



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 18, 2025

Writer's direct phone # (512) 475 -3907
Email: christina.thompson@tdhca.texas.gov

AO Fountainview Owner, LLC
Austin, Texas
dhunter@greystar.com; taryn.merrill@greystar.com

RE: 2626 Fountain View

Dear AO Fountainview Owner, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on June 10, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on March 3, 2025. Corrective action was due on June 10, 2025.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting five (5) HCV units, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting twenty-two (22) units designated at 60% AMI, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting eighty-nine (89) units designated at 80% AMI, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting twenty-four units designated at 80% AMI, **Household above the income limit** affecting units 415, 162, 207, 319, 344, and 302, **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting unit 464, and **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 464, has been dropped.

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, 2026, for reporting year ending December 31, 2025.



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If you have any questions, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' with a flourish.

Christina Thompson
PFC Monitor

Cc: stephanie.naquin@novoco.com