TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Greg Abbott
GOVERNOR

October 10, 2025

Writer's direct phone # 512) 475 -3907
Email: christina.thompson@tdhca.texas.gov

AMCAL Alliance, LP.
Austin, Texas
taryn.merrill@greystar.com

RE: The Holston

Dear AMCAL Alliance, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 24, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Stephanie Naquin on June 2, 2025. Corrective action was due on September 9, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting unit 1206. Please see attached Finding Report for details.

The noncompliance related to **Household above the income limit** affecting unit 2301, has been dropped.

Please note, the noncompliance outlined above is considered corrected during the corrective action period.

The Department considers this review closed. The next annual Audit Report is due June 1, 2026.

If you have any questions, 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
PFC Compliance Monitor

Cc: Stephanie Naquin

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-220-0001
PFC User: AMCAL Alliance, LP.
Property Name: The Holston
Address: 3301 Keller Haslet Rd., Ft. Worth, TX, 76262

Regulatory Agreement Date: 11/15/2019
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 7/10/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit

Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
1206	12/1/2023	Annualizing the average of the most recent paystubs for the household resulted in the household’s annual gross income of $82,531.02, which exceeds the applicable 60% AMI income limit of $48,900.	To correct, designate unit 1206 to an 80% AMI unit since their income exceeds the 60% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 60% AMI limit. Owner may survey existing vacant non-program units to replace unit 1206 and reserve as a program-unit to be occupied with a household that income qualifies at 60% 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.	8/24/2025