



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Greg Abbott
GOVERNOR

www.tdhca.texas.gov

BOARD MEMBERS

Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, *Member*
Anna Maria Farias, *Member*
Holland Harper, *Member*
Ajay Thomas, *Member*

August 7, 2026

Writer's direct phone # (512) 475-4065
Email: shay.erickson@tdhca.texas.gov

Kenneth W. Fambro, II
Enclave Highlands, LP
Southlake, TX 76092
kfambro@ireg.us

RE: The Enclave at Arlington

Dear Kenneth W. Fambro, II:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Stephanie Naquin 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 Enclave Highlands, LP.

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, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: shay.erickson@tdhca.texas.gov.

Sincerely,

Shay Erickson
PFC Monitor

CC:stephanie.naquin@novoco.com; khood@ireg.us; dadair@ireg.us; info@garlandhfc.org; mayor@garlandtx.gov; mindy.cochran@arlingtontx.gov; mayor@arlingtontx.gov; citycouncil@arlingtontx.gov; econ.dev@cpa.texas.gov



221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



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: The Enclave at Arlington		Is the Regulatory Agreement (RA) properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 1249 Enclave Cir		Regulatory Agreement Effective Date: 3/23/2023							
HFC City, State Zip: Arlington, TX 76011		Does the development participate in other affordable programs? No		Development Type: New Construction					
Property County: Tarrant				Occupancy Type: General/Family					
HFC User Name: Enclave Highlands, LP		Jurisdictional Boundaries: Within Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted): 348					
		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)									
	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total			
80% AMI Units	0	0	0	0	0	178			
140% AMI Units	0	0	0	0	0	136			
Market Units	0	0	0	0	0	34			
Total Restricted Units	0	0	0	0	0	314			
Total Units (Restricted + Market)	0	0	0	0	0	348			
Development Contacts									
	Organization Name	City, State Zip							
	Property Name	Arlington, TX 76011							
	Texas Comptroller	Austin, TX 78751							
	Appraisal District	Tarrant Appraisal District							
	Individual Auditor	Stephanie Naquin							
	HFC User	Enclave Highlands, LP							
	HFC Management Company	Integrated Real Estate Group							
	HFC Sponsor	City of Arlington							
	Board Member	Arlington Housing Finance Corporation							
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?		Yes					
		Are the income limits adjusted for household size?		Yes					
		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?		NA					
		Does the Regulatory Agreement specify rent limits for Restricted Units?		No					
		Are the rent limits based on HUD rental limits?		NA					
		Are restricted unit rents <30% of the applicable income limit (adjusted for household size)?		NA					
		Are rent limit adjusted for family size, as determined by HUD?		NA					
		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?		NA					
		If "yes", are any recurring fees or charges required as a condition of occupancy?		NA					
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: N/A for Reporting YR 2025		Restricted Occupied Units: 91		Non-Restricted Occupied Units: 14					
Total Units (ALL): 348		Restricted Vacant Units: 222		Non-Restricted Vacant Units: 21					
		Total Restricted Units: 313		Total Non-Restricted Units: 35					
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? 9/5/2025									
Is the Development currently in lease up? Yes									
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? NA									
Are Restricted Units equal in finishes and equipment to Non-Restricted units? NA									
Do Restricted Units have equal amenity and program access as Non-Restricted Units? NA									
Are Restricted Units proportionally distributed by unit type and income category? NA									
Did the Auditor receive photographic evidence and written certification confirming unit comparability? NA									
Set-Aside - Select Only One Option									
Option 1:									
At Least 10% of units reserved for HH not earning more than 60% AMI NA									
At least 40% of units reserved for HH not earning more than 80% AMI NA									
Option 2:									
At Least 10% of units reserved for HH not earning more than 50% AMI NA									
At least 40% of units reserved for HH not earning more than 100% AMI NA									
Marketing									
		Does the Development's website include information about the Development and its compliance with Section 394.9026(c)(7)?		N/A for Reporting YR 2025					
		Does the website include Housing Choice Voucher (HCV) acceptance policies?		N/A for Reporting YR 2025					
		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.		N/A for Reporting YR 2025					
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 for Reporting YR 2025					
		Do leasing and screening policies avoid any provision that prohibits or discourages HCV participation?		N/A for Reporting YR 2025					
		Does the Development avoid imposing a minimum income requirement on HCV households exceeding 250% of the tenant-paid portion of rent?		N/A for Reporting YR 2025					
		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?		N/A for Reporting YR 2025					
		Did the Auditor review evidence of HCV marketing material consistent with Sections 394.9026?		N/A for Reporting YR 2025					
		How many Restricted Units are occupied by HCV (Section 8) households?		N/A for Reporting YR 2025					
Lease & Policies									
		Does the Development provide tenants with at least 30 days' written notice of non-renewal?		N/A for Reporting YR 2025					
		Do lease agreements prohibit tenants from waiving required protections?		N/A for Reporting YR 2025					
		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 for Reporting YR 2025					
		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 for Reporting YR 2025					
Audit Sample Summary									
		Audit Sample		Team					
		Overall Sample meets minimum requirements?		Yes					
		Move-In Sample meets minimum requirements?		Yes					
		Recertification Sample meets minimum requirements?		NA					
		Is the Development currently in lease-up?		Yes					
		If in lease-up, number of required files required for sample size:		19					
		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		Yes					
		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		Yes					
		Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements?		Yes					
		Geographic Boundaries		NA					
		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?		NA					
		Audit Sample		No					
		Did the Audit Sample contained non-compliance?		No					
		Overall Chapter 394 Status:		Compliant					
		TDHCA Notes/Notations:		None					