



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

Greg Abbott
GOVERNOR

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Leo Vasquez, *Chair*
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Anna Maria Fariás, Member
Holland Harper, Member
Ajay Thomas, Member

November 25, 2025

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

PFC Operator
Bridge Partners
Walnut Creek, CA
hill@bridgepartners.com

RE: Echo Baytown

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on March 31, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development LLC on December 16, 2025. Corrective action was due on March 31, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 12305; required lease provisions for Low-Income Units; completion of annual Income Certifications within a 12-month period; the addition of four (4) low-income units; and **Households above the income limit** affecting units 4103, 6108, and 9211. Please see the attached Finding Report for details.

The noncompliance related to as well as **Households above the income limit upon initial occupancy** affecting units 2203, 4116, 6104, 9112, and 9312 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".

Shay Erickson
PFC Compliance Monitor

CC:hill@bridgepartners.com;darren.smith@auxanodevelopment.com;starvel.williams@rpmliving.com;
jesse.hinojosa@rpmliving.com;echobaytown@rpmliving.com;joycey@baytownhousing.org;
dcortez@baytownhousing.org



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC PROGRAM

Corrective Action Reponse

PFC User: Bridge-Baytown L.P
 Property Name: Echo Baytown
 Address: 1600 Santavy Street Baytown, Texas 77521
 RA Date: June 30, 2022

Audit Report Date: 12/16/2024
 Program: PFC

Corrective Action Due Date: 3/31/2025

Audit Report Review Date: 1/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 2107

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
 Noncompliance Date 12/2/2023 Correction Date: Corrected
 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 2107 moved in 12/2/2022, and a new Income Certification with verifications 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.

Unit # 12305

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
 Noncompliance Date 10/1/2023 Correction Date: Corrected
 Reason In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.

Department unable to establish eligibility. Auditor reports the tenant file for unit 12305 did not contain verification of income documents.

Corrective Action To correct, submit for Department review the income from the time of initial occupancy, and an updated Income Certification, if needed. If unable to verify income from the time of initial occupancy, the household may be certified under current circumstances using current income limits. If verifying under current circumstances, please provide the following for Department review: application, verification of income/assets, and executed Income Certification. If the household remains ineligible, when the unit becomes available lease to a qualified household and submit the following for Department review: application, verification of income/assets and, executed Income Certification and the lease contract.

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 12/16/2024 **Correction Date:** Corrected
Reason The Regulatory Agreement states units should be reserved for low income households. In addition, the Continuing Program Compliance Certificate indicates that, no unit reserved for Low-Income Households shall be rented to a market rate renter, unless another unit has been reserved in its place.
 The Audit Report submitted indicated that four (4) of the reserved units are occupied by market households and have move-in dates that are post the acquisition date.

Corrective Action Submit the following documentation for four (4) low-income units to meet the requirements in the Regulatory Agreement: application, verification of income and assets, executed Income Certification or Exhibit D, Lease Contract and any required Lease Addenda. If a vacant unit has been reserved for a low income tenant, but not yet occupied please submit documentation that the unit is vacant and a statement that it will not be occupied by a non low-income household. If the vacant unit is occupied for with a non-program unit, please submit documentation to evidence which new vacant unit has been reserved in it's place.

Unit # 4103
Finding Household above the income limit upon initial occupancy.
Noncompliance Date 12/13/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$68,055.78 which exceeds the applicable 80% AMI income limit of \$52,160.
Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 6108
Finding Household above the income limit upon annual renewal income certification
Noncompliance Date 3/8/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$79,502.28 which exceeds the applicable 80% AMI income limit of \$57,680.
Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 9211

Finding

Noncompliance Date

Reason

Household above the income limit upon initial occupancy.

7/5/2023

Correction Date: Corrected

Household's annual gross income of \$40,240.72 which exceeds the applicable 60% AMI income limit of \$39,120.

Corrective Action

When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Finding

Noncompliance Date

Reason

Failure to comply with the Public Facility Corporation Regulatory Agreement

12/16/2024

Correction Date: Corrected

Section 3(f) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-Income Unit shall contain a provision to the effect that the Development has relied on the Income Certification and supporting information supplied by the Low Income Household in determining qualification for occupancy of the Low Income Unit and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or rental agreement. Each lease or rental agreement shall also disclose that the tenant's income is subject to annual certification.

Corrective Action

Submit to the Department for review an owner's statement of compliance with the Regulatory Agreement moving forward, along with a blank template of the Lease or Lease Addenda that includes the required language.



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November 25, 2025

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Email: shay.erickson@tdhca.texas.gov

PFC Manager
RPM Living, LLC
Austin, TX
starvel.williams@rpmliving.com; jesse.hinojosa@rpmliving.com

RE: Echo Baytown

Dear PFC Manager:

The Texas Department of Housing and Community Affairs (Department) received documentation on March 31, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development LLC on December 16, 2025. Corrective action was due on March 31, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 12305; required lease provisions for Low-Income Units; completion of annual Income Certifications within a 12-month period; the addition of four (4) low-income units; and **Households above the income limit** affecting units 4103, 6108, and 9211. Please see the attached Finding Report for details.

The noncompliance related to as well as **Households above the income limit upon initial occupancy** affecting units 2203, 4116, 6104, 9112, and 9312 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,

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Shay Erickson
PFC Compliance Monitor

CC:hill@bridgepartners.com; darren.smith@auxanodevelopment.com; starvel.williams@rpmliving.com;
jesse.hinojosa@rpmliving.com; echobaytown@rpmliving.com; joycey@baytownhousing.org;
dcortez@baytownhousing.org



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC PROGRAM

Corrective Action Reponse

PFC User: Bridge-Baytown L.P
 Property Name: Echo Baytown
 Address: 1600 Santavy Street Baytown, Texas 77521
 RA Date: June 30, 2022

Audit Report Date: 12/16/2024
 Program: PFC

Corrective Action Due Date: 3/31/2025

Audit Report Review Date: 1/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 2107

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
 Noncompliance Date 12/2/2023 Correction Date: Corrected
 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 2107 moved in 12/2/2022, and a new Income Certification with verifications 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.

Unit # 12305

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
 Noncompliance Date 10/1/2023 Correction Date: Corrected
 Reason In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.

Department unable to establish eligibility. Auditor reports the tenant file for unit 12305 did not contain verification of income documents.

Corrective Action To correct, submit for Department review the income from the time of initial occupancy, and an updated Income Certification, if needed. If unable to verify income from the time of initial occupancy, the household may be certified under current circumstances using current income limits. If verifying under current circumstances, please provide the following for Department review: application, verification of income/assets, and executed Income Certification. If the household remains ineligible, when the unit becomes available lease to a qualified household and submit the following for Department review: application, verification of income/assets and, executed Income Certification and the lease contract.

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 12/16/2024 **Correction Date:** Corrected
Reason The Regulatory Agreement states units should be reserved for low income households. In addition, the Continuing Program Compliance Certificate indicates that, no unit reserved for Low-Income Households shall be rented to a market rate renter, unless another unit has been reserved in its place.

The Audit Report submitted indicated that four (4) of the reserved units are occupied by market households and have move-in dates that are post the acquisition date.

Corrective Action Submit the following documentation for four (4) low-income units to meet the requirements in the Regulatory Agreement: application, verification of income and assets, executed Income Certification or Exhibit D, Lease Contract and any required Lease Addenda. If a vacant unit has been reserved for a low income tenant, but not yet occupied please submit documentation that the unit is vacant and a statement that it will not be occupied by a non low-income household. If the vacant unit is occupied for with a non-program unit, please submit documentation to evidence which new vacant unit has been reserved in it's place.

Unit # 4103
Finding Household above the income limit upon initial occupancy.
Noncompliance Date 12/13/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$68,055.78 which exceeds the applicable 80% AMI income limit of \$52,160.

Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 6108
Finding Household above the income limit upon annual renewal income certification
Noncompliance Date 3/8/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$79,502.28 which exceeds the applicable 80% AMI income limit of \$57,680.

Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 9211

Finding

Household above the income limit upon initial occupancy.

Noncompliance Date

7/5/2023

Correction Date: Corrected

Reason

Household's annual gross income of \$40,240.72 which exceeds the applicable 60% AMI income limit of \$39,120.

Corrective Action

When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Finding

Failure to comply with the Public Facility Corporation Regulatory Agreement

Noncompliance Date

12/16/2024

Correction Date: Corrected

Reason

Section 3(f) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-Income Unit shall contain a provision to the effect that the Development has relied on the Income Certification and supporting information supplied by the Low Income Household in determining qualification for occupancy of the Low Income Unit and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or rental agreement. Each lease or rental agreement shall also disclose that the tenant's income is subject to annual certification.

Corrective Action

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Ajay Thomas, Member

November 25, 2025

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

PFC Property
Bridge-Baytown L.P - Echo Baytown
Baytown, TX
echobaytown@rpmliving.com

RE: Echo Baytown

Dear PFC Property:

The Texas Department of Housing and Community Affairs (Department) received documentation on March 31, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development LLC on December 16, 2025. Corrective action was due on March 31, 2025.

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Sincerely,

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Shay Erickson
PFC Compliance Monitor

CC:hill@bridgepartners.com;darren.smith@auxanodevelopment.com;starvel.williams@rpmliving.com;
jesse.hinojosa@rpmliving.com;echobaytown@rpmliving.com;joycey@baytownhousing.org;
dcortez@baytownhousing.org



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC PROGRAM

Corrective Action Reponse

PFC User: Bridge-Baytown L.P
 Property Name: Echo Baytown
 Address: 1600 Santavy Street Baytown, Texas 77521
 RA Date: June 30, 2022

Audit Report Date: 12/16/2024
 Program: PFC

Corrective Action Due Date: 3/31/2025

Audit Report Review Date: 1/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 2107

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
 Noncompliance Date 12/2/2023 Correction Date: Corrected
 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 2107 moved in 12/2/2022, and a new Income Certification with verifications 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.

Unit # 12305

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
 Noncompliance Date 10/1/2023 Correction Date: Corrected
 Reason In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (3) an income verification from the applicant's current employer; (4) an income verification from the Social Security Administration; or (5) if applicant is unemployed, does not have tax returns or is otherwise unable to provide other forms of verification as required, another form of independent verification as would be satisfactory.

Department unable to establish eligibility. Auditor reports the tenant file for unit 12305 did not contain verification of income documents.

Corrective Action To correct, submit for Department review the income from the time of initial occupancy, and an updated Income Certification, if needed. If unable to verify income from the time of initial occupancy, the household may be certified under current circumstances using current income limits. If verifying under current circumstances, please provide the following for Department review: application, verification of income/assets, and executed Income Certification. If the household remains ineligible, when the unit becomes available lease to a qualified household and submit the following for Department review: application, verification of income/assets and, executed Income Certification and the lease contract.

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 12/16/2024 **Correction Date:** Corrected
Reason The Regulatory Agreement states units should be reserved for low income households. In addition, the Continuing Program Compliance Certificate indicates that, no unit reserved for Low-Income Households shall be rented to a market rate renter, unless another unit has been reserved in its place.
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Unit # 4103
Finding Household above the income limit upon initial occupancy.
Noncompliance Date 12/13/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$68,055.78 which exceeds the applicable 80% AMI income limit of \$52,160.
Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 6108
Finding Household above the income limit upon annual renewal income certification
Noncompliance Date 3/8/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$79,502.28 which exceeds the applicable 80% AMI income limit of \$57,680.
Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 9211

Finding

Household above the income limit upon initial occupancy.

Noncompliance Date

7/5/2023

Correction Date: Corrected

Reason

Household's annual gross income of \$40,240.72 which exceeds the applicable 60% AMI income limit of \$39,120.

Corrective Action

When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Finding

Failure to comply with the Public Facility Corporation Regulatory Agreement

Noncompliance Date

12/16/2024

Correction Date: Corrected

Reason

Section 3(f) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-Income Unit shall contain a provision to the effect that the Development has relied on the Income Certification and supporting information supplied by the Low Income Household in determining qualification for occupancy of the Low Income Unit and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or rental agreement. Each lease or rental agreement shall also disclose that the tenant's income is subject to annual certification.

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November 25, 2025

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Email: shay.erickson@tdhca.texas.gov

PFC Sponsor
Baytown Public Facility Corporation
Baytown, TX
joycey@baytownhousing.org; dcortez@baytownhousing.org

RE: Echo Baytown

Dear PFC Sponsor:

The Texas Department of Housing and Community Affairs (Department) received documentation on March 31, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Auxano Development LLC on December 16, 2025. Corrective action was due on March 31, 2025.

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dcortez@baytownhousing.org



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DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Reponse

PFC User: Bridge-Baytown L.P
Property Name: Echo Baytown
Address: 1600 Santavy Street Baytown, Texas 77521
RA Date: June 30, 2022

Audit Report Date: 12/16/2024
Program: PFC

Corrective Action Due Date: 3/31/2025

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PROGRAM: PFC

PROPERTY FINDINGS

Unit # 2107

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Unit # 6108
Finding Household above the income limit upon annual renewal income certification
Noncompliance Date 3/8/2023 **Correction Date:** Corrected
Reason Household's annual gross income of \$79,502.28 which exceeds the applicable 80% AMI income limit of \$57,680.
Corrective Action When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Unit # 9211

Finding

Noncompliance Date

Reason

Household above the income limit upon initial occupancy.

7/5/2023

Correction Date: Corrected

Household's annual gross income of \$40,240.72 which exceeds the applicable 60% AMI income limit of \$39,120.

Corrective Action

When the unit becomes available occupy with an eligible household and submit the following documentation to the Department for review: application, verification of income and assets, executed Income Certification. If the households circumstances have changed they may be qualified using current income limits. If qualifying the household under current circumstances please submit the following for Department review: application, verification of income and assets, and executed Income Certification.

Finding

Noncompliance Date

Reason

Failure to comply with the Public Facility Corporation Regulatory Agreement

12/16/2024

Correction Date: Corrected

Section 3(f) of the Development's Regulatory Agreement states, each lease or rental agreement pertaining to a Low-Income Unit shall contain a provision to the effect that the Development has relied on the Income Certification and supporting information supplied by the Low Income Household in determining qualification for occupancy of the Low Income Unit and that any material misstatement in such certification (whether or not intentional) may be cause for immediate termination of such lease or rental agreement. Each lease or rental agreement shall also disclose that the tenant's income is subject to annual certification.

Corrective Action

Submit to the Department for review an owner's statement of compliance with the Regulatory Agreement moving forward, along with a blank template of the Lease or Lease Addenda that includes the required language.