



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 25, 2026

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

Shari Flynn
University Pines, LLC
Lubbock, TX
sflynn@lubbockhousing.com

RE: Avenue W Duplexes

Dear University Pines, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Juanita Sanchez 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 Avenue W Duplexes.

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 Lead, HFC and PFC Monitoring

CC: juanita@sanchezcompliance.com; LHFC@LubbockHousing.com; lahn@lubbockhousing.com;
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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 W Duplexes		Is the Regulatory Agreement (RA) is properly recorded?		No		PRE or POST May 28, 2025 Development?		PRE					
HFC Property Street Address: 7202 / 7204 Avenue W		Regulatory Agreement Effective Date		None		Development Type		Acquisition					
HFC City, State Zip: Lubbock, Texas 79423		Does the development participate in other affordable programs?		No		Occupancy Type		General/Family					
HFC Property County: Lubbock County		Jurisdictional Boundaries		Within Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted)		4					
HFC User Name: University Pines, LLC		If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025?		NA									
		If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period?		NA									
Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)													
140% AMI Units		Efficiency		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom		Total	
0		0		0		4		0		0		4	
Other AMI Units: (Add % here)		0		0		0		0		0		0	
Market Units		0		0		0		0		0		0	
Total Restricted Units		0		0		4		0		0		4	
Total Units (Restricted + Market)		0		0		4		0		0		4	
Development Contacts													
Organization Name		City, State Zip		City, State Zip		City, State Zip		City, State Zip		City, State Zip		City, State Zip	
Property Name		Avenue W Duplexes		Lubbock, Texas 79423		Lubbock, Texas 79423		Lubbock, Texas 79423		Lubbock, Texas 79423		Lubbock, Texas 79423	
Texas Comptroller		Not Provided		Austin, TX 78753		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411	
Appraisal District		Lubbock Central Appraisal District		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411	
Individual Auditor		Juanita Sanchez		Cedar Park, Texas 78630		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411	
HFC User		University Pines, LLC		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411	
HFC Management Company		Lubbock Affordable Housing Network, LLC		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411	
HFC Sponsor		City of Lubbock		City of Lubbock		City of Lubbock		City of Lubbock		City of Lubbock		City of Lubbock	
HFC Governing Body of Sponsor		LHFC Board of Directors		LHFC Board of Directors		LHFC Board of Directors		LHFC Board of Directors		LHFC Board of Directors		LHFC Board of Directors	
Auditor Qualifications & Affiliations													
Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?		Yes		Yes		Yes		Yes		Yes		Yes	
Has the Auditor provided a resume demonstrating housing compliance audit experience?		Yes		Yes		Yes		Yes		Yes		Yes	
Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party?		Yes		Yes		Yes		Yes		Yes		Yes	
Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?		No		No		No		No		No		No	
Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement?		Yes		Yes		Yes		Yes		Yes		Yes	
Income & Rents Limits													
Does the Regulatory Agreement specify income limits?		No		No		No		No		No		No	
Are the income limits adjusted for household size?		Yes		Yes		Yes		Yes		Yes		Yes	
Are the income limits based on HUD income limits?		Yes		Yes		Yes		Yes		Yes		Yes	
Did the Development comply with the Available Unit Rule when a household became over-income?		Yes		Yes		Yes		Yes		Yes		Yes	
Does the Regulatory Agreement specify rent limits for Restricted Units?		No		No		No		No		No		No	
Are the rent limits based on HUD rental limits?		Yes		Yes		Yes		Yes		Yes		Yes	
Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)?		Yes		Yes		Yes		Yes		Yes		Yes	
Are rent limit adjusted for family size, as determined by HUD?		Yes		Yes		Yes		Yes		Yes		Yes	
What is the family-size adjustment specified by the Development's Regulatory Agreement?		NA		NA		NA		NA		NA		NA	
Units & Occupancy													
Restricted Units Occupied by Voucher Holders		0		Restricted Occupied Units		4		Non-Restricted Occupied Units		0		0	
Total Units (ALL)		4		Restricted Vacant Units		0		Non-Restricted Vacant Units		0		0	
				Total Restricted Units		4		Total Non-Restricted Units		0		0	
Triggering Events: Acquisition and Ownership Transfer													
Did a triggering event occur during the reporting period or any prior Tax Year?		No		No		No		No		No		No	
Set Asides													
Date first occupied by one or more tenants?		unknown		unknown		unknown		unknown		unknown		unknown	
Is the Development currently in lease up?		No		No		No		No		No		No	
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?		NA		NA		NA		NA		NA		NA	
Are Restricted Units equal in finishes and equipment to Non-Restricted units?		NA		NA		NA		NA		NA		NA	
Do Restricted Units have equal amenity and program access as Non-Restricted Units?		NA		NA		NA		NA		NA		NA	
Are Restricted Units proportionally distributed by unit type and income category?		NA		NA		NA		NA		NA		NA	
Did the Auditor receive photographic evidence and written certification confirming unit comparability?		NA		NA		NA		NA		NA		NA	
Marketing													
Does the Development's website include information about the Development and its compliance with Section 394.9026(c)(7)?		Yes		Yes		Yes		Yes		Yes		Yes	
Does the website include Housing Choice Voucher (HCV) acceptance policies?		Yes		Yes		Yes		Yes		Yes		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		Yes		Yes		Yes		Yes		Yes	
Vouchers													
Does the HFC User refrain from refusing to rent to households solely due to participation in the Housing Choice Voucher (HCV) program?		Yes		Yes		Yes		Yes		Yes		Yes	
Do leasing and screening policies avoid any provision that prohibits or discourages HCV participation?		Yes		Yes		Yes		Yes		Yes		Yes	
Does the Development avoid imposing a minimum income requirement on HCV households exceeding 250% of the tenant-paid portion of rent?		Yes		Yes		Yes		Yes		Yes		Yes	
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		Yes		Yes		Yes		Yes		Yes	
Did the Auditor review evidence of HCV marketing material consistent with Sections 394.9026?		Yes		Yes		Yes		Yes		Yes		Yes	
How many Restricted Units are occupied by HCV (Section 8) households?		0		0		0		0		0		0	
Lease & Policies													
Does the Development provide tenants with at least 30 days' written notice of non-renewal?		Yes		Yes		Yes		Yes		Yes		Yes	
Do lease agreements prohibit tenants from waiving required protections?		Yes		Yes		Yes		Yes		Yes		Yes	
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?		Yes		Yes		Yes		Yes		Yes		Yes	
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)?		Yes		Yes		Yes		Yes		Yes		Yes	
Audit Sample Summary													
Audit Sample		Item		Item		Item		Item		Item		Item	
Overall Sample meets minimum requirements?		YES		YES		YES		YES		YES		YES	
Move-In Sample meets minimum requirements?		YES		YES		YES		YES		YES		YES	
Recertification Sample meets minimum requirements?		YES		YES		YES		YES		YES		YES	
Is the Development currently in lease-up?		No		No		No		No		No		No	
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		Reporting		Reporting	
Is the Development required to submit an Audit Report?		Yes		Yes		Yes		Yes		Yes		Yes	
Does the Development submit an Audit Report by the deadline, with approved extensions?		Yes		Yes		Yes		Yes		Yes		Yes	
Does the Audit Report cover the full prior reporting year ending December 31 and include a rent roll for the same period?		Yes		Yes		Yes		Yes		Yes		Yes	
Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)?		Yes		Yes		Yes		Yes		Yes		Yes	
Was the annual service fee (\$35 per Restricted Unit in the sample or \$500 minimum) submitted with the Audit Report?		Yes		Yes		Yes		Yes		Yes		Yes	
Did the Audit Report include a one-time exemption application submitted to the Texas Comptroller's Office?		Yes		Yes		Yes		Yes		Yes		Yes	
Did the first Audit Report include all required supporting documentation?		Yes		Yes		Yes		Yes		Yes		Yes	
Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?		Yes		Yes		Yes		Yes		Yes		Yes	
Is the Development within sponsor boundaries, or—if outside those boundaries—has required approval been obtained or is the Development within the applicable transition period?		Yes-Within Boundaries		Yes-Within Boundaries		Yes-Within Boundaries		Yes-Within Boundaries		Yes-Within Boundaries		Yes-Within Boundaries	
Overall Chapter 394 Status:		Compliant		Compliant		Compliant		Compliant		Compliant		Compliant	
TDHCA Notes/Notations:		None		None		None		None		None		None	