



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

BOARD MEMBERS
Leo Vasquez, *Chair*
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

Heather Bench
Enclave Brinker, LP
Denton, TX

hbench@ireg.us

RE: Eighteen51 Brinker

Dear Heather Bench:

The Texas Department of Housing and Community Affairs (Department) received documentation on July 16, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development, LLC on June 2, 2025. Corrective action was due on September 12, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation 60% and 80% AMI Unit Mix Requirement** as outlined in Ordinance S17-0007b. 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.

Sincerely,

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

Shay Erickson
PFC Compliance Monitor

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



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
Corrective Action Response

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: 9/9/2025

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.	Corrected Date: 7/16/2025

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.	Corrected Date: 7/16/2025