



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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June 20, 2025

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

Erick Waller
The NRP Group
Cleveland, OH
ewaller@nrpgroup.com

RE: The Salado Red Berry

Dear Erick Waller:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Murphy HTC, LLC on May 27, 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 The Salado Red Berry.

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: patricia@murphyhtc.com

Audit Report
The Salado Red Berry

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

- According to Section 14.20 of the Lease Agreement, income must be calculated in the same manner and with the same exclusions as required under the Low-Income Housing Tax Credit (LIHTC) program. The Auditor noted seven (7) household files that did not meet this requirement.
- The Auditor reported that asset income was not verified. The head of household disclosed ownership of real estate; however, the asset was neither verified nor included in the calculation of the household's gross annual income. The file sample revealed two (2) household files missing asset verification for real estate owned.
- 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.