



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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February 28, 2025

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

Pierre Red Berry LLC
Dallas, Texas
rpotts@canyonpartners.com; CPRELegal@canyonpartners.com
deden@canyonpartners.com; CPRE-AM@canyonpartners.com

RE: Salado At Red Berry

Dear Pierre Red Berry LLC:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Murphy HTC, LLC on January 15, 2025. 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 Lake Vue at Red Berry Apartments.

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 29, 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: patricia@murphyhtc.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Pierre Red Berry LLC
Property Name: Salado At Red Berry
Address: 902 Gemblar Road San Antonio, TX 78219
RA Date: N/A

Audit Report Date: 1/11/2025
Program: PFC

Corrective Action Due Date: 4/28/2025

Audit Report Review Date: 2/29/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1209

Finding Household above the income limit upon initial occupancy
Noncompliance Date 12/13/2022 Correction Date:
Reason Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$73,717.54, which exceeds the applicable 80% AMI income limit of \$66,800.

Corrective Action To correct, designate unit 1209 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1209 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 5209

Finding Household above the income limit upon initial occupancy
Noncompliance Date 10/23/2023 Correction Date:
Reason The current tenant is a 2-person household. At income renewal, only one (1) household member's income was documented. Auditor reports income cannot be determined as the income file is incomplete.

Corrective Action To correct, submit for Department review the income from the time of renewal and an updated Income Certification, if needed. If unable to verify income from the time of income renewal, the household may be certified under current circumstances using current income limits. If verifying under current circumstances, please provide the following for Department review: application, verification of income/assets, and executed Income Certification. If the household remains ineligible, when the unit becomes available lease to a qualified household and submit the following for Department review: application, verification of income/assets and, executed Income Certification and the lease contract.

Unit # 11204

Finding

Noncompliance Date

Household above the income limit

8/23/2023

Correction Date:

Reason

Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$70,890.56, which exceeds the applicable 80% AMI income limit of \$70,880.

Corrective Action

To correct, designate unit 11204 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 11204 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.