



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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

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July 14, 2025

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

Lisa Guerrero  
American Communities  
Plano, TX  
[lisag@americancommunities.com](mailto:lisag@americancommunities.com)

RE: Bel Air Oaks

Dear Lisa Guerrero:

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 Bel Air Oaks.

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 Shay Erickson toll free in Texas at (800) 643-8204, directly at (512)475-4065, or email: [shay.erickson@tdhca.texas.gov](mailto: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@auxanodevelopment.com](mailto:darren.smith@auxanodevelopment.com); [belairoaks@americancommunities.com](mailto:belairoaks@americancommunities.com);  
[dyoung@planopfc.org](mailto:dyoung@planopfc.org); [ronjohns@verizon.net](mailto:ronjohns@verizon.net)



**Audit Report**  
Bel Air Oaks

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 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.