



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

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June 12, 2026

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

CH Realty IX-OP II MF Austin Burleson, LP
Austin, TX 78746
taryn.merrill@greystar.com

RE: Citizen House Bergstrom (Hangar at Bergstrom)

Dear CH Realty IX-OP II MF Austin Burleson, LP:

This letter serves as official notice from the Texas Department of Housing and Community Affairs (Department) regarding your obligation as a Public Facility Corporation (PFC), to produce and submit an annual Audit Report by June 1, to the Department as required by Section 303.0426(b) of Chapter 303, of the Texas Local Government Code. The Audit Report must be prepared at the expense of the PFC User and conducted by a qualified independent auditor.

According to our records, your Development has failed to submit the required annual audit to the Department for year 2025.

As a result, events of noncompliance have been identified, and corrective action is required. The attached Findings Report details the events of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **August 11, 2026**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible.

Failure to comply may result in referral to the Texas Comptroller and Chief Appraiser, along with a recommendation to revoke the development's ad valorem tax exemption.

A list of qualified auditors is available on the Department's PFC webpage at <https://www.tdhca.texas.gov/public-facilities-corporation-compliance-monitoring>. Use of these firms is optional; however, any auditor engaged must meet the qualifications outlined in TAC §10.1103.



221 East 11th Street P.O. Box 13941 Austin, Texas 78711-3941 (800) 525-0657 (512) 475-3800



If the property participates in one of the following programs:

- Have at least twenty percent of the development units reserved for public housing.
- Participates in the Rental Assistance Program (RAD) program administered by the United States Department of Housing and Urban Development (HUD);
- Receives financial assistance administered under Chapter 1372, Government Code, or receive financial assistance from a tax-exempt bond; or
- Receives financial assistance administered under Subchapter DD, Chapter 2306, Government Code, the Low-Income Housing Tax Credit program.

It is exempted from reporting. Please provide a one-time written statement and supporting documentation that clearly demonstrates participation in one of the above programs.

You may submit the Audit Report to the Department via email pfc.monitoring@tdhca.texas.gov. For information regarding Public Facility Corporation monitoring regulations, required forms, and additional resources, please visit the Department's PFC webpage provided above.

If you have any questions about this notice, 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:taryn.merrill@greystar.com;patrick.b.howard@traviscountytexas.gov;carlos.guzman@traviscountytexas.gov;arlenne.lozano@traviscountytexas.gov; info@mox.living; chbergstrommgr@greystar.com; hangarmanager@mox.living

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A25-227-0011
PFC User: CH Realty IX-OP II MF Austin Burleson, LP
Property Name: Citizen House Bergstrom
Address: 7733 Burleson Rd, Austin, TX 78744

Regulatory Agreement Date: 1/24/2024
Corrective Action Due Date: 8/11/2026

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with TAC §10.1103				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2026	TAC §10.1103 requires the Public Facility User to submit an Audit Report to the Department no later than June 1 of each year. The Development did not submit an audit report due by June 1, 2026 for the reporting period year ending in 2025	Submit for Department review a completed Audit Report prepared by an qualified independent Auditor in accordance with TAC §10.1103.	



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June 12, 2026

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Email: Shay.Erickson@tdhca.texas.gov

Housing Authority of Travis County
Austin, TX 78752
patrick.b.howard@traviscountytexas.gov; carlos.guzman@traviscountytexas.gov;
arlenne.lozano@traviscountytexas.gov

RE: Hangar at Bergstrom (Citizen House Bergstrom)

Dear Housing Authority of Travis County:

This letter serves as official notice from the Texas Department of Housing and Community Affairs (Department) regarding your obligation as a Public Facility Corporation (PFC), to produce and submit an annual Audit Report by June 1, to the Department as required by Section 303.0426(b) of Chapter 303, of the Texas Local Government Code. The Audit Report must be prepared at the expense of the PFC User and conducted by a qualified independent auditor.

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Shay Erickson
PFC Monitor

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June 12, 2026

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

Mox Living
Austin, TX 78701
info@mox.living; jgoss@mox.living

RE: Hangar at Bergstrom (Citizen House Bergstrom)

Dear Mox Living:

This letter serves as official notice from the Texas Department of Housing and Community Affairs (Department) regarding your obligation as a Public Facility Corporation (PFC), to produce and submit an annual Audit Report by June 1, to the Department as required by Section 303.0426(b) of Chapter 303, of the Texas Local Government Code. The Audit Report must be prepared at the expense of the PFC User and conducted by a qualified independent auditor.

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PFC Monitor

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Email: Shay.Erickson@tdhca.texas.gov

Citizen House Bergstrom (Hangar at Bergstrom)
Austin, TX 78744
chbergstrommgr@greystar.com

RE: Citizen House Bergstrom (Hangar at Bergstrom)

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Hangar at Bergstrom (Citizen House Bergstrom)
Austin, TX 78744
hangarmanager@mox.living

RE: Hangar at Bergstrom (Citizen House Bergstrom)

Dear Hangar at Bergstrom (Citizen House Bergstrom):

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