



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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April 11, 2025

Writer's direct phone # (512) 475-4065
Email: shay.erickson@tdhca.texas.gov

Kenneth W. Fambro, II
Enclave Gateway LP dba One90 Gateway
Plano, TX
Dadair@ireg.us

RE: Enclave Gateway LP dba One90 Gateway

Dear Mr. Fambro, II:

The Texas Department of Housing and Community Affairs (Department) received documentation on February 17, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development, LLC on December 16, 2024. Corrective action was due on March 30, 2025.

The documentation submitted was determined to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement**, concerning the provision outlined in Section 3(e) of the Development's Regulatory Agreement be included in all leases for Low-Moderate Income Units. Please refer to the attached Finding Report for further details.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting the Development's unit set-aside requirement has been dropped.

Please note, in accordance with the Department's PFC rule and the Texas Local Government Code Chapter 303, the Department will not accept or review any additional corrective action documentation resulting from this audit submission.

The next Audit report is due June 1, 2025, for reporting year ending December 31, 2024.



If you have any questions, please contact Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: shay.erickson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shay Erickson', with a long horizontal flourish extending to the right.

Shay Erickson
PFC Compliance Monitor

CC: darren.smith@auxanodevelopment.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Integrated Lifestyles
Property Name: Enclave Gateway
Address: 3201 Wynwood Dr., Plano, TX 75074
RA Date: February 5, 2021

Audit Report Date: 12/16/2024
Program: PFC

Corrective Action Due Date: 3/30/2025

Audit Report Review Date: 1/24/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement		
Noncompliance Date	12/16/2024	Correction Date:	4/2/2025
Reason	Section 3(e) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-Moderate Income Unit shall contain a provision to the effect that the Development has relied on the Income Certification and supporting information supplied by the Low-Moderate Income Tenant in determining qualification for occupancy of the Low-Moderate Income Unit and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or rental agreement. Each lease or rental agreement shall also disclose that the tenant's income is subject to annual certification.		
Corrective Action	Submit to the Department for review an owner's statement of compliance with the Regulatory Agreement moving forward, along with a blank template of the Lease or Lease Addenda that includes the required language.		