



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

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July 11, 2025

*Writer's direct phone # (512) 475 -3907*  
*Email: [Christina.Thompson@tdhca.texas.gov](mailto:Christina.Thompson@tdhca.texas.gov)*

Amy Beavers  
Fairfield Residential  
Dallas, Texas  
[abeavers@ffres.com](mailto:abeavers@ffres.com)

RE: Tivoli Apartments

Dear Amy Beavers:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Darren Smith 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 Tivoli Apartments.

No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the Public Facility Corporation User's responsibility to maintain compliance.

If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: [christina.thompson@tdhca.texas.gov](mailto:christina.thompson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to be "CT" followed by a flourish.

Christina Thompson  
PFC Monitor

CC: [Darren.smith@auxanocdevelopment.com](mailto:Darren.smith@auxanocdevelopment.com)



**Audit Report**  
Tivoli Apartments

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

- Texas Administrative Code §10.1104(a) requires Auditors to use the Department's Public Facility Corporation (PFC) monitoring forms from the website. The audit report submitted did not include the monthly dollar amount for the Tenant Paid Portion in Tab 9 of the PFC Audit Workbook. Please ensure the income amount of Tenant Paid Portion in Tab 9 of the Audit Workbook.