



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

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August 21, 2026

Writer's direct phone # (512) 876-9671  
Email: [Kendall.kauten@tdhca.texas.gov](mailto:Kendall.kauten@tdhca.texas.gov)

Ja'net Huling  
One Oaklake VIII, LLC  
Arlington, TX  
[mjhuling@bromptonchdc.org](mailto:mjhuling@bromptonchdc.org)

RE: Gateway Park

Dear Gateway Park Owner:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Patricia Murphy 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 Tarrant County Housing Finance Corporation. Enclosed is a copy of the Audit Report summary.

Events of noncompliance have been identified and detailed in the attached Findings Report with required corrective action. In accordance with TAC Section 394.9027(d) a copy of this notice will be sent to the Chief Appraiser of the appraisal district in which the development is located.

This notice begins the corrective action period. Supply all required documentation via Serv-U, no later than **February 17, 2027**, the last day of the corrective action period.

If you need a Serv-U account, email [hfc@tdhca.texas.gov](mailto:hfc@tdhca.texas.gov). Submissions must include a cover letter explaining, in detail, how each event of noncompliance was corrected.

**Remaining uncorrected noncompliance after the corrective action period deadline will result in a referral to the Texas Comptroller and Chief Appraiser, with a recommendation for loss of ad valorem tax exemption under Section 394.905 of the Texas Local Government Code for the Tax Year being Audited.**

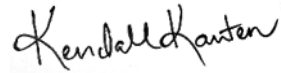


221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



If you have any questions about this monitoring report, please contact Kendall Kauten toll free in Texas at (800) 643-8204, directly at (512) 475-4047, or email: [Kendall.kauten@tdhca.texas.gov](mailto:Kendall.kauten@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Kendall Kauten". The signature is written in a cursive, flowing style.

Kendall Kauten  
Compliance Monitor

CC: [patricia@murphyhtc.com](mailto:patricia@murphyhtc.com); [ptad.cpa@cpa.texas.gov](mailto:ptad.cpa@cpa.texas.gov); [eileen@murphyhtc.com](mailto:eileen@murphyhtc.com); [anna@murphyhtc.com](mailto:anna@murphyhtc.com); [nick@murphyhtc.com](mailto:nick@murphyhtc.com); [pvera@ti-f.org](mailto:pvera@ti-f.org); [mjhuling@bromptonchdc.org](mailto:mjhuling@bromptonchdc.org); [tjohare@tarrantcountytx.gov](mailto:tjohare@tarrantcountytx.gov); [rfmiles@tarrantcountytx.gov](mailto:rfmiles@tarrantcountytx.gov); [alsimmons@tarrantcountytx.gov](mailto:alsimmons@tarrantcountytx.gov); [MHKrause@tarrantcountytx.gov](mailto:MHKrause@tarrantcountytx.gov); [mrramirez@tarrantcountytx.gov](mailto:mrramirez@tarrantcountytx.gov); [jim.ross@arlingtontx.gov](mailto:jim.ross@arlingtontx.gov); [mauricio.galante@arlingtontx.gov](mailto:mauricio.galante@arlingtontx.gov); [raul.gonzalez@arlingtontx.gov](mailto:raul.gonzalez@arlingtontx.gov); [nikkie.hunter@arlingtontx.gov](mailto:nikkie.hunter@arlingtontx.gov); [tom.ware@arlingtontx.gov](mailto:tom.ware@arlingtontx.gov); [brittney.garcia-dumas@arlingtontx.gov](mailto:brittney.garcia-dumas@arlingtontx.gov); [long.pham@arlingtontx.gov](mailto:long.pham@arlingtontx.gov); [bowie.hogg@arlingtontx.gov](mailto:bowie.hogg@arlingtontx.gov); [jason.shelton@arlingtontx.gov](mailto:jason.shelton@arlingtontx.gov)

CC:

**Audit Report**  
Gateway Park

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- TAC §10.1203(3)(B) requires that all Audit Reports include contact information for all Responsible Parties. The Audit Report did not contain the contact information for the board members of the HFC Sponsor. Ensure current contact information for all Responsible Parties is provided in the Audit Report.

CC:

## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

### DETAIL FINDINGS AND CORRECTIVE ACTION

HFC ID: AA26-220-0046  
HFC User: One Oaklake VIII, LLC  
Property Name: Gateway Park  
Address: 2500 S. Watson Road

Regulatory Agreement Date: 2/1/2003  
Audit Report Received Date: 7/31/2026  
Corrective Action Due Date: 2/17/2027

Audit Report Review Date: 8/12/2026

PROGRAM: HFC

#### PROPERTY FINDINGS

| Finding:      | Failure to comply with §10.1203(1)(C) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                               |                 |
|---------------|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Unit #        | Non-Compliance Date                   | Reason                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Corrective Action                                                                                                                                                                                                                                             | Correction Date |
| Property Wide | 7/31/2026                             | <p>TAC §10.1203(1)(C) requires the HFC User to provide the Auditor with all required documents prior to submission of the first Audit Report, including the underwriting assessment, applicable resolutions, board meeting minutes, the Regulatory Agreement, and the one-time exemption application submitted to the Texas Comptroller's office. These documents must be submitted to the Department with the first Audit Report.</p> <p>The Audit Report submitted to the Department did not contain the one-time exemption application submitted to the Texas Comptroller's office.</p> | <p>Ensure all required documents are provided to the Auditor prior to submission of the first Audit Report for the Development.</p> <p>Submit to the Department a copy of the one-time exemption application submitted to the Texas Comptroller's office.</p> |                 |

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 NameGateway Park Apartments

HFC Property Street Address2500 S. Watson Road

HFC City, State ZipArlington TX, 76104

Property CountyTarrant County

HFC User NameOne Oaklake VIII, LLC

Is the Regulatory Agreement (RA) properly recorded?Yes

Regulatory Agreement Effective Date2/1/2003

Does the development participate in other affordable programs?No

Jurisdictional BoundariesWithin Sponsor Boundaries

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

PRE or POST May 28, 2025 Development?PRE

Development TypeAcquisition

Occupancy TypeGeneral/Family

Total Number of Units in the Development (ALL Restricted & Unrestricted)204

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         | 44        | 28        | 11        | 87    |
| 65% AMI Units                     | 0          | 0         | 0         | 0         | 0         | 0     |
| 70% AMI Units                     | 0          | 0         | 0         | 0         | 0         | 0     |
| 80% AMI Units                     | 0          | 13        | 31        | 18        | 10        | 72    |
| 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: 150%+            | 0          | 4         | 17        | 8         | 2         | 31    |
| Market Units                      | 0          | 0         | 0         | 0         | 0         | 0     |
| Total Restricted Units            | 0          | 21        | 92        | 54        | 23        | 190   |
| Total Units (Restricted + Market) | 0          | 21        | 92        | 54        | 23        | 190   |

Development Contacts

|                               | Organization Name                             | City, State Zip     |
|-------------------------------|-----------------------------------------------|---------------------|
| Property Name                 | Gateway Park Apartments                       | Arlington TX, 76104 |
| Texas Comptroller             | Not provided                                  | Austin, TX 78753    |
| Appraisal District            | Tarrant County CAD                            | Not provided        |
| Individual Auditor            | Patricia Murphy, Eileen Compton, Anna Compton | Austin, Texas 78703 |
| HFC User                      | One Oaklake VIII, LLC                         | Not provided        |
| HFC Management Company        | Texas Inter-Faith Management                  | Not provided        |
| HFC Sponsor                   | Not provided                                  | Not provided        |
| HFC Governing Body of Sponsor | Not provided                                  | Not provided        |

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?Yes

Does the Regulatory Agreement specify rent limits for Restricted Units?NA

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?Yes

If "Yes", are any recurring fees or charges required as a condition of occupancy?Yes

Units & Occupancy

|                                              | Restricted Occupied Units | Non-Restricted Occupied Units |
|----------------------------------------------|---------------------------|-------------------------------|
| Restricted Units Occupied by Voucher Holders | 46                        | 11                            |
| Total Units (ALL)                            | 204                       | 3                             |
|                                              | Restricted Vacant Units   | Non-Restricted Vacant Units   |
|                                              | 11                        | 3                             |
|                                              | Total Restricted Units    | Total Non-Restricted Units    |
|                                              | 190                       | 14                            |

Triggering Events: Acquisition and Ownership Transfer

Did a triggering event occur during the reporting period or any prior Tax Year?No

Set Asides

Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?Yes

Are Restricted Units equal in finishes and equipment to Non-Restricted units?Yes

Do Restricted Units have equal amenity and program access as Non-Restricted Units?Yes

Are Restricted Units proportionally distributed by unit type and income category?Yes

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% AMIYes

At least 40% of units reserved for HH not earning more than 80% AMI

Option 2:

At Least 10% of units reserved for HH not earning more than 50% AMINo

At least 40% of units reserved for HH not earning more than 100% AMINo

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   |

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?No

Did the first Audit Report include all required supporting documentation?No

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, or—if outside those boundaries—has required approval been obtained or is the Development within the applicable transition period?Yes

Noncompliant: Pending

Overall Chapter 394 Status:Corrective Action

TDHCA Notes/Notations:See Detailed Findings