



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

PFC Operator
CCPAF Garden Oaks, LLC
Houston, Texas
ng@civicap.com

RE: Smart Living at Garden Oaks

Dear PFC Operator,

The Texas Department of Housing and Community Affairs (Department) received documentation on July 9, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company, LLP on May 31, 2025. Corrective action was due on September 1, 2025.

The documentation submitted was sufficient to resolve the noncompliance findings related to **Gross Rents exceeding the maximum allowed under the Regulatory Agreement**. As a result, the findings for units 2302, 1111, 4107, and 4112 have been dropped.

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: gardenoaks@aogliving.com; ng@civicap.com; nsolano@aogliving.com; president@housingforhouston.com; jproler@housingforhouston.com; asmith@housingforhouston.com; caceves-lewis@housingforhouston.com; sballard@housingforhouston.com; ecarter@housingforhouston.com; kkirkendoll6@housingforhouston.com; kli@housingforhouston.com; mayor@houstontx.gov; stephanie.naquin@novoco.com

