



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

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February 20, 2025

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

Heather Bench  
Intergrated Lifestyles  
Denton, Texas  
[hbench@ireg.us](mailto:hbench@ireg.us)

RE: Eighteen51 Brinker

Dear Ms. Bench:

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 BRINKER, LP,.

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 **April 21, 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](mailto: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](mailto:christina.thompson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' followed by a long horizontal flourish.

Christina Thompson  
PFC Monitor

CC: [darren.smith@auxanodevelopment.com](mailto:darren.smith@auxanodevelopment.com)

**Audit Report**  
Eighteen51 Brinker

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

- The Audit report was submitted to the Department on December 16, 2024. However, the Audit Report did not include a copy of the Regulatory Agreement in accordance with §10.1103(2) and was deemed an incomplete submission. The Auditor disclosed that the property did not have a recorded Regulatory Agreement, but the Auditor on February 18, 2025 did supply a copy of the signed Ordinance that disclosed the set-aside requirements. Since all required documents were not submitted until February 18, 2025, the Department considers this to be a complete submission date.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION  
PFC PROGRAM

PFC User: Enclave Brinker, LP  
 Property Name: Eighteen51 Brinker  
 Address: 1851 Brinker Rd, Denton, Tx 76208  
 RA Date: None

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

Corrective Action Due Date: 4/21/2025

Audit Report Review Date: 2/18/2025

PROGRAM: PFC

PROPERTY FINDINGS

<p>Finding Noncompliance Date Reason</p>	<p>Failure to comply with §10.1104(a) 12/16/2024 Audit requirements under §10.1104(a) require the file sample size used by the Auditor must contain at least twenty percent (20%) of the total number of Restricted Units for the Development but no more than a total of fifty (50) household files.</p> <p>The total number of Restricted Units for the Development is one-hundred thirty-eight (138) and requires a sample size of twenty-eight (28) household files. Development only submitted 25 household files.</p>	<p>Correction Date:</p>
<p>Corrective Action</p>	<p>Please submit copies of the application(s), verifications of income/assets, executed Income Certification, lease contract and applicable lease addendums for 3 new move in files to comply with 10.1104(a) for Department review. Any new noncompliance will be addressed under separate cover.</p>	
<p>Unit # 2341 Finding Noncompliance Date Reason</p>	<p>Household above the income limit upon initial occupancy. 9/25/2023 Household's reported annual gross income of \$56,992 exceeds the applicable 65% AMI income limit of \$50,700.</p>	<p>Correction Date:</p>
<p>Corrective Action</p>	<p>Redesignate unit 2341 to an 80% AMI unit since their initial income exceeds the 65% limit but not the 80% limit. Lease the next available unit to a household that income qualifies at the 65% AMI limit. Or if the household's circumstances have changed, the owner may certified them under current circumstances using current income limits. In either scenario, submit a copy of the household file (application, verification of income and assets, executed Income Certification and lease agreement.</p>	