TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

July 24, 2026

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

Enclave Gateway, LP
Plano, TX 75074
aespiricueta@ireg.us

RE: One90 Gateway Apartment Homes

Dear Enclave Gateway, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on July 20, 2026, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development, LLC on June 1, 2026. Corrective action was due on September 8, 2026.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1103(1)**. Please see attached Finding Report for details.

The next Audit Report is due June 1, 2027.

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,

Shay Erickson
PFC Compliance Monitor

cc:alex.smith@auxanocompliance.com;aespiricueta@ireg.us;dadair@ireg.us;kfambro@ireg.us;dyoung@planopfc.org;
econ.dev@cpa.texas.gov

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
Corrective Action Response

PFC User: Enclave Gateway, LP
Property Name: One90 Gateway Apartment Homes
Address: 3201 Wynwood Dr.
Plano, TX 75074

Corrective Action Report Issued: 7/10/2026
Corrective Action Due Date: 9/8/2026
Corrective Action Received Date: 7/20/2026

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with §10.1103(1)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2026	An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions. The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.	Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7. Include the Restricted Rent and the Estimated Maximum Market Rent. Market rent is defined as the highest rent charged for the same Unit Type at the Development. If no market-rate units exist, include an Estimated Maximum Market Rent and a written methodology with the Audit Report.	7/20/2026