



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

Greg Abbott  
GOVERNOR

**BOARD MEMBERS**  
Leo Vasquez, *Chair*  
Kenny Marchant, *Vice Chair*  
Cindy Conroy, *Member*  
Anna Maria Fariás, *Member*  
Holland Harper, *Member*  
Ajay Thomas, *Member*

April 10, 2026

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

PFC Operator  
650 South Main Tenant, LP  
Dallas TX  
[brs@oalaholdings.com](mailto:brs@oalaholdings.com)

RE: Bottle House at Main

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (the Department) received documentation on October 3, 2025, in response to the Development's failure to submit the required Annual Audit Report for Bottle House at Main. The Development was originally notified of this noncompliance on August 8, 2025, with a Corrective Action deadline of October 7, 2025.

The documentation submitted by Aprio, LLP on October 3, 2025, is sufficient to resolve the noncompliance related to **Failure to Comply with TAC §10.1103**. 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](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Shay Erickson".

Shay Erickson  
PFC Compliance Monitor

[cc:christopher.mcdonald@aprio.com](mailto:christopher.mcdonald@aprio.com); [brs@oalaholdings.com](mailto:brs@oalaholdings.com); [legal@respropmanagement.com](mailto:legal@respropmanagement.com); [dam@fwhs.org](mailto:dam@fwhs.org); [mlemons@fwhs.org](mailto:mlemons@fwhs.org); [compliance@fwhs.org](mailto:compliance@fwhs.org); [manager@hedgeaustin.com](mailto:manager@hedgeaustin.com)



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



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION  
Corrective Action Review

PFC User: 650 South Main Tenant, LP  
Property Name: Bottle House on Main  
Address: 650 S Main St, Fort Worth, TX 76104

Corrective Action Due Date: 10/7/2025  
Corrective Action Received Date: 10/3/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to Comply with TAC §10.1103				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2024	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 June 1, 2024, for the reporting period year ending in 2023.	Submit for Department review a completed Audit Report prepared by a qualified independent Auditor in accordance with TAC §10.1103.	10/3/2025