



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 10, 2025

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

Lynd Management Group
San Antonio, Texas
jgarza@lynd.com
RE: Ranch at Huntsville

Dear: Lynd Management Group

The Texas Department of Housing and Community Affairs (Department) received documentation on September 10, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Premier Compliance Consulting on June 2, 2025. Corrective action was due on September 10, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** concerning the Development's set aside, and **Household above the income limit** affecting units 111, 426, 721 and 317 . Please see attached Finding Report for details.

The noncompliance related to **Household above the income limit** affecting units 426 and 114 has been dropped.

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" or "Christina", written in a cursive style.

Christina Thompson
PFC Compliance Monitor

Cc: nicole@premiercomplianceconsulting.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-236-0001
PFC User: Lynd Management Group
Property Name: Ranch at Huntsville
Address: 172 Ravenwood Village Dr., Huntsville TX 77340

Regulatory Agreement Date: 2/1/2021
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 7/1/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with the Public Facility Corporation Regulatory Agreement - Set-Aside			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property-Wide	6/2/2025	Section 3(a) of the Development's Regulatory Agreement requires that no fewer than fifty percent (50%) or one hundred twenty-five (125) units of the total units in the project be reserved for and occupied by Low-Income Households. The Auditor reports that only one hundred twenty-one (121) units are currently reserved/occupied, falling short of the required threshold. To achieve and maintain compliance, ensure that at least 125 units are properly designated for and occupied by Low-Income Households.	As units become available, lease them to households with incomes at or below 80% AMI until the occupancy requirements under Section 3(a) of the Regulatory Agreement are met. The owner may also survey existing market-rate households and certify those whose income meets the requirements of Section 3(a). To demonstrate compliance, submit documentation for four (4) new move-ins certified at or below 80% AMI, along with a current rent roll showing that at least one hundred twenty-five (125) units are restricted. For each newly certified household, provide the following to the Department: application(s), income and asset verifications, executed Income Certification and lease contract.	9/9/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
111	7/25/2024	<p>Department unable to establish eligibility. The tenant file for Unit 111 indicates that the tenant is both employed and self-employed; however, no documentation was provided to verify income from self-employment.. The Auditor reported that household income could not be determined or verified.</p> <p>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.</p>	<p>The owner may complete a retroactive income certification that clearly documents all sources of income and assets—including employment and self-employment—that were in place at the time of initial occupancy, using the income limits in effect on the move-in date. Submit to the Department a copy of the application(s), income and asset verifications for both employment and self-employment, and a new Income Certification dated as of move-in.</p> <p>Alternatively, the owner may complete a current certification using current income and asset sources and current income limits. In this case, submit the current application(s), income and asset verifications, and a new Income Certification to the Department for review.</p> <p>If the household is no longer income-eligible or has vacated the unit, the unit (or a comparable unit on the property) must be occupied by a new qualified household. Submit to the Department the new application(s), income and asset verifications, executed Income Certification, lease contract, and any applicable lease addendums for review.</p>	9/9/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
721	2/6/2025	Department unable to establish eligibility. The file for unit 721 is missing income and eligibility documentation for household members. The file did not include a screening application, income verification and asset documentation. The Auditor was unable to verify household income or establish eligibility in accordance with program requirements.	<p>The owner may complete a retroactive income certification that clearly documents all sources of income and assets—including employment and self-employment—that were in place at the time of initial occupancy, using the income limits in effect on the move-in date. Submit to the Department a copy of the application(s), income and asset verifications for both employment and self-employment, and a new Income Certification dated as of move-in.</p> <p>Alternatively, the owner may complete a current certification using current income and asset sources and current income limits. In this case, submit the current application(s), income and asset verifications, and a new Income Certification to the Department for review.</p> <p>If the household is no longer income-eligible or has vacated the unit, the unit (or a comparable unit on the property) must be occupied by a new qualified household. Submit to the Department the new application(s), income and asset verifications, executed Income Certification, lease contract, and any applicable lease addendums for review.</p>	9/9/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
317	1/22/2024	<p>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) conduct a consumer credit search; (4) obtain an income verification from the applicant's current employer; (5) obtain an income verification from the Social Security Administration; or (6) another form of independent verification if the applicant is unemployed or unable to provide the standard forms of documentation.</p> <p>The Auditor reported that the tenant file did not contain the necessary documentation to confirm household income or establish eligibility, specifically: an executed lease contract, an executed Income Certification, pay stubs for the most recent four-week period, and a complete move-in file.</p>	<p>The owner may complete a retroactive income certification that clearly documents all sources of income and assets that were in place at the time of initial occupancy, using the income limits in effect on the move-in date. Submit to the Department a copy of the application(s), income and asset verifications, lease agreement with applicable addendum(s), and a new Income Certification dated as of move-in.</p> <p>Alternatively, the owner may complete a current certification using current income and asset sources and current income limits. In this case, submit the current application(s), income and asset verifications, lease with applicable addendum(s), and a new Income Certification to the Department for review.</p> <p>If the household is no longer income-eligible or has vacated the unit, the unit (or a comparable unit on the property) must be occupied by a new qualified household. Submit to the Department the new application(s), income and asset verifications, executed Income Certification and lease agreement with applicable addendum(s).</p>	9/9/2025