



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 11, 2025

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

PFC User/Operator
The Baldwin Apartments, LP
Cleveland, OH
info@nrpgroup.com; drbrown@nrpgroup.com

RE: The Baldwin

Dear PFC User/Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on April 29, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on January 6, 2025. Corrective action was due on April 29, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting units 122 and 309. Please see the attached Finding Report for details.

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,

A handwritten signature in black ink, appearing to read "Shay Erickson", with a long horizontal flourish extending to the right.

Shay Erickson
PFC Compliance Monitor

CC: ewaller@nrpgroup.com; tamika.thomas@nrpgroup.com; thebaldwin@nrpgroup.com; pedroalanis@saht.org; jessicakuehne@saht.org; patricia@murphyhtc.com



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DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: NRP Management LLC
Property Name: The Baldwin
Address: 239 Center Street, San Antonio, TX 78205
RA Date: 9/25/2019

Audit Report Date: 1/6/2025
Program: PFC

Corrective Action Due Date: 4/29/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 309

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 6/27/2023 Correction Date: 4/29/2025
Reason In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period.

At initial occupancy, the household is comprised of one person. At annual income recertification on June 27, 2023, the lease contract indicates a two-person household. However, income documentation for only one household member was provided. Auditor reports income certification is not complete and income cannot be determined.

Corrective Action The owner may complete a retroactive income certification that completely and clearly documents the sources of income/assets for both household members that were in place at the time of income renewal and apply income limits that were in effect on the renewal date. Submit a copy of the application(s), income/asset verifications and a new Income Certification form that clearly documents all sources of income/assets at the time of income renewal. Or the owner has the option to complete a new current certification using current income/assets sources and current income limits. Submit a copy of the application(s), income/asset verifications and a new Income Certification form that clearly documents all current sources of income/assets. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new income eligible household. Submit copies of the application(s), income/asset verifications, an Income Certification, lease contract and applicable lease addendums to the Department for review.

Unit # 122

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 9/3/2023 Correction Date: 4/29/2025

Reason	In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period. Unit number 122 moved in September 3, 2021, and the annual Income Certification due on September 3, 2023 has not been completed as required.
Corrective Action	To correct, complete annual Income Certification with verifications and submit to the Department for review. Submit the following documentation for review: application, verification of income/assets and an executed Income Certification form.