



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

Integrated Frankford Class A SLP, LLC
Southlake, TX
Clozano@ireg.us

RE: One90 Frankford Apartment Homes

Dear Integrated Frankford Class A SLP, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Darnell Harris 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 Enclave at Frankford Apartments.

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.

Sincerely,

Christina Thompson
Team Lead, HFC and PFC Monitoring

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Audit Report

One90 Frankford Apartment Homes

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.

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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: One90 Frankford Apartment Homes		Is the Regulatory Agreement (RA) is properly recorded? Yes		PRE or POST May 28, 2025 Development? PRE					
HFC Property Street Address: 3301 President George Bush Turnpike		Regulatory Agreement Effective Date: 4/26/2021		Development Type: New Construction					
HFC City, State Zip: Dallas, TX 75287		Does the development participate in other affordable programs? Yes		Occupancy Type: General/Family					
HFC Property County: Denton		Jurisdictional Boundaries: Outside Sponsor Boundaries		Total Number of Units in the Development (All Restricted & Unrestricted): 380					
HFC User Name: Integrated Frankford Class A SLP, LLC		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? Still 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		23	125	45	1	0	194		
100% AMI Units		0	0	0	0	0	0		
120% AMI Units		0	0	0	0	0	0		
140% AMI Units		7	39	89	13	0	148		
Other AMI Units (Add % here)		0	0	0	0	0	0		
Market Units		3	18	15	2	0	38		
Total Restricted Units		30	164	134	14	0	342		
Total Units (Restricted + Market)		33	182	149	16	0	380		
Development Contacts									
Organization Name		City, State Zip							
Property Name		Dallas, TX 75287							
Texas Comptroller Acting - Kelly Hancock		Austin, TX 78753							
Appraisal District		Denton CAD							
Individual Auditor		Darnell Harris							
HFC User		Integrated Frankford Class A SLP, LLC							
HFC Management Company		Not Provided							
HFC Sponsor		Not Provided							
HFC Governing Body of Sponsor		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? 1.0 Person per Bedroom							
Units & Occupancy									
Restricted Units Occupied by Voucher Holders: 0		Restricted Occupied Units: 328		Non-Restricted Occupied Units: 18					
Total Units (ALL): 380		Restricted Vacant Units: 14		Non-Restricted Vacant Units: 20					
		Total Restricted Units: 342		Total Non-Restricted Units: 38					
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? 5/1/2024				Set-Aside - Select Only One Option					
Is the Development currently in lease up? No				Option 1:					
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? Yes				At Least 10% of units reserved for HH not earning more than 50% AMI NA					
Are Restricted Units equal in finishes and equipment to Non-Restricted units? Yes				At least 40% of units reserved for HH not earning more than 80% AMI NA					
Do Restricted Units have equal amenity and program access as Non-Restricted Units? Yes				Option 2:					
Are Restricted Units proportionally distributed by unit type and income category? Yes				At Least 10% of units reserved for HH not earning more than 50% AMI NA					
Did the Auditor receive photographic evidence and written certification confirming unit comparability? Yes				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)? NA							
		Does the website include Housing Choice Voucher (HCV) acceptance policies? NA							
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.		NA							
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? NA							
		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)? NA							
Audit Sample Summary									
		Audit Sample		n/m					
		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							
		Was the Audit Report submitted in the Department-prescribed manner through the Department's file transfer system (Serv-U/File Serve)? No							
		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? Still in the transition period.							
		Overall Chapter 394 Status: Compliant							
		TDHCA Notes/Notations: TA Issued							