



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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August 21, 2026

Writer's direct phone # (512) 475 -3907
Email: Christina.Thompson@tdhca.texas.gov

David Gibbons
Garland Housing Finance Corporation
Garland, Texas
david.gibbons@garlandhfc.org

RE: Avenue A Apartments

Dear Garland Housing Finance Corporation:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Darren W. Smith on July 31, 2026. This review was performed as required by Section 394.9027 (b) of Chapter 394, the Texas Administrative Code (TAC) Chapter 10, Subchapter J, for Lots 7 and 8, Block C, INTERURBAN LAND COMPANY TRAVIS COLLEGE HILL ADDITION.

In accordance TAC §10.1203 (5) enclosed is a copy of the Audit Report summary. No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the HFC User's responsibility to maintain compliance.

The Department considers this review closed. The next annual Audit Report is due June 1, 2027.

If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

Christina Thompson
Team Leader of Compliance Monitoring

CC:darren.smith@auxanocompliance.com; info@garlandhfc.org; Jtran@GarlandTX.gov; JCaraway@GarlandTX.gov; EMoore@GarlandTX.gov; CSegoviano@GarlandTX.gov; MLucht@GarlandTX.gov; CDutton@GarlandTX.gov; JThomas@GarlandTX.gov; COTT@GarlandTX.gov; econ.dev@cpa.texas.gov



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Texas Department of Housing and Community Affairs Housing Finance Corporation (HFC) Preliminary Summary of Audit									
This is a preliminary summary of the Audit Report. TDHCA's review is ongoing and not final. Findings and any required Corrective Action will be addressed in the official Monitoring Report Letter, if applicable.									
Reporting Details									
Report Due Date: 6/1/2026		Current Reporting Year: 2026		Occupancy Period Begin Date: 1/1/2025 Occupancy Period End Date: 12/31/2025					
Development & Regulatory									
HFC Property Name: Avenue A Apartments		Is the Regulatory Agreement (RA) properly recorded? No		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 1000 W Avenue A		Regulatory Agreement Effective Date: None		Development Type: Rehabilitation					
HFC City, State Zip: Garland, Texas 75040		Does the development participate in other affordable programs? No		Occupancy Type: General/Family					
Property County: Dallas		Jurisdictional Boundaries: Within Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted): 12					
HFC User Name: Garland Housing Finance Corporation									
Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)									
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total			
20% AMI Units	0	0	0	0	0	0			
30% AMI Units	0	0	0	0	0	0			
40% AMI Units	0	0	0	0	0	0			
50% AMI Units	0	0	0	0	0	0			
60% AMI Units	0	4	8	0	0	12			
65% AMI Units	0	0	0	0	0	0			
70% AMI Units	0	0	0	0	0	0			
80% AMI Units	0	0	0	0	0	0			
100% AMI Units	0	0	0	0	0	0			
120% AMI Units	0	0	0	0	0	0			
140% AMI Units	0	0	0	0	0	0			
Other AMI Units (Add % here)	0	0	0	0	0	0			
Market Units	0	0	0	0	0	0			
Total Restricted Units	0	4	8	0	0	12			
Total Units (Restricted + Market)	0	4	8	0	0	12			
Development Contacts									
Organization Name: City, State Zip									
Property Name: Avenue A Apartments		Garland, Texas 75040							
Texas Comptroller: Kelly Hancock		Austin, TX 78753							
Appraisal District: Dallas County Appraisal District		Dallas, Texas 75247							
Individual Auditor: Darren W. Smith		Rowlett, Texas 75089							
HFC User: Garland Housing Finance Corporation		Garland, Texas 75044							
HFC Management Company: Garland Housing Finance Corporation		Garland, Texas 75044							
HFC Sponsor: The City of Garland		Garland TX, 75046							
HFC Governing Body of Sponsor: Garland City Council		Garland TX, 75046							
Auditor Qualifications & Affiliations									
Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?				Yes					
Has the Auditor provided a resume demonstrating housing compliance audit experience?				Yes					
Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party?				Yes					
Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?				No					
Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement?				Yes					
Income & Rents Limits									
Does the Regulatory Agreement specify income limits?				No					
Are the income limits adjusted for household size?				No					
Are the income limits based on HUD income limits?				Yes					
Did the Development comply with the Available Unit Rule when a household became over-income?				Yes					
Does the Regulatory Agreement specify rent limits for Restricted Units?				No					
Are the rent limits based on HUD rental limits?				Yes					
Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)?				Yes					
Are rent limit adjusted for family size, as determined by HUD?				No					
What is the family-size adjustment specified by the Development's Regulatory Agreement?				NA					
Fees									
Does Rent charged to income-restricted tenants include any recurring fees or charges?				No					
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: 0		Restricted Occupied Units: 8		Non-Restricted Occupied Units: 0					
Total Units (ALL): 12		Restricted Vacant Units: 4		Non-Restricted Vacant Units: 0					
		Total Restricted Units: 12		Total Non-Restricted Units: 0					
Triggering Events: Acquisition and Ownership Transfer									
Did a triggering event occur during the reporting period or any prior Tax Year?				No					
Set Asides									
Date first occupied by one or more tenants? 8/1/2024									
Is the Development currently in lease up? No									
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? N/A									
Are Restricted Units equal in finishes and equipment to Non-Restricted units? N/A									
Do Restricted Units have equal amenity and program access as Non-Restricted Units? N/A									
Are Restricted Units proportionally distributed by unit type and income category? N/A									
Did the Auditor receive photographic evidence and written certification confirming unit comparability? N/A									
Set-Aside									
Option 1: At Least 10% of units reserved for HH not earning more than 60% AMI At least 40% of units reserved for HH not earning more than 80% AMI				N/A N/A					
Option 2: At Least 10% of units reserved for HH not earning more than 50% AMI At least 40% of units reserved for HH not earning more than 100% AMI				N/A N/A					
Marketing									
Does the Development's website include information about the Development and its compliance with Section 394.9026(c)(7)?				Yes					
Does the website include Housing Choice Voucher (HCV) acceptance policies?				Yes					
The Development affirmatively markets both Restricted and non-Restricted Units to Housing Choice Voucher (HCV) households and notify local housing authorities of their acceptance of HCV tenants.				Yes					
Vouchers									
Does the HFC User refrain from refusing to rent to households solely due to participation in the Housing Choice Voucher (HCV) program?				N/A					
Do leasing and screening policies avoid any provision that prohibits or discourages HCV participation?				N/A					
Does the Development avoid imposing a minimum income requirement on HCV households exceeding 250% of the tenant-paid portion of rent?				N/A					
If an HCV household occupies a Restricted Unit and the voucher payment standard is below the approved rent, is the household charged only the allowable difference?				Yes					
Did the Auditor review evidence of HCV marketing material consistent with Sections 394.9026?				Yes					
How many Restricted Units are occupied by HCV (Section 8) households?				0					
Lease & Policies									
Does the Development provide tenants with at least 30 days' written notice of non-renewal?				Yes					
Do lease agreements prohibit tenants from waiving required protections?				N/A					
Do Restricted Unit lease agreements prohibit retaliation against tenants or the tenant's guests for taking action because the tenant established, attempted to establish, or participated in a tenant organization?				N/A					
Does the lease restrict non-renewals to major violations, failure to provide required income information, or repeated disruptive violations affecting livability, safety, quiet enjoyment, management, or finances (including late rent)?				N/A					
Audit Sample Summary									
				Audit Sample		Item			
				Overall Sample meets minimum requirements?		YES			
				Move-In Sample meets minimum requirements?		YES			
				Recertification Sample meets minimum requirements?		YES			
				Is the Development currently in lease-up?		No			
				Lease-up Development meets minimum requirements.		YES			
Texas Department of Housing and Community Affairs (TDHCA) Observations - DEPARTMENT USE ONLY									
Preliminary Summary. TDHCA review is ongoing and not final.									
Report Due Date: 6/1/2026		Current Reporting Year: 2026		Audit Received Date: 7/31/2026					
PRELIMINARY COMPLIANCE INDICATORS									
Reporting									
Is the Development required to submit an Audit Report?				Yes					
Did the Development submit an Audit Report by the deadline, with approved extensions?				Yes					
Does the Audit Report cover the full prior reporting year ending December 31, and include a rent roll for the same period?				Yes					
Does the Audit Report include contact information for all Responsible Parties?				Yes					
Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)?				Yes					
Was the annual service fee (\$35 per Restricted Unit in the sample or \$500 minimum) submitted with the Audit Report?				Yes					
Did the Audit Report include a one-time exemption application submitted to the Texas Comptroller's Office?				Yes					
Did the first Audit Report include all required supporting documentation?				Yes					
Auditor									
Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?				Yes					
Geographic Boundaries									
Is the Development within sponsor boundaries?				Yes					
Overall Chapter 394 Status: Compliant									
TDHCA Notes/Notations: None									