



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS

Leo Vasquez, *Chair*
Kenny Marchant, *Vice Chair*
Cindy Conroy, *Member*
Anna Maria Farias, *Member*
Holland Harper, *Member*
Ajay Thomas, *Member*

September 25, 2026

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

Shari Flynn
University Pines, LLC
Lubbock, Texas
sflynn@lubbockhousing.com

RE: Sherman Village Apartments

Dear University Pines, LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Juanita Sanchez 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 Sherman Village 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,

A handwritten signature in black ink, appearing to be "CT" followed by a flourish.

Christina Thompson
Team Lead, HFC and PFC Monitoring

CC: juanita@sanchezcompliance.com; econ.dev@cpa.texas.gov; pdannevik@vistabank.com;
thyden@lubbockhousing.com; bhowerton@mylubbock.us; lahn@lubbockhousing.com; LHFC@LubbockHousing.com



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



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: Sherman Village Apartments		Is the Regulatory Agreement (RA) is properly recorded?		No		PRE or POST May 28, 2025 Development?		PRE									
HFC Property Street Address: 6502 Sherman Avenue		Regulatory Agreement Effective Date		NA		Development Type		Acquisition									
HFC City, State Zip: Lubbock, Texas 79412		Does the development participate in other affordable programs?		Yes		Occupancy Type		General/Family									
HFC Property County: Lubbock County		Jurisdictional Boundaries		Within Sponsor Boundaries		Total Number of Units in the Development (All Restricted & Unrestricted)		16									
HFC User Name: University Pines, LLC		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					
0		0		15		0		0		0		15					
Other AMI Units: (Add % here)		0		0		0		0		0		0					
Market Units		0		15		0		0		0		15					
Total Restricted Units		0		15		0		0		0		15					
Total Units (Restricted + Market)		0		16		0		0		0		16					
Development Contacts																	
Organization Name		City, State Zip		City, State Zip		City, State Zip		City, State Zip		City, State Zip		City, State Zip					
Property Name		Sherman Village Apartments		Lubbock, Texas 79412		Lubbock, Texas 79412		Lubbock, Texas 79412		Lubbock, Texas 79412		Lubbock, Texas 79412					
Texas Comptroller		0		Austin, TX 78753		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411					
Appraisal District		Lubbock Central Appraisal District		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411					
Individual Auditor		Juanita Sanchez		Cedar Park, Texas 78630		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411					
HFC User		University Pines, LLC		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411					
HFC Management Company		Lubbock Affordable Housing Network, LLC		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411		Lubbock, Texas 79411					
HFC Sponsor		City of Lubbock		City of Lubbock		City of Lubbock		City of Lubbock		City of Lubbock		City of Lubbock					
HFC Governing Body of Sponsor		Lubbock City Council		Lubbock City Council		Lubbock City Council		Lubbock City Council		Lubbock City Council		Lubbock City Council					
Auditor Qualifications & Affiliations																	
Does the Auditor have a current Certified Occupancy Specialist (COS) or equivalent certification?		Yes		Yes		Yes		Yes		Yes		Yes					
Has the Auditor provided a resume demonstrating housing compliance audit experience?		Yes		Yes		Yes		Yes		Yes		Yes					
Is the Auditor free from any financial, ownership, or management interest in the Development or any Responsible Party?		Yes		Yes		Yes		Yes		Yes		Yes					
Is the Auditor currently serving, or has the Auditor previously served, as the Management Agent for this Development?		Yes		Yes		Yes		Yes		Yes		Yes					
Has the HFC User complied with the three-year rotation and, if applicable, the two-year cooling-off requirement?		Yes		Yes		Yes		Yes		Yes		Yes					
Income & Rents Limits																	
Does the Regulatory Agreement specify income limits?		No		Yes		Yes		Yes		Yes		Yes					
Are the income limits adjusted for household size?		Yes		Yes		Yes		Yes		Yes		Yes					
Are the income limits based on HUD income limits?		Yes		Yes		Yes		Yes		Yes		Yes					
Did the Development comply with the Available Unit Rule when a household became over-income?		Yes		Yes		Yes		Yes		Yes		Yes					
Does the Regulatory Agreement specify rent limits for Restricted Units?		No		Yes		Yes		Yes		Yes		Yes					
Are the rent limits based on HUD rental limits?		Yes		Yes		Yes		Yes		Yes		Yes					
Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)?		NA		Yes		Yes		Yes		Yes		Yes					
Are rent limit adjusted for family size, as determined by HUD?		Yes		Yes		Yes		Yes		Yes		Yes					
What is the family-size adjustment specified by the Development's Regulatory Agreement?		NA		Yes		Yes		Yes		Yes		Yes					
Units & Occupancy																	
Restricted Units Occupied by Voucher Holders		0		Restricted Occupied Units		15		Non-Restricted Occupied Units		1		1					
Total Units (ALL)		16		Restricted Vacant Units		0		Non-Restricted Vacant Units		0		0					
				Total Restricted Units		15		Total Non-Restricted Units		1		1					
Triggering Events: Acquisition and Ownership Transfer																	
Did a triggering event occur during the reporting period or any prior Tax Year?		No		Yes		Yes		Yes		Yes		Yes					
Set Asides																	
Date first occupied by one or more tenants?		unknown		Is the Development currently in lease up?		No		Set-Aside - Select Only One Option									
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units?		NA		At Least 10% of units reserved for HH not earning more than 60% AMI		NA		At Least 40% of units reserved for HH not earning more than 80% AMI		NA		NA					
Are Restricted Units equal in finishes and equipment to Non-Restricted units?		NA		Option 2:		At Least 10% of units reserved for HH not earning more than 50% AMI		At Least 40% of units reserved for HH not earning more than 100% AMI		NA		NA					
Do Restricted Units have equal amenity and program access as Non-Restricted Units?		NA		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		NA					
Are Restricted Units proportionally distributed by unit type and income category?		NA		At Least 40% of units reserved for HH not earning more than 100% AMI		NA		At Least 40% of units reserved for HH not earning more than 100% AMI		NA		NA					
Did the Auditor receive photographic evidence and written certification confirming unit comparability?		NA		At Least 40% of units reserved for HH not earning more than 100% AMI		NA		At Least 40% of units reserved for HH not earning more than 100% AMI		NA		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		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		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?		0		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		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		Does the Development currently in lease-up?		No											
Audit Sample Summary																	
Overall Sample meets minimum requirements?		YES		Move-In Sample meets minimum requirements?		NO		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.										Audit Received Date:		7/31/2026					
Report Due Date: 6/1/2026		Current Reporting Year: 2026		PRELIMINARY COMPLIANCE INDICATORS		Reporting		Is the Development required to submit an Audit Report?		Yes		Does 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			
				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?		NA		Overall Chapter 394 Status:		Compliant	
				TDHCA Notes/Notations:		None											