



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 3, 2025

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

PFC Operator
Broadway Jones Apartments, LP
Cleveland, OH

info@nprgroup.com

RE: Broadway Jones (The Flats at River North)

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on April 18, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on January 10, 2025. Corrective action was due on April 28, 2025.

The noncompliance related to **Household above the income limit** affecting unit 301 has been dropped.

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; drbrown@nrpgroup.com; pedroalanis@saht.org; jessicakuehne@saht.org; flatsrivernorth@nrpgroup.com; patricia@murphyhtc.com; anna@murphyhtc.com



Audit Report
Broadway Jones (The Flats at River North)

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- For income determination purposes, married individuals must be evaluated together unless acceptable documentation of legal separation is provided. Please ensure marital status is accurately verified and documented, and that all applicable household income is included when determining income eligibility.