



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 14, 2025

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

Dyann Adair
Eighteen51 Brinker
Denton, TX
dadair@ireg.us

RE: Eighteen51 Brinker

Dear Dyann Adair:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Development, LLC on June 2, 2025. This review was performed as required by Section 303.042 (c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for Eighteen51 Brinker.

Events of noncompliance have been identified and corrective action is required. The attached Findings Report details the event(s) of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **September 12, 2025**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible. If it is not possible to provide the requested documentation by the corrective action period, correct as much as you can and submit a corrective action plan detailing how and when the remaining issue(s) of noncompliance will be corrected.

If you have any questions about this monitoring report, 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 Monitor

CC:darren.smith@auxanocompliance.com; dadair@ireg.us; hbench@ireg.us; kfambro@ireg.us; s.mcdade@dentonhousingauthority.com



Audit Report
Eighteen51 Brinker

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- Annual income also includes all income derived from assets as identified and calculated in accordance with 24 CFR § 5.609(a). All income and asset sources must be properly verified and documented to ensure full compliance. Moving forward, failure to verify and document assets will result in a finding of noncompliance. Households with assets valued at \$51,600 or less may utilize the Asset Certification of Net Family Assets form found on the Department's website here: [Compliance Forms | Texas Department of Housing and Community Affairs](#) or a comparable form.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-061-0003
PFC User: Enclave Brinker, LP
Property Name: Eighteen51 Brinker
Address: 1851 Brinker Rd, Denton, TX 76208

Regulatory Agreement Date: 10/4/2018
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/12/2025

Audit Report Review Date: 7/9/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with the Public Facility Corporation - 80% AMI Unit Mix Requirement as outlined in Ordinance S17-0007b			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property-Wide	6/2/2025	The Unit Mix Requirements outlined in Ordinance S17-0007b require that at least one hundred ten (110) units be reserved for, or rented to and occupied by, Low Income Tenants at 80% AMI. The Development currently has one hundred one (101).	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements as outlined in Ordinance S17-0007b have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Submit copies of nine(9) new move-ins etc. that have been certified at 80% AMI and a current rent roll showing at least one hundred ten (110) units are restricted. Provide the Department copies of the following for the new certified households: application(s), verifications of income/assets, executed Income Certification and the lease contract.	

Finding:	Failure to comply with the Public Facility Corporation - 60% AMI Unit Mix Requirement as outlined in Ordinance S17-0007b			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property-Wide	6/2/2025	The Unit Mix Requirements as outlined in Ordinance S17-0007b requires at least fourteen (14) units be reserved for, or rented to and occupied by, Low Income Tenants at 60% AMI. The Development currently has thirteen (13).	As units become available, lease units to households' with 60% AMI or less until the occupancy requirements as outlined in Ordinance S17-0007b have been met. The owner may also survey existing market rate households and certify them if their income is at or below 60% AMI. Submit copies of one(1) new move-in etc. that has been certified at 60% AMI and a current rent roll showing at least fourteen (14) units are restricted. Provide the Department copies of the following for the new certified household: application(s), verifications of income/assets, executed Income Certification and the lease contract.	