



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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

Greg Abbott  
GOVERNOR

**BOARD MEMBERS**  
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Kenny Marchant, *Vice Chair*  
Cindy Conroy, *Member*  
Anna Maria Fariás, *Member*  
Holland Harper, *Member*  
Ajay Thomas, *Member*

December 3, 2025

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

Heather Bench  
Enclave Brinker, LP  
Denton, TX

[hbench@ireg.us](mailto:hbench@ireg.us)

RE: Eighteen51 Brinker

Dear Heather Bench:

The Texas Department of Housing and Community Affairs (Department) received documentation on April 8, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development, LLC on December 16, 2024. Corrective action was due on April 21, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1104(a)** and **Household above the income limit upon initial occupancy affecting unit 2341**. Please see the attached Finding Report for details.

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](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Shay Erickson".

Shay Erickson  
PFC Compliance Monitor

CC: [hbench@ireg.us](mailto:hbench@ireg.us); [dadair@ireg.us](mailto:dadair@ireg.us); [kfambro@ireg.us](mailto:kfambro@ireg.us); [s.mcdade@dentonhousingauthority.com](mailto:s.mcdade@dentonhousingauthority.com); [darren.smith@auxanocompliance.com](mailto:darren.smith@auxanocompliance.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC PROGRAM

Corrective Action Response

PFC User: Enclave Brinker, LP

Property Name: Eighteen51 Brinker

Address: 1851 Brinker Rd, Denton, Tx 76208

RA Date: 10/4/2018

Audit Report Date: 12/16/2024

Program: PFC

Corrective Action Due Date: 4/21/2025

PROGRAM: PFC

PROPERTY FINDINGS

|   |   |                                  |
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| <p>Finding</p> <p>Noncompliance Date</p> <p>Reason</p>                    | <p>Failure to comply with §10.1104(a)</p> <p>12/16/2024</p> <p>Audit requirements under §10.1104(a) require the file sample size used by the Auditor must contain at least twenty percent (20%) of the total number of Restricted Units for the Development but no more than a total of fifty (50) household files.</p> <p>The total number of Restricted Units for the Development is one-hundred thirty-eight (138) and requires a sample size of twenty-eight (28) household files. Development only submitted 25 household files.</p> | <p>Correction Date: 4/8/2025</p> |
| <p>Corrective Action</p>  | <p>Please submit copies of the application(s), verifications of income/assets, executed Income Certification, lease contract and applicable lease addendums for 3 new move in files to comply with 10.1104(a) for Department review. Any new noncompliance will be addressed under separate cover.</p>  |                                  |
| <p>Unit # 2341</p> <p>Finding</p> <p>Noncompliance Date</p> <p>Reason</p> | <p>Household above the income limit upon initial occupancy.</p> <p>9/25/2023</p> <p>Household's reported annual gross income of \$56,992 exceeds the applicable 65% AMI income limit of \$50,700.</p>   | <p>Correction Date: 4/8/2025</p> |
| <p>Corrective Action</p>  | <p>Redesignate unit 2341 to an 80% AMI unit since their initial income exceeds the 65% limit but not the 80% limit. Lease the next available unit to a household that income qualifies at the 65% AMI limit. Or if the household's circumstances have changed, the owner may certified them under current circumstances using current income limits. In either scenario, submit a copy of the household file (application, verification of income and assets, executed Income Certification and lease agreement.</p>                      |                                  |



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December 3, 2025

*Writer's direct phone # (512) 475-4065*  
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Dyann Adair  
Integrated Lifestyles  
Southlake, TX

[dadair@ireg.us](mailto:dadair@ireg.us)

RE: Eighteen51 Brinker

Dear Dyann Adair:

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Shay Erickson  
PFC Compliance Monitor

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December 3, 2025

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

Sherri McDade  
Denton Housing Authority  
Denton, TX

[s.mcdade@dentonhousingauthority.com](mailto:s.mcdade@dentonhousingauthority.com)

RE: Eighteen51 Brinker

Dear Sherri McDade:

The Texas Department of Housing and Community Affairs (Department) received documentation on April 8, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development, LLC on December 16, 2024. Corrective action was due on April 21, 2025.

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Shay Erickson  
PFC Compliance Monitor

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December 3, 2025

Writer's direct phone # (512) 475-4065  
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Kenneth Fambro  
Integrated Lifestyles  
Southlake, TX

[kfambro@ireg.us](mailto:kfambro@ireg.us)

RE: Eighteen51 Brinker

Dear Kenneth Fambro:

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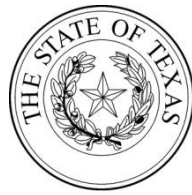
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