



## 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*

Graham Johnston  
TDI Real Estate  
Dallas, TX  
[graham.johnston@tdire.com](mailto:graham.johnston@tdire.com)

RE: Innova

TDI Real Estate:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Darnell Harris 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 Jefferson Innova.

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](mailto:christina.thompson@tdhca.texas.gov).

Sincerely,

Christina Thompson  
Team Lead, HFC and PFC Monitoring

CC: [darnell.harris@auxanocompliance.com](mailto:darnell.harris@auxanocompliance.com) ; [chelsea.truxillo@rpmiliving.com](mailto:chelsea.truxillo@rpmiliving.com) ; [phfced@gmail.com](mailto:phfced@gmail.com); [will.vanderstraaten@tdire.com](mailto:will.vanderstraaten@tdire.com) ; [twinklescc@pecostx.gov](mailto:twinklescc@pecostx.gov) ; [aoronacc@pecostx.gov](mailto:aoronacc@pecostx.gov); [hcarrascocc@pecostx.gov](mailto:hcarrascocc@pecostx.gov); [rgrahamcc@pecostx.gov](mailto:rgrahamcc@pecostx.gov); [vtrujillocc@pecostx.gov](mailto:vtrujillocc@pecostx.gov); [econ.dev@cpa.texas.gov](mailto:econ.dev@cpa.texas.gov)



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



## **Audit Report**

Innova

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. Ensure current contact information for all Responsible Parties is provided in the Audit Report.

|                                                                                                                                                                                                                    |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------|-----------|---------------------------------------|-------|--|--|
| 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 Innova                                                                                                                                                                                           |  | Is the Regulatory Agreement (RA) properly recorded? Yes                                                                              |           | PRE or POST May 28, 2025 Development? PRE                                    |           |                                       |       |  |  |
| HFC Property Street Address 2781 N Carroll Ave                                                                                                                                                                     |  | Regulatory Agreement Effective Date 12/6/2024                                                                                        |           | Development Type Acquisition                                                 |           |                                       |       |  |  |
| HFC City, State Zip Dallas, TX 75204                                                                                                                                                                               |  | Does the development participate in other affordable programs? No                                                                    |           | Occupancy Type General/Family                                                |           |                                       |       |  |  |
| HFC Property County Dallas                                                                                                                                                                                         |  | Jurisdictional Boundaries Outside Sponsor Boundaries                                                                                 |           | Total Number of Units in the Development (ALL Restricted & Unrestricted) 430 |           |                                       |       |  |  |
| HFC User Name TDI Real Estate                                                                                                                                                                                      |  | If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? Yes                                                    |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period? In the Transition Period   |           |                                                                              |           |                                       |       |  |  |
| Affordability Requirements - AMI Percentage by Bedroom Size (Post Developments Only)                                                                                                                               |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | Efficiency                                                                                                                           | 1 Bedroom | 2 Bedroom                                                                    | 3 Bedroom | 4 Bedroom                             | Total |  |  |
| 80% AMI Units                                                                                                                                                                                                      |  | 37                                                                                                                                   | 132       | 46                                                                           | 0         | 0                                     | 215   |  |  |
| 100% AMI Units                                                                                                                                                                                                     |  | 0                                                                                                                                    | 0         | 0                                                                            | 0         | 0                                     | 0     |  |  |
| 120% AMI Units                                                                                                                                                                                                     |  | 0                                                                                                                                    | 0         | 0                                                                            | 0         | 0                                     | 0     |  |  |
| 140% AMI Units                                                                                                                                                                                                     |  | 29                                                                                                                                   | 106       | 37                                                                           | 0         | 0                                     | 172   |  |  |
| Other AMI Units: (Add % here)                                                                                                                                                                                      |  | 0                                                                                                                                    | 0         | 0                                                                            | 0         | 0                                     | 0     |  |  |
| Market Units                                                                                                                                                                                                       |  | 7                                                                                                                                    | 27        | 9                                                                            | 0         | 0                                     | 43    |  |  |
| Total Restricted Units                                                                                                                                                                                             |  | 66                                                                                                                                   | 238       | 83                                                                           | 0         | 0                                     | 387   |  |  |
| Total Units (Restricted + Market)                                                                                                                                                                                  |  | 73                                                                                                                                   | 265       | 92                                                                           | 0         | 0                                     | 430   |  |  |
| Development Contacts                                                                                                                                                                                               |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| Organization Name                                                                                                                                                                                                  |  | City, State Zip                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| Property Name Jefferson at Central (Innova 50)                                                                                                                                                                     |  | Dallas, TX 75204                                                                                                                     |           |                                                                              |           |                                       |       |  |  |
| Texas Comptroller Don Huffines                                                                                                                                                                                     |  | Austin, TX 78753                                                                                                                     |           |                                                                              |           |                                       |       |  |  |
| Appraisal District Dallas CAD                                                                                                                                                                                      |  | Not Provided                                                                                                                         |           |                                                                              |           |                                       |       |  |  |
| Individual Auditor Darnell Harris                                                                                                                                                                                  |  | Rowlett, TX 75089                                                                                                                    |           |                                                                              |           |                                       |       |  |  |
| HFC User TDI Real Estate                                                                                                                                                                                           |  | Dallas, TX 75214                                                                                                                     |           |                                                                              |           |                                       |       |  |  |
| HFC Management Company BPM Living                                                                                                                                                                                  |  | Dallas, TX 75225                                                                                                                     |           |                                                                              |           |                                       |       |  |  |
| HFC Pecos Housing Finance Corporation                                                                                                                                                                              |  | Pecos, TX 79772                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| HFC Sponsor Pecos City Municipal Court Judge                                                                                                                                                                       |  | Pecos City Municipal Court Judge                                                                                                     |           |                                                                              |           |                                       |       |  |  |
| 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           |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | 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? Yes                                                          |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | 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? Yes                                                                   |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | What is the family-size adjustment specified by the Development's Regulatory Agreement? 1.5 Persons per Bedroom                      |           |                                                                              |           |                                       |       |  |  |
| Units & Occupancy                                                                                                                                                                                                  |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| Restricted Units Occupied by Voucher Holders 0                                                                                                                                                                     |  | Restricted Occupied Units 367                                                                                                        |           | Non-Restricted Occupied Units 28                                             |           |                                       |       |  |  |
| Total Units (ALL) 430                                                                                                                                                                                              |  | Restricted Vacant Units 20                                                                                                           |           | Non-Restricted Vacant Units 15                                               |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | Total Restricted Units 387                                                                                                           |           | Total Non-Restricted Units 43                                                |           |                                       |       |  |  |
| 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? 12/27/2024                                                                                                                                                             |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| Is the Development currently in lease up? No                                                                                                                                                                       |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| 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? No                                                                                                          |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
| 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                                                                               |           |                                                                              |           |                                       |       |  |  |
| 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? No                                                    |           |                                                                              |           |                                       |       |  |  |
| 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, or—if outside those boundaries—has required approval been obtained or is the Development within the applicable transition period? Yes                                |  |                                                                                                                                      |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | Overall Chapter 394 Status: Compliant                                                                                                |           |                                                                              |           |                                       |       |  |  |
|                                                                                                                                                                                                                    |  | TDHCA Notes/Notations: None                                                                                                          |           |                                                                              |           |                                       |       |  |  |