



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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

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December 18, 2025

*Writer's direct phone # (512) 475 -3907*  
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AO West Cypress Owner, LLC  
Austin, Texas  
[taryn.merrill@greystar.com](mailto:taryn.merrill@greystar.com)  
RE: Emory West Cypress

Dear AO West Cypress Owner, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on June 12, 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 16, 2025.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting thirty-four (34) one-bedroom units at 60% AMI, fifty-two (52) one-bedroom units at 80% AMI, fifty-two (52) two-bedroom units at 80% AMI, **Household above the income limit** affecting units 6-6306, 6-6308, 11-11207, 9-9208, 8-8203, 7-7307, 8-8201, 10-10207, 12-12202, 12-12305, 14-14306, and **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting units 7-7307, 1-1305, 14-14201 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.



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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](mailto: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](mailto:stephanie.naquin@novoco.com)