



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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January 30, 2025

*Writer's direct phone # (512) 475-3907
Email: Christina.Thompson@tdhca.texas.gov*

Karla Perez
Integrated Lifestyles
Plano, Texas
Kperez@ireg.us

RE: Enclave Gateway

Dear Ms. Perez:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Development LLC on December 16, 2024. This review was performed as required by Section 303.042 (c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for Enclave at Gateway.

Events of noncompliance have been identified and corrective action is required. The attached Findings Report details the event(s) of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **March 31, 2025**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible. If it is not possible to provide the requested documentation by the corrective action period, correct as much as you can and submit a corrective action plan detailing how and when the remaining issue(s) of noncompliance will be corrected.

The Department recommends submitting a cover letter explaining the documentation submitted to address each event of noncompliance. Submit corrective action to pfc.monitoring@tdhca.texas.gov.



If you have any questions about this monitoring report, 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' with a long horizontal flourish extending to the right.

Christina Thompson
PFC Monitor

CC: darren.smith@auxanodevelopment.com

Audit Report
Enclave Gateway

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- Texas Administrative Code §10.1104(a) requires the Auditor to utilize the Department's Public Facility Corporation monitoring forms made available on the website. These monitoring forms must be completed in their entirety. The audit report submitted to the Department did not provide the following information as requested: tenant paid rent and number of bedrooms.
- The required PFC Audit Report workbook requires a copy of the Development's Rent Roll issued for the Audit Report be submitted. The rent roll's validity period must coincide with the Audit Report's audit period.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Integrated Lifestyles
Property Name: Enclave Gateway
Address: 3201 Wynwood Dr., Plano, TX 75074
RA Date: February 5, 2021

Audit Report Date: 12/16/2024
Program: PFC

Corrective Action Due Date: 3/31/2025

Audit Report Review Date: 1/24/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	
Noncompliance Date	12/16/2024	Correction Date:
Reason	The Development's Regulatory Agreement requires fifty-one percent (51%) of the total number of units at the property be occupied by or reserved for households whose income is below 80% AMI.	
	The Department cannot determine if the Development has met the 80% set-aside requirement. The rent roll provided does not identify which units are occupied or reserved for households at 80% restriction.	
Corrective Action	If households have been previously certified as the 80% restriction, update and submit a current rent roll that identifies all units occupied or reserved for households at the 80% restriction. The Auditor must conduct a review of 20% of the existing 80% households and verify the households' comply with income restrictions and the Regulatory Agreement. If household's have not been certified at 80% restriction, the owner may survey existing market rate households and certify them if their income is at or below the 80% restriction. For any new certification, ensure the rent is also restricted. Submit copies for the new certified households: application(s), verifications of income/assets, executed Income Certification, lease contract and rent ledger.	
Finding	Failure to comply with the Public Facility Corporation Regulatory Agreement	
Noncompliance Date	12/16/2024	Correction Date:
Reason	Section 3(e) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-Moderate Income Unit shall contain a provision to the effect that the Development has relied on the Income Certification and supporting information supplied by the Low-Moderate Income Tenant in determining qualification for occupancy of the Low-Moderate Income Unit and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or rental agreement. Each lease or rental agreement shall also disclose that the tenant's income is subject to annual certification.	
Corrective Action	Submit to the Department for review an owner's statement of compliance with the Regulatory Agreement moving forward, along with a blank template of the Lease or Lease Addenda that includes the required language.	