



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 23, 2026

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

Greg Giessner
Grand Prairie Housing Finance Company
Grand Prairie, TX
ggiessner@yahoo.com

RE: Mountain Creek Retirement Living

Dear Grand Prairie Housing Finance Company:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Darnell Harris on August 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 Independent Senior Living Center. 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 **April 21, 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.



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 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: Darnell.harris@auxanocompliance.com; ecoleman@gptx.org; sj@jacksonproperty.com; mayorronjensen@gptx.org; jclemons@gptx.org; jacquinheaden@gptx.org; chappelleforcouncil@gmail.com; johnlopez@gptx.org; tonyshotwell@gptx.org; kgjohnson@gptx.org; bessyeams@gptx.org; Rodney@RodneyAnderson.org; econ.dev@cpa.texas.gov

Audit Report
Mountain Creek Retirement Living

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: Mountain Creek Retirement Living		Is the Regulatory Agreement (RA) is properly recorded?		No		PRE or POST May 28, 2025 Development?		PRE					
HFC Property Street Address: 2305 Corn Valley Road		Regulatory Agreement Effective Date		Unknown		Development Type		Acquisition					
HFC City, State Zip: Grand Prairie, TX 75051		Does the development participate in other affordable programs?		Yes		Occupancy Type		Elderly					
HFC Property County: Dallas		Jurisdictional Boundaries		Within Sponsor Boundaries		Total Number of Units in the Development (ALL Restricted & Unrestricted)		124					
HFC User Name: Grand Prairie Housing Finance Company		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	
Other AMI Units: (Add % here)		18		84		22		0		0		124	
		0		0		0		0		0		0	
Market Units		0		0		0		0		0		0	
Total Restricted Units		18		84		22		0		0		124	
Total Units (Restricted + Market)		18		84		22		0		0		124	
Development Contacts													
Organization Name		City, State Zip		City, State Zip									
Property Name		Mountain Creek Retirement Living		Grand Prairie, TX 75051									
Texas Comptroller		Not Provided		Austin, TX 78753									
Appraisal District		Dallas Central Appraisal District		Dallas, Texas 75247									
Individual Auditor		Darnell Harris		Rowlett, TX 75089									
HFC User		Grand Prairie Housing Finance Company		Grand Prairie, Texas 75051									
HFC Management Company		Jackson Property Company		Arlington, TX 76063									
HFC Sponsor		City of Grand Prairie		City of Grand Prairie									
HFC Governing Body of Sponsor		Grand Prairie City Council		Grand Prairie, Texas									
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?		Not Provided									
		Are the income limits adjusted for household size?		Not Provided									
		Are the income limits based on HUD income limits?		Not Provided									
		Did the Development comply with the Available Unit Rule when a household became over-income?		Not Provided									
		Does the Regulatory Agreement specify rent limits for Restricted Units?		Not Provided									
		Are the rent limits based on HUD rental limits?		Not Provided									
		Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)?		Not Provided									
		Are rent limit adjusted for family size, as determined by HUD?		Not Provided									
		What is the family-size adjustment specified by the Development's Regulatory Agreement?		Not Provided									
Units & Occupancy													
Restricted Units Occupied by Voucher Holders		1		Restricted Occupied Units		91		Non-Restricted Occupied Units		0			
				Restricted Vacant Units		33		Non-Restricted Vacant Units		0			
Total Units (ALL)		124		Total Restricted Units		124		Total Non-Restricted Units		0			
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?		4/17/2014											
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											
Marketing													
		Does the Development's website include information about the Development and its compliance with Section 394.9026(c)(7)?		Yes									
		Does the website include Housing Choice Voucher (HCV) acceptance policies?		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									
Vouchers													
		Does the HFC User refrain from refusing to rent to households solely due to participation in the Housing Choice Voucher (HCV) program?		Yes									
		Do leasing and screening policies avoid any provision that prohibits or discourages HCV participation?		Yes									
		Does the Development avoid imposing a minimum income requirement on HCV households exceeding 250% of the tenant-paid portion of rent?		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									
		Did the Auditor review evidence of HCV marketing material consistent with Sections 394.9026?		Yes									
		How many Restricted Units are occupied by HCV (Section 8) households?		1									
Lease & Policies													
		Does the Development provide tenants with at least 30 days' written notice of non-renewal?		Yes									
		Do lease agreements prohibit tenants from waiving required protections?		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									
		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									
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: 8/31/2026									
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?		No									
		Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Sens-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		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									
		Non-compliant: See Detail											
		Overall Chapter 394 Status:		Findings Report									
		TDHCA Notes/Notations:		TA Issued									

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

HFC ID: AA26-057-0076
HFC User: Grand Prairie Housing Finance Company
Property Name: Mountain Creek Retirement Living
Address: 2305 Corn Valley Road Grand Prairie, TX 75051

Regulatory Agreement Date: None
Audit Report Received Date: 8/31/2026
Corrective Action Due Date: 4/21/2027

Audit Report Review Date: 10/22/2026

PROGRAM: HFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1203(1)(C)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	8/31/2026	<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>	Submit to the Department a copy of the one-time exemption application submitted to the Texas Comptroller's office.	

Finding: Failure to comply with §10.1203(4)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	8/31/2026	<p>TAC §10.1203(4) requires the HFC User to submit an annual service fee to the Department by June 1 of each year, in the amount of the greater of \$35 per Restricted Unit included in the audit sample or \$500, tendered by check, money order, payable to the Texas Department of Housing and Community Affairs.</p> <p>The annual service fee received by the Department for this property was \$500. The audit sample submitted to the Department was twenty-five (25) units. The correct annual fee amount is \$875.</p>	<p>To correct, submit the remaining balance of \$375 toward the \$875 to the Department, in accordance with TAC §10.1203(4).</p> <p>Payments must be paid by check or money order payable to the Texas Department of Housing and Community Affairs and either delivered to 221 E. 11th St., Austin, TX 78701, or mailed to PO Box 13941, Austin, TX 78711-3941.</p> <p>Payment must include the completed HFC Annual Service Fee Form, available on the Department's website: https://www.tdhca.texas.gov/housing-finance-corporation-compliance-monitoring</p>	

Finding: Failure to comply with §10.1203(1)(C)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	8/31/2026	<p>TAC §10.1203(1)(C) requires that the Regulatory Agreement be submitted to the Department with the Development's initial Audit Report.</p> <p>The Regulatory Agreement is defined as--A Land Use Restriction Agreement (LURA), Ground Lease, Deed Restriction, or any similar restrictive instrument that is recorded in the real property records of the county in which the Development is located or an agreement between the HFC and HFC User which is not recorded in the real property records.</p> <p>The Audit Report submitted to the Department did not contain the Regulatory Agreement.</p>	Submit to the Department a copy of the property's Regulatory Agreement.	