



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 Telephone Road, LLC
Houston Texas
ng@civicap.com

RE: Smart Living at Telephone

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 related to the **Household being above the income limit** for unit 1307. This finding has corrected.

The noncompliance related to **Gross Rents exceeding the highest rent allowed under the Regulatory Agreement** affecting units 2203, 4108, 5306, 6104, 6303, 8112, 2207, and 8304 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:smartliving@allied-orion.com; mayor@houstontx.gov; nsolano@aogliving.com;
president@housingforhouston.com; kli@housingforhouston.com; jproler@housingforhouston.com;
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DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-101-0003
PFC User: CCPAF Telephone Road LLC
Property Name: Smart Living at Telephone
Address: 3852 Telephone Rd Houston, TX 77023

Regulatory Agreement Date: 3/19/2019
Audit Report Received Date: 5/31/2025
Corrective Action Due Date: 9/1/2025

Audit Report Review Date: 6/27/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
1307	12/15/2023	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$100,560.24, which exceeds the applicable 80% AMI income limit of \$81,760.	To correct, designate unit 1307 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1307 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	Corrected 7/15/2025