



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 14, 2025

Writer's direct phone # (512)475-4065

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Echo Baytown - PFC Contact  
Bridge-Baytown, LP (Echo Baytown)  
Baytown, TX  
[echobaytown@rpmliving.com](mailto:echobaytown@rpmliving.com)

RE: Bridge-Baytown, LP (Echo Baytown)

Dear Echo Baytown - PFC Contact:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Auxano Development, LLC on June 2, 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 Bridge-Baytown, LP (Echo Baytown).

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 **September 12, 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.

If you have any questions about this monitoring report, 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".

Shay Erickson  
PFC Monitor

CC:[darren.smith@auxanodevelopment.com](mailto:darren.smith@auxanodevelopment.com);[hill@bridgepartners.com](mailto:hill@bridgepartners.com);[dcortez@baytownhousing.org](mailto:dcortez@baytownhousing.org);  
[jesse.hinojosa@rpmliving.com](mailto:jesse.hinojosa@rpmliving.com)



**Audit Report**  
Bridge-Baytown, LP (Echo Baytown)

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- Annual income also includes all income derived from assets as identified and calculated in accordance with 24 CFR § 5.609(a). All income and asset sources must be properly verified and documented to ensure full compliance. Moving forward, failure to verify and document assets will result in a finding of noncompliance. Households with assets valued at \$51,600 or less may utilize the Asset Certification of Net Family Assets form found on the Department's website here: [Compliance Forms | Texas Department of Housing and Community Affairs](#) or a comparable form.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-101-0031  
PFC User: Bridge Partners  
Property Name: Bridge-Baytown, LP (Echo Baytown)  
Address: 1600 Santavy Street, Baytown, Texas 77521

Regulatory Agreement Date: 6/30/2022  
Audit Report Received Date: 6/2/2025  
Corrective Action Due Date: 9/12/2025

Audit Report Review Date: 7/8/2025

PROGRAM: PFC

PROPERTY FINDINGS

| Finding: Household above the income limit |                     |   |  |                 |
|---|---------------------|---|--|-----------------|
| Unit #                                    | Non-Compliance Date | Reason  | Corrective Action  | Correction Date |
| 4214                                      | 6/2/2025            | Above income limit: The household's annual gross income of \$58,378.67 exceeds the applicable 80% AMI income limit of \$52,160. | To correct, designate unit 4214 to a 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 4214 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. |                 |

| Finding: Household above the income limit |                     |   |   |                 |
|---|---------------------|---|---|-----------------|
| Unit #                                    | Non-Compliance Date | Reason  | Corrective Action   | Correction Date |
| 5306                                      | 6/2/2025            | Above income limit: The household's annual gross income of \$43,833.31 exceeds the applicable 60% AMI income limit of \$39,120. | To correct, designate unit 5306 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 5306 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. |                 |