



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

Robyn Keller
Fairfield Residential
Plano, Texas
rkeller@ffres.com

RE: Opal Legacy Central

Dear Robyn Keller:

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 Opal Legacy Central.

No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the Public Facility Corporation User's responsibility to maintain compliance.

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" followed by a flourish.

Christina Thompson
PFC Monitor

CC: darren.smith@auxanodevelopment.com



Audit Report
Opal Legacy Central

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

- Each lease for a Low-Income Unit must include a provision stating that the Operator based the tenant's eligibility on the Income Certification and supporting information provided by the tenant and that any material misrepresentation is found, may cause for immediate termination of the lease or rental agreement. The lease must also disclose that the tenant's income will be reviewed annually.
- Development is required to obtain, complete and maintain on file Income Certifications and Income Information Evidence from each Low-Income Tenant, including (i) an initial Income Certification dated immediately prior to occupancy of a Low-Income Unit.
- In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period.
- Development shall make a diligent and good faith effort to determine that the initial Income Certification provided by an applicant is accurate by taking one or more of the following steps for the initial Income Certification, as a part of the verification process: (1) obtain pay stubs for the two most recent pay periods; (2) obtain income tax returns for the most recent tax year; (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) if the applicant is unemployed, does not have income tax returns or is otherwise unable to provide other forms of verification as required above, obtain another form of independent verification as would, in Operator's reasonable commercial judgment, be satisfactory and will comply with the terms of this Agreement.