



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 11, 2026

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

Christina Lozano
Enclave on Golden Triangle Investors, LP
Southlake, TX
clozano@ireg.us

RE: Three77 Park Apartment Homes

Dear Enclave on Golden Triangle Investors, LP:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Housing Facility Corporation (HFC) Audit Report submitted by Kelly Prejean 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 Three77 Park Apartment Homes located at 5601 Golden Triangle Boulevard in Fort Worth, Texas.

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

CC: Kelly.Prejean@auxanocompliance.com; econ.dev@cpa.texas.gov; info@three77park.com



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Audit Report
Three77 Park 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.

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	Three77 Park Apartment Homes	Is the Regulatory Agreement (RA) properly recorded?	No	PRE or POST May 28, 2025 Development?	PRE		
HFC Property Street Address	5001 Golden Triangle Blvd	Regulatory Agreement Effective Date	4/18/2005	Development Type	Acquisition		
HFC City, State Zip	Fort Worth, TX 76244	Does the development participate in other affordable programs?	No	Occupancy Type	Other		
Property County	Tarrant	Jurisdictional Boundaries	Within Sponsor Boundaries	Total Number of Units in the Development (All Restricted & Unrestricted)	307		
HFC User Name	Enclave on Golden Triangle Investors, 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	
80% AMI Units	0	86	68	2	0	156	
100% AMI Units	0	0	0	0	0	0	
120% AMI Units	0	0	0	0	0	0	
140% AMI Units	0	0	0	0	0	0	
Other AMI Units: (Add % here)	0	0	0	0	0	0	
Market Units	0	78	67	6	0	151	
Total Restricted Units	0	86	68	2	0	156	
Total Units (Restricted + Market)	0	164	135	8	0	307	
Development Contacts							
	Organization Name	City, State Zip					
	Property Name	Three77 Park Apartment Homes	Fort Worth, TX 76244				
	Texas Comptroller	Acting-Kelly Hancock	Austin, TX 78753				
	Appraisal District	Tarrant CAD	For Worth, TX 76118				
	Individual Auditor	Kelly Trejean	Rowlett, TX 75089				
	HFC User	Enclave on Golden Triangle Investors, LP	Southlake, TX 76092				
	HFC Management Company	Integrated Lifestyles	Southlake, TX 76092				
	HFC Sponsor	Not Provided	Not Provided				
	HFC Governing Body of Sponsor	City of Fort Worth	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?				No			
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?				No			
Are the rent limits based on HUD rental limits?				Yes			
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?				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	143	Non-Restricted Occupied Units	137		
Total Units (All)	307	Restricted Vacant Units	13	Non-Restricted Vacant Units	14		
		Total Restricted Units	156	Total Non-Restricted Units	151		
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?	11/16/2019						
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						
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		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					
Audit Sample Summary							
Overall Sample meets minimum requirements?		Audit Sample		Item			
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			
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 (ServeU/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							
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:				Compliant			
TDHCA Notes/Notations:				None			