



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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May 7, 2025

*Writer's direct phone (512) 475 -4065*  
Email: [Shay.Erickson@tdhca.texas.gov](mailto:Shay.Erickson@tdhca.texas.gov)

Linda Flores  
Copper Pointe  
San Antonio, TX  
[linda.flores@copperpointeapts.com](mailto:linda.flores@copperpointeapts.com)

RE: Copper Pointe Apartments

Dear Ms. Flores:

The Texas Department of Housing and Community Affairs (Department) received documentation on March 24, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC on January 4, 2025. Corrective action was due on April 19, 2025.

The documentation submitted was sufficient to correct the noncompliance related to the finding for **Failure to comply with §10.1104(a)**. 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 Shay Erickson toll free in Texas at (800) 643-8204, directly at (512) 475-4065, or email: [shay.erickson@tdhca.texas.gov](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Shay Erickson", with a long horizontal line extending to the right.

Shay Erickson  
PFC Monitor

CC: [patricia@murphyhtc.com](mailto:patricia@murphyhtc.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION  
PFC PROGRAM

PFC User: Linda Flores  
Property Name: Copper Pointe  
Address: 6410 S. New Braunfels Avenue, San Antonio, TX 78223  
RA Date: July 17th, 2018

Audit Report Date: 1/4/2025  
Program: PFC

Corrective Action Due Date: 4/19/2025

Audit Report Review Date: 2/12/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with §10.1104(a)	
Noncompliance Date	1/4/2025	Correction Date: 3/24/2025
Reason	Audit requirements under §10.1104(a) require the file sample size of Restricted Units primarily be new move-ins but also contain/include at least ten percent (10%) sample of all household files that have recertified.	
	The sample size submitted to the Department consists of five (5) new move-in files and twenty-one (21) of recertification files.	
Corrective Action	Please submit copies of the application(s), verifications of income/assets, the executed Income Certification, lease contract and applicable lease addendums for nine (9) new move in files to comply with 10.1104(a) for Department review. Any new noncompliance will be addressed under separate cover.	