



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 9150 Owner, LLC
Austin, Texas
taryn.merrill@greystar.com

RE: 91Fifty

Dear AO 9150 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 twenty-two (22) one-bedroom units designated at 60% AMI, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting nine (9) two-bedroom units designated at 60% AMI, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting fifty-four (54) one-bedroom units designated at 80% AMI, twenty-one (21) two-bedroom units designated at 80% AMI, and five (5) HCV units, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting lease language for income restricted units, **Failure to comply with the Public Facility Corporation Regulatory Agreement** regarding Exhibit D forms for income restricted units, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 7105, and **Household above the income limit** affecting units 4104, 4107, 4206, 4306, 5204, 6106, 7301, 2205, 2303, 7209, and 3209 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.



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