



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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July 3, 2025

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

Beth Friedson
Firmus Centro, LLC
Austin, TX
beth@firmusmgmt.com

RE: Centro Studio Homes

Dear Beth Friedson:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Premier Compliance Consulting on May 30, 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 Centro Studio Homes.

No event(s) of noncompliance were identified during the review. Please note that although no event(s) of noncompliance were identified, only a sample of information provided to the Department was reviewed for the purposes of this report. It is the Public Facility Corporation User's responsibility to maintain compliance.

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.

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: nicole@premiercomplianceconsulting.com; yvette@premiercomplianceconsulting.com



Audit Report
Centro Studio Homes

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

- In accordance with the Regulatory Agreement, Section 3 (c), annual Income Certification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in every 12-month period.
- Income must be documented in accordance with Section 3 (c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.