



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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August 22, 2025

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

Enclave Gateway, LP
Plano, Texas
dadair@ireg.us

RE: One90 Gateway

Dear Enclave Gateway,

The Texas Department of Housing and Community Affairs (Department) received documentation on July 16, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company, LLP on June 2, 2025. Corrective action was due on September 14, 2025.

The documentation submitted was sufficient to resolve the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement**, which requires leases to state that eligibility is based on the Income Certification and that any misstatements may lead to termination. Leases must also disclose that tenant income is subject to annual certification. This finding has been corrected.

The next Audit report is due June 1, 2026, for reporting year ending December 31, 2025.

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".

Shay Erickson
PFC Monitor

CC: kperez@ireg.us; dyoung@planoha.org; darren.smith@auxanocdevelopment.com



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DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-043-0005
 PFC User: Enclave Gateway LP
 Property Name: One90 Gateway
 Address: 3201 Wynwood Dr., Plano, TX 75074

Regulatory Agreement Date: 2/5/2021
 Audit Report Received Date: 6/2/2025
 Corrective Action Due Date: 9/15/2025

Audit Report Review Date: 7/15/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/2/2025	Section 3(f) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-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 Income Household in determining qualification for occupancy of the Low 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.	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.	Corrected 7/16/2025