



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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August 7, 2026

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Eli Neuberg
Neurock of Destino LP
Cedarhurst, NY 11516
eli@neurockcapital.com

RE: Neurock of Destino

Dear Neurock of Destino 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 Grand Prairie Housing Finance Corporation.

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 Kendall Kauten toll free in Texas at (800) 643-8204, directly at (512) 475-4047, or email: Kendall.kauten@tdhca.texas.gov.

Sincerely,

Monitor Signature

Kendall Kauten
Compliance Monitor

CC: patricia@murphyhtc.com; eli@neurockcapital.com; shiran@neurockcapital.com; cynthia@npmresi.com; sj@jacksonproperty.com; ptad.cpa@cpa.texas.gov; mayorronjensen@gptx.org; jclmson@gptx.org; jacquinheaden@gptx.org; chappelleforcouncil@gmail.com; johnlopez@gptx.org; tonyshotwell@gptx.org; kgjohnson@gptx.org; bessyeadamsgptx.org; rodney@rodneyanderson.org; ptad.cpa@cpa.texas.gov



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Audit Report
Neurock of Destino

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.

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	NeuRock of Destino	Is the Regulatory Agreement (RA) properly recorded?	Yes	PRE or POST May 28, 2025 Development?	PRE		
HFC Property Street Address	2815 Osler dr	Regulatory Agreement Effective Date	12/17/2024	Development Type	Acquisition		
HFC City, State Zip	Grand Prairie, TX 75051	Does the development participate in other affordable programs?	No	Occupancy Type	General/Family		
Property County	0	Jurisdictional Boundaries	Within Sponsor Boundaries	Total Number of Units in the Development (ALL Restricted & Unrestricted)	192		
HFC User Name	Neurock of Destino LP	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	
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	6	10	2	0	18	
65% AMI Units	0	0	0	0	0	0	
70% AMI Units	0	0	0	0	0	0	
80% AMI Units	0	54	88	14	0	156	
100% AMI Units	0	0	0	0	0	0	
120% AMI Units	0	0	0	0	0	0	
140% AMI Units	0	6	10	2	0	18	
Other AMI Units (Add % here)	0	0	0	0	0	0	
Market Units	0	0	0	0	0	0	
Total Restricted Units	0	66	108	18	0	192	
Total Units (Restricted + Market)	0	66	108	18	0	192	
Development Contacts							
Organization Name		City, State Zip					
Property Name		Grand Prairie, TX 75051					
Texas Comptroller		Austin, TX 78753					
Appraisal District		0					
Individual Auditor		0					
HFC User		Neurock of Destino LP					
HFC Management Company		NPM Residential					
HFC Sponsor		GPHFC Destino GP, LLC					
HFC Governing Body of Sponsor		0					
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?				Yes			
Are the rent limits based on HUD rental limits?				No			
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			
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 Units Occupied by Voucher Holders	0	Restricted Occupied Units	159	Non-Restricted Occupied Units	0		
Total Units (ALL)	192	Restricted Vacant Units	33	Non-Restricted Vacant Units	0		
		Total Restricted Units	192	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			
If "Yes", please select the type of triggering event:				NA			
If applicable, date of the triggering event:				NA			
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?	NA						
Set-Aside - Select Only One Option							
Option 1:							
At least 10% of units reserved for HH not earning more than 60% AMI		Yes					
At least 40% of units reserved for HH not earning more than 80% AMI		Yes					
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)?				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?				NA			
How many Restricted Units are occupied by HCV (Section 8) households?				0			
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?		NA					
Is the Development currently in lease-up?		No					
In lease-up, number of required files required for sample size		NA					
Lease-up Development meets minimum requirements		NA					
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				Yes			
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:				NA			