



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 4, 2025

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Lynd Management Group  
San Antonio, Texas  
[jgarza@lynd.com](mailto:jgarza@lynd.com)

RE: Legends Lakeline Apartments

Dear Lynd Management Group:

The Texas Department of Housing and Community Affairs (Department) received documentation on September 9, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Nicole Martinez on June 2, 2025. Corrective action was due on September 15, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting two 60% AMI units, and **Household above the income limit** affecting unit 4307. Please see attached Finding Report for details.

Please note, the noncompliance outlined above is considered corrected during the corrective action period. The Department considers this review closed.

The next annual Audit Report is due June 1, 2026.

If you have any questions, 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 Compliance Monitor

Cc: [nicole@premiercomplianceconsulting.com](mailto:nicole@premiercomplianceconsulting.com), [yvette@premiercomplianceconsulting.com](mailto:yvette@premiercomplianceconsulting.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-246-0001  
PFC User: Lynd Management Group  
Property Name: Legends Lakeline Apartments (Lynd Living Legends at Lakeline Apartments LLC)  
Address: 9725 N. Lake Creek Pkwy, Austin, TX7871

Regulatory Agreement Date: 7/14/2023  
Audit Report Received Date: 6/2/2025  
Corrective Action Due Date: 9/15/2025

Audit Report Review Date: 7/14/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/2/2025	The Development's Regulatory Agreement requires at least twenty-three (23) units be reserved for or rented to and occupied by Low Income Tenants at 60% AMI. The Development currently has twenty-one (21).	As units become available, lease units to households' with 60% AMI or less until the occupancy requirements of the Regulatory Agreement 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 two (2) new move-ins etc. that have been certified at 60% AMI and a current rent roll showing at least twenty-three (23) 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.	9/9/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
4307	8/21/2024	In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.  The household reported income was being received from employment. Auditor reports household file did not contain verification of income and income cannot be determined or verified.	The owner may complete a retroactive income certification that completely and clearly documents the sources of income and assets for all household members that were in place at the time of the initial occupancy and apply income limits in effect on the move-in date. Submit for Department review a copy of the application(s), income and asset verifications and a new Income Certification form the time of move-in. Or the owner has the option to complete a new current certification using current income and assets sources and current income limits. Submit for Department review a copy of the application(s), income and asset verifications and a new Income Certification form. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new qualified household. Submit copies of the application(s), income and asset verifications, an executed Income Certification, lease contract and applicable lease addendums to the Department for review.	9/9/2025