



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 25, 2025

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

PFC Property
Fountains at Steeplechase, L.P.
Plano, Texas
steeplechase@rpmliving.com

RE: Fountains at Steeplechase

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.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1104(a)**, which requires a sample size of 38 household files. Please see attached Finding Report for details.

The noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 1114 and **Household above the income limit** affecting unit 614 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;enoch@bridgepartners.com;chelsea.trujillo@rpmliving.com;
anna.salcedo@rpmliving.com;dyoung@planopfc.org;ronjohns@verizon.net;
darren.smith@auxanodevelopment.com



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DETAIL FINDINGS AND CORRECTIVE ACTION

PFC PROGRAM

Corrective Action Response

PFC User: Bridge Partners

Property Name: Fountains at Steeplechase

Address: 7301 Alma Drive, Plano, Texas 75025

RA Date: October 9, 2020

Audit Report Date: 12/16/2024

Program: PFC

Corrective Action Due Date: 3/31/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding	Failure to comply with §10.1104(a)	
Noncompliance Date	12/16/2024	Correction Date: Corrected
Reason	Audit requirements under §10.1104(a) require the file sample used by the Auditor must contain at least twenty percent (20%) of the total number of Restricted Units for the Development	
	The sample size submitted to the Department consists of thirty-one (31) files but thirty-eight (38) files are required to meet the twenty percent (20%) audit requirement.	
Corrective Action	Please submit copies of the application(s), verifications of income/assets, the executed Income Certification, lease contract and applicable lease addendums for seven (7) files to comply with 10.1104(a) for Department review.	