



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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September 18, 2025

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

Manager
Caroline at Rogers Ranch
San Antonio, Texas
manager.rogersranch@morgangroup.com

RE: Caroline at Rogers Ranch

Dear Manager,

The Texas Department of Housing and Community Affairs (Department) received documentation on August 4, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company, LLP on May 30, 2025. Corrective action was due on August 10, 2025.

The documentation submitted was sufficient to resolve the noncompliance finding related to the **Household above the income limit** for unit 7-7201.

The next Audit report is due June 1, 2026, for reporting year ending December 31, 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.

Sincerely,

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

Shay Erickson
PFC Monitor

CC: manager.rogersranch@morgangroup.com; assetmanagement@morgangroup.com;
essentialhousingteam@morgangroup.com; jessicakuehne@saht.org; pedroalanis@saht.org;
stephanie.naquin@novoco.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A25-015-0018

PFC User: Caroline at Rogers Ranch, LP

Property Name: Caroline at Rogers Ranch

Address: 17475 Happys Round, San Antonio, Texas 78257

Regulatory Agreement Date: 1/20/2022

Audit Report Received Date: 5/30/2025

Corrective Action Due Date: 8/10/2025

Audit Report Review Date: 6/6/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
7-7201	12/16/2024	Application indicates household receives income from employment and recurring monetary contributions. The annualized employment income of the household with the inclusion of the gift contribution resulted in the household's annual gross income of \$42,378.32, which exceeds the applicable 60% AMI income limit of \$37,140.	To correct, designate unit 7-7201 to an 80% AMI unit since their income exceeds the 60% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 60% AMI limit. Owner may survey existing vacant non-program units to replace unit 7-7201 and reserve as a program-unit to be occupied with a household that income qualifies at 60% 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.	Corrected Date: 8/4/2025