



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 22, 2024

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

Nick Gonzales  
CCPAF Telephone Road LLC  
Houston, Texas  
[ng@civicap.com](mailto:ng@civicap.com)

RE: Smart Living at Telephone

Dear Nick Gonzales:

The Texas Department of Housing and Community Affairs (Department) received documentation on September 26, 2024 addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on September 4, 2024. Corrective action was due on November 6, 2024.

The noncompliance related to **Household above the income limit upon initial occupancy** affecting unit 5104, has been dropped. Please see attached Finding Report for details.

Please note, the noncompliance outlined above is considered corrected during the corrective action period.

The Department considers this review closed. The next annual Audit Report is due June 1, 2025.



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

Christina Thompson  
PFC Compliance Monitor

Cc: [darlenes@aogliving.com](mailto:darlenes@aogliving.com)

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: Dropped

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.