TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

September 1, 2026

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

Ben Breuning
BV Bishop Arts Property, LLC
Dallas, TX
ben@copper-re.com

RE: Copper Bishop Arts

Dear BV Bishop Arts Property, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on July 21, 2026, addressing the noncompliance identified during the review of the Audit Report submitted by Patricia Murphy on May 28, 2026. Corrective action was due on July 27, 2026.

The documentation submitted was sufficient to correct the following findings of noncompliance: **Failure to comply with §10.1104(b)(5)**, regarding Restricted Unit proportionality by Unit Type; **Failure to comply with §10.1104(b)(7)**, regarding affirmative marketing to households participating in the Housing Choice Voucher Program and local housing authorities; **Failure to comply with §10.1104(b)(8)**, regarding required PFC website information and Housing Choice Voucher policies; **Failure to comply with §10.1104(c)(1)**, regarding the acceptance of Housing Choice Voucher participants; **Households above the applicable income limit** affecting units S1218, N1212, and S1423; and **Failure to comply with §10.1104(c)(3)** affecting units S1218, S1423, S1305, S1109, S1326, S1205, S1404, N1208, N1330, and N1409. Please see the attached Finding Report for additional details.

Please note, the noncompliance outlined above is considered corrected during the corrective action period.

The Department considers this review closed. The next annual Audit Report is due June 1, 2027.

If you have any questions, 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,

Shay Erickson
PFC Compliance Monitor

cc: copperbishopartsmgr@willowbridgepc.com; patricia@murphyhtc.com; jinfante@willowbridgepc.com; sophia@dallaspfc.com; econ.dev@cpa.texas.gov; dallaspfc@dallascityhall.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT
Corrective Action Response

PFC ID:	B26-057-0012
PFC User:	BV Bishop Arts Property LLC
Property Name:	Copper Bishop Arts
Address:	505 W 8th Street Dallas, TX 75208

Regulatory Agreement Date:	12/28/2023
Audit Report Received Date:	5/28/2026
Corrective Action Due Date:	7/27/2026
Corrective Action Received Date:	7/21/2026

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with §10.1104(b)(5)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/28/2026	TAC §10.1104(b)(5) requires the percentage of Restricted Units by unit type to be equal to or greater than the percentage of unrestricted units of that same unit type. The Development consists of 111 1-bedroom restricted units and 112 1-bedroom market units.	To correct, designate at least one additional 1-bedroom unit as a Restricted Unit, update the applicable rent roll/unit designation documentation, and resubmit supporting documentation showing that the percentage of restricted 1-bedroom units is equal to or greater than the percentage of unrestricted 1-bedroom units.	7/21/2026

Finding:	Failure to comply with §10.1104(b)(8)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/28/2026	TAC §10.1104(b)(8) requires the Public Facility Corporation's website to include information about the Development and compliance with section §303.0425 of the Texas Local Government Code and outline policies regarding acceptance of Housing Choice Voucher (HCV) holders. The auditor reports the Public Facility Corporation's website does not contain the required information regarding compliance with Section §303.0425 and the HCV policies.	To correct, update the Public Facility Corporation website to include information about the Development, its compliance with §303.0425 of the Texas Local Government Code, and its policies regarding acceptance of Housing Choice Voucher holders. Submit to the Department for review a link to the updated webpage and supporting documentation demonstrating the required information has been posted.	7/21/2026

Finding:	Failure to comply with §10.1104(b)(7)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/28/2026	TAC §10.1104(b)(7) requires PFC Developments to affirmatively market to Housing Choice Voucher (HCV) holders and local housing authorities. The auditor reports that they could not confirm the Development affirmatively markets to Housing Choice Voucher holders and local housing authorities. No marketing materials or logs were submitted with the audit report. showing outreach to HCV Voucher holders or local housing authorities.	Submit for Department review documentation demonstrating that the Development has conducted affirmative marketing outreach to local housing authorities and Housing Choice Voucher households. Documentation must include the marketing materials used in the outreach efforts, evidence of distribution or communication to local housing authorities, and any other records supporting that Housing Choice Voucher holders are affirmatively informed that vouchers are accepted at the Development.	7/21/2026

Finding:	Failure to comply with §10.1104(c)(1)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	5/28/2026	TAC §10.1104(c)(1) prohibits Public Facility Users from refusing to rent to a household solely based on participation in the Housing Choice Voucher program. The auditor reports that they requested the Development's leasing criteria but were not provided the information. The auditor also reviewed the Dallas PFC website and the Development's website and did not identify any policies regarding the acceptance of households participating in the Housing Choice Voucher program.	To correct submit to the Department for review documentation demonstrating that the Development does not refuse to rent to households solely based on participation in the Housing Choice Voucher program, as required by TAC §10.1104(c)(1). Documentation must include the Development's current leasing criteria and any written policies or procedures addressing acceptance of Housing Choice Voucher households. If the current leasing criteria or policies do not clearly address Housing Choice Voucher participation, submit revised criteria or policies confirming that participation in the Housing Choice Voucher program is not a basis for denial.	7/21/2026

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
S1218	7/1/2025	TAC §10.1105(a) requires annual income be determined using the definitions in 24 C.F.R. §5.609, as further described in the HUD Handbook 4350.3. The HUD Handbook 4350.3 also outlines the appropriate forms of income documentation and verification that must be obtained to ensure household income is accurately determined. Auditor reports they are unable to determine the household's income as the file did not contain income verification documents.	The owner may complete a retroactive income certification that completely and clearly documents the sources of income and assets for all household members that were in place at the time of the initial occupancy and apply income limits in effect on the move-in date. Submit for Department review a copy of the application(s), income and asset verifications and a new Income Certification from the time of move-in. Or the owner has the option to complete a new current certification using current income and assets sources and current income limits. Submit for Department review a copy of the application(s), income and asset verifications and a new executed Income Certification form. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new qualified household. Submit copies of the application(s), income and asset verifications, an executed Income Certification, lease contract and applicable lease addendums to the Department for review.	7/21/2026

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
N1212	8/1/2025	TAC §10.1105(a) requires annual income be determined using the definitions in 24 C.F.R. §5.609, as further described in the HUD Handbook 4350.3. The HUD Handbook 4350.3 also outlines the appropriate forms of income documentation and verification that must be obtained to ensure household income is accurately determined. Auditor reports the file contains employment documentation from a previous employer and not a current employer, therefore the household's current income cannot be determined.	Complete a current income certification using current income and assets documentation for all household members and apply the current income limits. Submit for Department review a copy of the application(s), income and asset verifications and a new executed Income Certification form. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new qualified household. Submit copies of the application(s), income and asset verifications, an executed Income Certification, lease contract and applicable lease addendums to the Department for review.	7/21/2026

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
S1423	8/1/2025	TAC §10.1105(a) requires annual income be determined using the definitions in 24 C.F.R. §5.609, as further described in the HUD Handbook 4350.3. The HUD Handbook 4350.3 also outlines the appropriate forms of income documentation and verification that must be obtained to ensure household income is accurately determined. Auditor reports the file contains employment documentation from a previous employer out of state, and not a current employer, therefore the household's current income cannot be determined.	Complete a new current income certification using current income and assets documentation for all household members and apply the current income limits. Submit for Department review a copy of the application(s), income and asset verifications and a new executed Income Certification form. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new qualified household. Submit copies of the application(s), income and asset verifications, an executed Income Certification, lease contract and applicable lease addendums to the Department for review.	7/21/2026

Finding:	Failure to comply with §10.1104(c)(3)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
S1218, S1423, S1305, S1109, S1326, S1205, S1404, N1208, N1330, N1409	5/28/2026	TAC §10.1104(c)(3) requires all Restricted Unit leases to contain tenant protections providing that the landlord may not retaliate against the tenant or the tenant's guests for establishing, attempting to establish, or participating in a tenant organization; may only non-renew a lease for specific lease violations or eligibility-related reasons; must provide at least thirty (30) days' written notice of non-renewal; and may not require tenants to waive these protections in a lease or lease addendum. The auditor reports that lease agreements reviewed for some Restricted Unit did not contain the required lease language.	Submit to the Department for review a signed owner's statement of compliance with the §10.1104(c)(3) moving forward, along with a blank template of the Lease or Lease Addenda that includes the required language provided in section §10.1104(c)(3) of the Texas Administrative Code.	7/21/2026