



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 17, 2025

Writer's direct phone # (512) 475 -3907
Email: christina.thompson@tdhca.texas.gov

Amcal Lee, L.P
Austin, Texas
taryn.merrill@greystar.com

RE: The Opal

Dear Amcal Lee, L.P:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 26, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Stephanie Naquin on June 2, 2025. Corrective action was due on September 9, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting units 6304, 2204, 6216, 1301. 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.

Sincerely,

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

Christina Thompson
PFC Compliance Monitor

Cc: Stephanie.Naquin@novoco.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A25-220-0005
PFC User: Amcal Lee, L.P
Property Name: The Opal
Address: 13345 Green Cedar Ave, Roanoke, TX 76262

Regulatory Agreement Date: 12/22/2022
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 7/10/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
6304	11/4/2025	The household reported income was being received from employment on the application but file does not contain any income verification documents. Auditor reports 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.	8/26/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
2204	10/14/2024	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$42,122.34, which exceeds the applicable 50% AMI income limit of \$40,750.	To correct, designate unit 2204 to an 80% AMI unit since their income exceeds the 50% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 50% AMI limit. Owner may survey existing vacant non-program units to replace unit 2204 and reserve as a program-unit to be occupied with a household that income qualifies at 50% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	8/26/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
6216	7/20/2024	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$50,950.64, which exceeds the applicable 50% AMI income limit of \$40,750.	To correct, designate unit 6216 to an 80% AMI unit since their income exceeds the 50% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 50% AMI limit. Owner may survey existing vacant non-program units to replace unit 6216 and reserve as a program-unit to be occupied with a household that income qualifies at 50% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	8/26/2025

Finding:				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
1301	8/31/2024	The household reported income was being received from employment with Trusting Connections Agency. This source of income was not verified. Paystubs for the second source of income are from more than 120-days prior to the income certification date. Auditor reports 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.	8/26/2025