TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

August 28, 2026

Writer's direct phone # (512) 876-9671
Email: Kendall.kauten@tdhca.texas.gov

Daniel Twito
CCHFC Sierra Gardens MM, LLC
Fort Worth, TX
daniel@livenjoymgt.com

RE: Sierra Gardens

Dear Sierra Gardens Owner:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Yvette Rodriguez 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 Garland Housing Finance Corporation. 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 24, 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 Kendall Kauten toll free in Texas at (800) 643-8204, directly at (512) 475-4047, or email: Kendall.kauten@tdhca.texas.gov.

Sincerely,

Kendall Kauten
Compliance Monitor

CC: ptad.cpa@cpa.texas.gov; daniel@livenjoymgt.com; sofia.benavides@co.cameron.tx.us; joey.lopez@co.cameron.tx.us; dagarza@co.cameron.tx.us; gus.ruiz@co.cameron.tx.us; mark.yates@co.cameron.tx.us; yvette@premiercomplianceconsulting.com; saraa@leasepoitnguard.com

CC:

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

HFC ID: AA26-220-0061
HFC User: CCHFC Sierra Gardens MM, LLC
Property Name: Sierra Gardens (CCHFC Sierra Gardens MM, LLC)
Address: 2200 Taxaco Road, Fort Worth TX 76116

Regulatory Agreement Date: 5/22/2025
Audit Report Received Date: 7/31/2026
Corrective Action Due Date: 2/24/2027

Audit Report Review Date: 8/25/2026

PROGRAM: HFC

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 Auditor to use the Department's HFC monitoring forms available on the website. 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 212 Restricted Units exist at the property, requiring a sample of (forty-three) 43 household files. The audit sample submitted contained 0 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 forty-three (43) households that moved into income-restricted units during 2025, in accordance with TAC §10.1204(2).	

Finding: Failure to comply with §10.1203(4)

Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	7/31/2026	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. The annual service fee has not been received by the Department.	Submit the required annual service fee to the Department in accordance with TAC §10.1203(4). The fee 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.	

Finding: Failure to comply with §10.1203(3)

Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	7/31/2026	TAC §10.1203(3)(B) requires that all Audit Reports include contact information for all Responsible Parties. The Audit Report did not include information for the following Responsible Parties: Management Company, HFC, HFC User, HFC Sponsor, HFC Governing Body of Sponsor.	Submit for Department review the current contact information for all Responsible Parties HFC, HFC User, HFC Sponsor and the HFC Governing Body of Sponsor.	

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: Sierra Gardens (CCHFC Sierra Gardens MM, LLC)
HFC Property Street Address: 2200 Taxaco Road,
HFC City, State Zip: Fort Worth TX 76116
Property County: Tarrant
HFC User Name: Not provided

Is the Regulatory Agreement (RA) is properly recorded? Yes
Regulatory Agreement Effective Date: 5/22/2025
Does the development participate in other affordable programs? No
Jurisdictional Boundaries: Outside Sponsor Boundaries
If Outside Sponsor Boundaries, was the Development acquired by Sept. 1, 2025? No
If Outside Sponsor Boundaries, has approval been obtained or is the Development in the transition period? NA

PRE or POST May 28, 2025 Development? PRE
Development Type: Acquisition
Occupancy Type: General/Family
Total Number of Units in the Development (ALL Restricted & Unrestricted): 232

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	16	8	0	0	24
65% AMI Units	0	0	0	0	0	0
70% AMI Units	0	0	0	0	0	0
80% AMI Units	2	66	24	2	0	94
100% AMI Units	0	0	0	0	0	0
120% AMI Units	0	0	0	0	0	0
140% AMI Units	1	58	31	4	0	94
Other AMI Units: [Add % here]	0	0	0	0	0	0
Market Units	1	13	7	2	0	23
Total Restricted Units	3	140	63	6	0	212
Total Units (Restricted + Market)	4	153	70	8	0	235

Development Contacts

	Organization Name	City, State Zip
Property Name	Sierra Gardens (CCHFC Sierra Gardens MM, LLC	Fort Worth TX 76116
Texas Comptroller	Not provided	Austin, TX 78753
Appraisal District	Not provided	Not provided
Individual Auditor	Yvette Rodriguez	Georgetown, TX 78628
HFC User	Not provided	Not provided
HFC Management Company	Not provided	Not provided
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

Income & Rents Limits

Does the Regulatory Agreement specify income limits? Yes
Are the income limits adjusted for household size? NA
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? No
Are the rent limits based on HUD rental limits? NA
Are restricted unit rents ≤30% of the applicable income limit (adjusted for household size)? NA
Are rent limit adjusted for family size, as determined by HUD? NA
What is the family-size adjustment specified by the Development's Regulatory Agreement? NA

Units & Occupancy

Restricted Units Occupied by Voucher Holders: 1
Total Units (ALL): 232

Restricted Occupied Units: 183
Restricted Vacant Units: 29
Total Restricted Units: 212

Non-Restricted Occupied Units: 21
Non-Restricted Vacant Units: 2
Total Non-Restricted Units: 23

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? Not provided
Is the Development currently in lease up? No
Do Restricted Units have comparable square footage and floor plans as Non-Restricted Units? NA
Are Restricted Units equal in finishes and equipment to Non-Restricted units? NA
Do Restricted Units have equal amenity and program access as Non-Restricted Units? NA
Are Restricted Units proportionally distributed by unit type and income category? NA
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: NA
At least 40% of units reserved for HH not earning more than 80% AMI: NA

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

Audit Sample Summary

Audit Sample	Item
Overall Sample meets minimum requirements?	NO
Move-In Sample meets minimum requirements?	NO
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? No
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? No

Auditor

Does the Auditor meet independence and qualification standards and comply with applicable rotation and cooling-off requirements? No

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: Noncompliant: Pending Corrective Action
TDHCA Notes/Notations: See Detailed Findings