



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

RE: Jovia

Dear TDI Real Estate:

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



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: samari.smith@auxanocompliance.com; will.vanderstraaten@tdire.com; phfced@gmail.com; pecospha@earthlink.net; twinklescc@pecostx.gov; aoronacc@pecostx.gov; hcarrascocc@pecostx.gov; rgrahamcc@pecostx.gov; vtrujillocc@pecostx.gov; econ.dev@cpa.texas.gov;

Audit Report

Jovia

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: Jovia		Is the Regulatory Agreement (RA) is properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 1225 Interstate Highway 20 Grand Prairie, TX 75052		Regulatory Agreement Effective Date: 12/20/2024		Development Type: Acquisition					
HFC City, State Zip: Grand Prairie, TX 75052		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): 380					
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		0	123	60	8	0	191		
100% AMI Units		0				0	0		
120% AMI Units		0				0	0		
140% AMI Units		0	107	44	1	0	152		
Other AMI Units: (Add % here)		0				0	0		
Market Units		0	11	14	12	0	37		
Total Restricted Units		0	230	104	9	0	343		
Total Units (Restricted + Market)		0	241	118	21	0	380		
Development Contacts									
Organization Name		City, State Zip							
Property Name		Jefferson Lake Ridge LLC / Jovia		Grand Prairie, TX 75052					
Texas Comptroller		Not Provided		Austin, TX 78753					
Appraisal District		Dallas Central Appraisal District		Dallas, TX 75247					
Individual Auditor		Samari Smith		Not Provided					
HFC User		TDI Real Estate		Dallas, TX 75214					
HFC Management Company		ZRS Management		Not Provided					
HFC		Pecos Housing Finance Corporation		Pecos, TX 79772					
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							
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: 0		Restricted Occupied Units: 323		Non-Restricted Occupied Units: 31					
Total Units (ALL): 380		Restricted Vacant Units: 20		Non-Restricted Vacant Units: 6					
		Total Restricted Units: 343		Total Non-Restricted Units: 37					
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? N/A									
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? Yes									
Audit Sample Summary									
		Audit Sample		Item					
		Overall Sample meets minimum requirements? NO							
		Move-In Sample meets minimum requirements? YES							
		Recertification Sample meets minimum requirements? NO							
		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? 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							
		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? In the Transition Period					
		Audit Sample		Did the Audit Sample contain non-compliance? Yes					
				Noncompliant: See Findings Report					
		Overall Chapter 394 Status: TDHCA Notes/Notations:							

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

HFC ID: AA26-057-0028
HFC User: TDI Real Estate
Property Name: Jovia
Address: 1225 Interstate Hwy 20 Grand Prairie, TX 75052

Regulatory Agreement Date: 12/20/2024
Audit Report Received Date: 7/31/2026
Corrective Action Due Date: 2/17/2027

Audit Report Review Date: 8/19/2029

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1204(2)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	7/31/2026	TAC §10.1204(2) requires the file sample must contain at least 20% of the total number of Restricted Units, not to exceed 50 household files, with at least 75% of files from newly moved-in households and at least 10% from households that have recertified. The audit file sample in the Audit Report did not meet the minimum threshold of 20% of Restricted Units. A total of 343 Restricted Units exist at the property, requiring a sample of 50 household files. The audit sample submitted contained 40 household files.	Submit for Department review copies of the application(s), income and asset verifications, executed Income Certification, lease contract, and applicable lease addendums for ten (10) households that moved into income-restricted units during 2025, in accordance with TAC §10.1204(2).	