



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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June 13, 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: Viridian

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 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 Viridian.

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 **August 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Shay Erickson".

Shay Erickson
PFC Monitor

CC: patricia@murphyhtc.com



Audit Report
Viridian

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

- Section 3(c) of the Regulatory Agreement requires the Development to obtain, complete, and maintain on file Income Certifications from each Low-Income Household, using the form provided in Exhibit D. This certification must be dated prior to the household's initial occupancy. The file sample revealed one (1) file was missing Exhibit D, and one (1) file contained a certification completed after the initial occupancy date.
- Section 3(c) also requires that annual Income Certifications be obtained by each household's anniversary date and no less than once in every 12-month period following occupancy. The file sample revealed one (1) file in which the annual recertification had not been completed as required.
- Section 3(f) requires each lease or rental agreement for a Low-Income Unit to include a provision stating that the Grantor relied on the tenant's Income Certification and supporting documentation to determine eligibility, and that any material misstatement may result in immediate lease termination. It must also disclose that the tenant's income is subject to annual recertification. The file sample revealed two (2) leases that were missing the required language in the lease itself or as an addendum.

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DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-015-0007
PFC User: The NRP Group
Property Name: Viridian
Address: 5415 North Foster Rd. San Antonio TX 78244

Regulatory Agreement Date: 2/20/2020
Audit Report Received Date: 5/27/2025
Corrective Action Due Date: 8/12/2025

Audit Report Review Date: 6/12/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
8301	5/27/2025	The household's military income of Basic Allowance for Subsistence (BAS) was 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 \$73,247, which exceeds the applicable 80% AMI income limit of \$70,800.	To correct, designate unit 8301 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 8301 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.	