



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 9, 2024

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

CCPAF Telephone Road, LLC
Houston, Texas
NG@civicap.com

RE: Smart Living at Telephone

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation Audit Report submitted by Novogradac & Company LLP on August 5, 2024. This review was performed as required by Texas Administrative Code Chapter 10, Subchapter I and the Development's Regulatory Agreement.

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 **November 6, 2024**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible.

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' followed by a flourish.

Christina Thompson
PFC Monitor

CC:

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: CCPAF Telephone Road LLC
Property Name: Smart Living at Telephone
Address: 3852 Telephone Rd Houston, TX 77023

Audit Report Date: 8/5/2024
Program: PFC

Corrective Action Due Date: 11/6/2024

Occupancy as of: 12/31/2023

Audit Report Review Date: 9/4/2024

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 5104

Finding Household above the income limit upon initial occupancy.
Noncompliance Date 12/29/2023

Correction Date:

Reason The household in unit 5104 received overtime as stated on the Verification of Employment. The Development calculated income in accordance with the Verification of Employment and results in the household income exceeding the 80% AMI limit at move-in.

Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification.

If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.