TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
www.tdhca.texas.gov

October 13, 2025

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Erick Waller
Tank Destroyer Apartments, LP
Cleveland, OH
ewaller@nrpgroup.com

Dear Erick Waller:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 26, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 30, 2025. Corrective action was due on August 26, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting units 1202, 6105, 6205, 6208, and 8304. Please see attached Finding Report for details.

The noncompliance related to **Gross rent exceeds the 30% income limit set by the Regulatory Agreement** affecting units 3108, 5203, 5204, 5205, 6202, 6203, 6302, 6305, 6308, 8203, 8205, 9102, and 1202, **Household above the income limit** affecting units 4305, 5106,5204, 5306, 6103, 6303, 8106, 8206, 8306, 10105, 11306, 15206, 16106, and 16305, has been dropped.

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, 2026.

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.

Sincerely,

Christina Thompson
PFC Compliance Monitor

Cc: patricia@murphyhtc.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-014-0001
PFC User: NRP Management, LLC
Property Name: Station 42 (Tank Destroyer)
Address: 801 South W.S. Young Dr. Killeen, TX 76543

Regulatory Agreement Date: 11/19/2021
Audit Report Received Date: 5/25/2025
Corrective Action Due Date: 8/26/2025

Audit Report Review Date: 6/25/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
1202	5/25/2025	The household’s military income of Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) were incorrectly excluded from their gross annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household’s annual gross income of $68,293, which exceeds the applicable 80% AMI income limit of $60,800.	To correct, designate unit 1202 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 1202 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.	8/26/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
6105	5/25/2025	The household’s military income of Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) were incorrectly excluded from their gross annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household’s annual gross income of $80,827, which exceeds the applicable 80% AMI income limit of $60,800.	To correct, designate unit 6105 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 6105 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.	8/26/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
6205	5/25/2025	The household’s military income of Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) were incorrectly excluded from their gross annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household’s annual gross income of $96,963, which exceeds the applicable 80% AMI income limit of $60,800.	To correct, designate unit 6205 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 6205 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.	8/26/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
6208	5/25/2025	The household's military income of Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) were incorrectly excluded from their gross annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of $91,091, which exceeds the applicable 80% AMI income limit of $60,800.	To correct, designate unit 6208 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 6208 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.	8/26/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
8304	5/25/2025	The household's military income of Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) were incorrectly excluded from their gross annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of $78,536, which exceeds the applicable 80% AMI income limit of $60,240.	To correct, designate unit 8304 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 8304and 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.	8/26/2025