	10%	3	0.25
0.099	Bldg 2105	Ceiling	Bulging/Buckling	10%	3	1
0.074	Bldg 2109	Walls	Damaged	10%	2.25	1
0.074	Bldg 705	Stairs	Broken/Missing Hand Railing	10%	2.25	1
0.074	Bldg 708	Stairs	Broken/Damaged/Missing Steps	10%	2.25	1
0.037	Bldg 708	Walls	Damaged	10%	2.25	0.5

Laundry Room

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.074	Bldg 2101a	Doors	Damaged Hardware/Locks	10%	2.25	1

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Patio/Porch/Balcony

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.050	Bldg 2101a	Ceiling	Holes/Missing Tiles/Panels/Cracks	5%	3	1
0.050	Bldg 2113	Ceiling	Bulging/Buckling	5%	3	1
0.050	Bldg 709	Ceiling	Bulging/Buckling	5%	3	1

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.812	Bldg 2100 / Unit 1034	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.812	Bldg 2100 / Unit 1034	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.146	Bldg 2100 / Unit 1034	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.014	Bldg 2100 / Unit 1034	Walls	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.812	Bldg 2101 / Unit 1131	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.110	Bldg 2101 / Unit 1131	Doors	Damaged Hardware/Locks	4.5%	2.25	1
0.365	Bldg 2101a / Unit 1011	Health & Safety	Air Quality - Mold and/or Mildew Observed	15%	2.25	1
0.011	Bldg 2101a / Unit 1012	Ceiling	Peeling/Needs Paint	4%	0.5	0.5
0.101	Bldg 2101a / Unit 2012	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.365	Bldg 2103 / Unit 1123-vacant used as storage	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	1
0.365	Bldg 2103 / Unit 1123-vacant used as storage	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	1
0.183	Bldg 2103 / Unit 2117	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.122	Bldg 2103 / Unit 2117	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.101	Bldg 2103 / Unit 2117	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.812	Bldg 2104 / Unit 1044	HVAC System	Not Operable	15%	5	1
0.244	Bldg 2104 / Unit 1044	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5
0.130	Bldg 2104 / Unit 1044	Ceiling	Holes/Missing Tiles/Panels	4%	3	1
0.014	Bldg 2104 / Unit 1044	Walls	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.183	Bldg 2105 / Unit 1110	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.146	Bldg 2105 / Unit 1110	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.487	Bldg 2105 / Unit 2110	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	1
0.365	Bldg 2105 / Unit 2110	Health & Safety	Hazards - Sharp Edges	15%	2.25	1
0.130	Bldg 2105 / Unit 2110	Ceiling	Bulging/Buckling	4%	3	1
0.812	Bldg 2107 / Unit 2105	Smoke Detector	Missing/Inoperable	0%	5	1
0.365	Bldg 2107 / Unit 2105	Outlets/Switches	Missing	4%	2.25	1
0.812	Bldg 2108 / Unit 2045	Smoke Detector	Missing/Inoperable	0%	5	1
0.365	Bldg 2108 / Unit 2045	Outlets/Switches	Missing	4%	2.25	1
0.027	Bldg 2108 / Unit 2045	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
0.812	Bldg 2109 / Unit 1098	Smoke Detector	Missing/Inoperable	0%	5	1
0.812	Bldg 2109 / Unit 1098	Electrical	Missing Breakers/Fuses	10%	5	1
0.812	Bldg 2109 / Unit 1098	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.487	Bldg 2109 / Unit 1098	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	1
0.365	Bldg 2109 / Unit 1098	Health & Safety	Hazards - Sharp Edges	15%	2.25	1
0.110	Bldg 2109 / Unit 1098	Windows	Cracked/Broken/Missing Panes	4.5%	2.25	1
0.110	Bldg 2109 / Unit 1098	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.101	Bldg 2109 / Unit 1098	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.097	Bldg 2109 / Unit 1098	Walls	Damaged	4%	2.25	1
0.055	Bldg 2109 / Unit 1098	Doors	Damaged Hardware/Locks	4.5%	2.25	0.5
0.014	Bldg 2109 / Unit 1098	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.812	Bldg 2111 / Unit 2095	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	15%	5	1

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Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.365	Bldg 2111 / Unit 2095	Health & Safety	Infestation - Insects	15%	2.25	1
0.244	Bldg 2111 / Unit 2095	Doors	Missing Door	4.5%	5	1
0.091	Bldg 2112 / Unit 1053	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.812	Bldg 2115 / Unit 1090	Smoke Detector	Missing/Inoperable	0%	5	1
0.146	Bldg 2115 / Unit 1090	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.049	Bldg 2115 / Unit 1090	Laundry Area	Dryer Vent Missing/Damaged/Inoperable	2%	2.25	1
0.812	Bldg 2115 / Unit 2090	Smoke Detector	Missing/Inoperable	0%	5	1
0.146	Bldg 2115 / Unit 2090	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.110	Bldg 2115 / Unit 2090	Windows	Cracked/Broken/Missing Panes	4.5%	2.25	1
0.110	Bldg 2115 / Unit 2090	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	1
0.049	Bldg 2115 / Unit 2090	Walls	Damaged	4%	2.25	0.5
0.812	Bldg 2117 / Unit 1085	Smoke Detector	Missing/Inoperable	0%	5	1
0.146	Bldg 2117 / Unit 1085	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.101	Bldg 2117 / Unit 1085	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.049	Bldg 2117 / Unit 1085	Laundry Area	Dryer Vent Missing/Damaged/Inoperable	2%	2.25	1
0.812	Bldg 2119 / Unit 1061	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.365	Bldg 2119 / Unit 1061	Health & Safety	Air Quality - Mold and/or Mildew Observed	15%	2.25	1
0.122	Bldg 2119 / Unit 1061	Doors	Missing Door	4.5%	5	0.5
0.054	Bldg 2119 / Unit 1061	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.027	Bldg 2119 / Unit 1061	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
0.812	Bldg 700 / Unit 1073	Smoke Detector	Missing/Inoperable	0%	5	1
0.365	Bldg 700 / Unit 1073	Outlets/Switches	Missing/Broken Cover Plates	4%	2.25	1
0.049	Bldg 700 / Unit 1073	Stairs	Broken/Missing Hand Railing	2%	2.25	1
0.044	Bldg 701 / Unit 2004	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.812	Bldg 705 / Unit 1016	Smoke Detector	Missing/Inoperable	0%	5	1
0.065	Bldg 707 / Unit 1023	Ceiling	Holes/Missing Tiles/Panels	4%	3	0.5
0.005	Bldg 707 / Unit 1023	Ceiling	Peeling/Needs Paint	4%	0.5	0.25
0.365	Bldg 709 / Unit 1031	Outlets/Switches	Missing/Broken Cover Plates	4%	2.25	1
0.365	Bldg 709 / Unit 1031	Health & Safety	Air Quality - Mold and/or Mildew Observed	15%	2.25	1
0.146	Bldg 709 / Unit 1031	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.091	Bldg 709 / Unit 1031	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.054	Bldg 709 / Unit 1031	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.054	Bldg 709 / Unit 1031	Walls	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1

Health & Safety

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.074	Bldg 2101	Health & Safety	Garbage and Debris - Outdoors	10%	2.25	1
0.165	Bldg 2103	Health & Safety	Electrical Hazards - Exposed Wires/Open Panels	10%	5	1
0.165	Bldg 2105	Health & Safety	Electrical Hazards - Exposed Wires/Open Panels	10%	5	1
0.074	Bldg 2105	Health & Safety	Garbage and Debris - Outdoors	10%	2.25	1
0.074	Bldg 2111	Health & Safety	Garbage and Debris - Outdoors	10%	2.25	1
0.074	Bldg 700	Health & Safety	Flammable/Combustible Materials - Improperly Stored	10%	2.25	1

Exhibit 2

2023 UPCS Scoring Summary

(see attached)

Texas Department of Housing And Community Affairs
REAC Scoring for 1137 The Jones
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Scoring Summary		
Areas	Possible Points	Points Scored
Site	16.3	.0
Building Exteriors	17.4	10.0
Building Systems	22.3	10.5
Building Common Areas	1.9	.5
Units	42.0	21.9
Inspection Total	100	43

Site

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
4.424		Grounds	Erosion/Rutting Areas	12.5%	3	1
3.539		Fencing and Gates	Holes/Missing Section/Damaged/Falling/Leaning (Security, Safety)	10%	3	1
3.539		Retaining Walls	Damaged/Falling/Leaning	10%	3	1
3.318		Grounds	Overgrown/Penetrating Vegetation	12.5%	2.25	1
1.504		Parking/Drives	Cracks/Settlement/Heaving/Loose Materials/Potholes	8.5%	3	0.5

Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.263	Bldg 2100	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.263	Bldg 2101	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.877	Bldg 2101A	Walls	Cracks/Gaps	14.9%	5	1
0.244	Bldg 2101A	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.263	Bldg 2103	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.877	Bldg 2104	Walls	Cracks/Gaps	14.9%	5	1
0.244	Bldg 2104	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.244	Bldg 2105	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.263	Bldg 2107	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.244	Bldg 2111	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.650	Bldg 2112-TH	Foundations	Spalling/Exposed Rebar	18.4%	3	1
0.487	Bldg 2112-TH	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	1
0.271	Bldg 2112-TH	Roofs	Missing/Damaged Shingles	18.4%	5	0.25
0.271	Bldg 2113	Roofs	Missing/Damaged Shingles	18.4%	5	0.25
0.122	Bldg 2117-TH	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.25
0.244	Bldg 700-TH	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.541	Bldg 701	Roofs	Damaged Soffits/Fascia/Soffit Vents	18.4%	5	0.5

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Bldg Exterior

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.263	Bldg 701	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.263	Bldg 705	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5
0.244	Bldg 705	Roofs	Missing/Damaged Components from Downspout/Gutter	18.4%	2.25	0.5
0.263	Bldg 707-TH	Walls	Missing Pieces/Holes/Spalling	14.9%	3	0.5

Bldg Systems

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.790	Bldg 2100	Electrical System	Missing Breakers/Fuses	15.5%	5	1
0.790	Bldg 2101	Electrical System	Missing Covers	15.5%	5	1
0.790	Bldg 2101A	Electrical System	Missing Covers	15.5%	5	1
0.790	Bldg 2104	Electrical System	Missing Breakers/Fuses	15.5%	5	1
0.790	Bldg 2105	Electrical System	Missing Breakers/Fuses	15.5%	5	1
0.790	Bldg 2105	Sanitary System	Broken/Leaking/Clogged Pipes or Drains	15.5%	5	1
0.790	Bldg 2109	Electrical System	Missing Breakers/Fuses	15.5%	5	1
0.790	Bldg 2112-TH	Electrical System	Missing Covers	15.5%	5	1
0.790	Bldg 2115	Electrical System	Missing Covers	15.5%	5	1
0.790	Bldg 2117-TH	Electrical System	Missing Breakers/Fuses	15.5%	5	1
0.790	Bldg 2119-TH	Fire Protection	Missing/Damaged/Expired Extinguishers	15.5%	5	1
0.790	Bldg 700-TH	Electrical System	Missing Breakers/Fuses	15.5%	5	1
0.790	Bldg 701	Electrical System	Missing Covers	15.5%	5	1
0.790	Bldg 705	Electrical System	Missing Covers	15.5%	5	1
0.790	Bldg 707-TH	Electrical System	Missing Breakers/Fuses	15.5%	5	1

Closet/Utility/Mechanical

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.445	Bldg 2105	Electrical	Missing Covers	5%	5	1

Halls/Corridors/Stairs

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.200	Bldg 2104	Stairs	Broken/Damaged/Missing Steps	10%	2.25	1
0.200	Bldg 2107	Stairs	Broken/Damaged/Missing Steps	10%	2.25	1

Laundry Room

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.200	Bldg 2101A	Doors	Damaged Hardware/Locks	10%	2.25	1

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Patio/Porch/Balcony

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.133	Bldg 2103	Floors	Rot/Deteriorated Subfloor	5%	3	1
0.133	Bldg 2104	Floors	Rot/Deteriorated Subfloor	5%	3	1
0.133	Bldg 701	Floors	Rot/Deteriorated Subfloor	5%	3	1

Units

Ded. Pts	Building/Unit Name	Inspectable Item	Deficiency	Item Weight	Criticality Level	Severity Level
0.871	Bldg 2101 / unit 1129	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.871	Bldg 2101 / unit 1129	HVAC System	Not Operable	15%	5	1
0.392	Bldg 2101 / unit 1129	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	1
0.392	Bldg 2101 / unit 1129	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	1
0.109	Bldg 2101 / unit 1129	Kitchen	Cabinets - Missing/Damaged	15%	1.25	0.5
0.109	Bldg 2101 / unit 1129	Kitchen	Countertops - Missing/Damaged	15%	1.25	0.5
0.098	Bldg 2101 / unit 1129	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.058	Bldg 2101 / unit 1129	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.065	Bldg 2101A / Unit 1010	Doors	Missing Door	4.5%	5	0.25
0.871	Bldg 2103 / Unit 1119	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	15%	5	1
0.871	Bldg 2103 / Unit 2122	HVAC System	Not Operable	15%	5	1
0.392	Bldg 2103 / Unit 2122	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	1
0.871	Bldg 2104 / Unit 1042	Electrical	Missing Covers	10%	5	1
0.098	Bldg 2104 / Unit 1042	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.098	Bldg 2104 / Unit 1042	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.058	Bldg 2104 / Unit 1042	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	1
0.052	Bldg 2104 / Unit 1042	Walls	Damaged	4%	2.25	0.5
0.392	Bldg 2104 / Unit 2040	Health & Safety	Infestation - Insects	15%	2.25	1
0.098	Bldg 2104 / Unit 2040	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.065	Bldg 2105 / Unit 1111	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.015	Bldg 2105 / Unit 1111	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.157	Bldg 2105 / Unit 1116	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.871	Bldg 2107 / Unit 1107	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.392	Bldg 2107 / Unit 1107	Health & Safety	Infestation - Insects	15%	2.25	1
0.392	Bldg 2107 / Unit 1107	Health & Safety	Air Quality - Mold and/or Mildew Observed	15%	2.25	1
0.118	Bldg 2107 / Unit 1107	Windows	Inoperable/Not Lockable	4.5%	2.25	1
0.098	Bldg 2107 / Unit 1107	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.054	Bldg 2107 / Unit 1107	Bathroom	Cabinets - Damaged/Missing	15%	1.25	0.25
0.052	Bldg 2107 / Unit 1107	Walls	Damaged	4%	2.25	0.5
0.035	Bldg 2107 / Unit 1107	Ceiling	Holes/Missing Tiles/Panels	4%	3	0.25
0.261	Bldg 2112-TH / Unit 1052	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5
0.157	Bldg 2112-TH / Unit 1052	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.131	Bldg 2112-TH / Unit 1052	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	0.25
0.098	Bldg 2112-TH / Unit 1052	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.035	Bldg 2112-TH / Unit 1052	Lighting	Missing/Inoperable Fixture	2%	3	0.5
0.871	Bldg 2112-TH / Unit 1053	Electrical	Missing Covers	10%	5	1
0.392	Bldg 2112-TH / Unit 1053	Health & Safety	Air Quality - Mold and/or Mildew Observed	15%	2.25	1
0.109	Bldg 2115 / Unit 2089	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.098	Bldg 2115 / Unit 2089	Kitchen	Refrigerator-Missing/Damaged/Inoperable	15%	2.25	0.25
0.047	Bldg 2115 / Unit 2089	Windows	Damaged/Missing Screens	13%	1.25	0.25
0.871	Bldg 2117-TH / Unit 1087	Bathroom	Plumbing - Clogged Drains	15%	5	1
0.392	Bldg 2117-TH / Unit 1087	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	1
0.109	Bldg 2117-TH / Unit 1087	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.109	Bldg 2117-TH / Unit 1087	Kitchen	Countertops - Missing/Damaged	15%	1.25	0.5

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Units

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0.109	Bldg 2117-TH / Unit 1087	Kitchen	Cabinets - Missing/Damaged	15%	1.25	0.5
0.098	Bldg 2117-TH / Unit 1087	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.029	Bldg 2117-TH / Unit 1087	Doors	Damaged Surface (Holes/Paint/Rusting)	4.5%	2.25	0.25
0.871	Bldg 700-TH / Unit 1079	Electrical	Missing Breakers/Fuses	10%	5	1
0.871	Bldg 700-TH / Unit 1079	Bathroom	Water Closet/Toilet - Damaged/Clogged/Missing	15%	5	1
0.522	Bldg 700-TH / Unit 1079	Bathroom	Plumbing - Leaking Faucet/Pipes	15%	3	1
0.392	Bldg 700-TH / Unit 1079	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	1
0.157	Bldg 700-TH / Unit 1079	Doors	Deteriorated/Missing Seals (Entry Only)	4.5%	3	1
0.109	Bldg 700-TH / Unit 1079	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.052	Bldg 701 / Unit 2002	Porch/Balcony	Baluster/Side Railings Damaged	2%	2.25	1
0.871	Bldg 701 / Unit 2008	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.392	Bldg 701 / Unit 2008	Kitchen	Plumbing - Leaking Faucet/Pipes	15%	2.25	1
0.218	Bldg 701 / Unit 2008	Kitchen	Sink - Damaged/Missing	15%	5	0.25
0.196	Bldg 701 / Unit 2008	Kitchen	Range/Stove - Missing/Damaged/Inoperable	15%	2.25	0.5
0.098	Bldg 701 / Unit 2008	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.065	Bldg 701 / Unit 2008	Doors	Damaged Frames/Threshold/Lintels/Trim	4.5%	1.25	1
0.015	Bldg 701 / Unit 2008	Ceiling	Mold/Mildew/Water Stains/Water Damage	4%	1.25	0.25
0.871	Bldg 705 / Unit 1017	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.871	Bldg 709 / Unit 2031	Health & Safety	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	15%	5	1
0.261	Bldg 709 / Unit 2031	Bathroom	Shower/Tub - Damaged/Missing	15%	3	0.5
0.109	Bldg 709 / Unit 2031	Kitchen	Dishwasher/Garbage Disposal - Inoperable	15%	1.25	0.5
0.098	Bldg 709 / Unit 2031	Bathroom	Lavatory Sink - Damaged/Missing	15%	2.25	0.25
0.070	Bldg 709 / Unit 2031	Floors	Soft Floor Covering Missing/Damaged	4%	3	0.5
0.052	Bldg 709 / Unit 2031	Porch/Balcony	Baluster/Side Railings Damaged	2%	2.25	1