



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 8, 2025

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

PFC User/Operator
Montrose Apartments GL, LLP
Cleveland, OH
info@nrpgroup.com

RE: Lumen Apartments

Dear PFC User/Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on April 29, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on December 30, 2024. Corrective action was due on April 28, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Gross rent exceeding the highest rent allowed under the Regulatory Agreement** affecting unit 403 and **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 555. 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.

Sincerely,

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

Shay Erickson
PFC Compliance Monitor

CC:patricia@murphyhtc.com;drbrown@nrpgroup.com;ewaller@nrpgroup.com;
tamika.thomas@nrpgroup.com;jmason@housingforhouston.com;deden@canyonpartners.com;
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CPRELegal@canyonpartners.com;lumen@nrpgroup.com



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DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: Montrose Apartments GL
Property Name: Lumen Apartments
Address: 2400 West Dallas Street, Houston TX 77019
RA Date: 11/11/2020

Audit Report Date: 12/30/2024
Program: PFC

Corrective Action Due Date: 4/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 403

Finding Gross rent exceeds the highest rent allowed under the Regulatory Agreement
Noncompliance Date 2/17/2023 Correction Date: 4/29/2025
Reason Unit 403 is designated as 80% AMI. The household's rent of \$1,852 exceeds the 80% AMI rent limit of \$1,802 for a 1-bedroom unit at the time of move-in until 5/15/2023, when the 80% AMI rent limit increased.
Corrective Action To correct, calculate the rent overage from the time of move-in to the time the date the 80% AMI rent limit increased, and either refund or credit the household the overpaid rent. Submit the follow documentation for review: the rent overage calculation, an amended lease contract reflecting the new rent amount, the household's rent ledger of the new rent amount reflected and the rent credit (if applicable) or a copy of the cancelled check (if a refund is issued).

Unit # 555

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement
Noncompliance Date 10/14/2023 Correction Date: 4/29/2025
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) conduct a consumer credit search; (4) obtain an income verification from the applicant's current employer; (5) obtain an income verification from the Social Security Administration; or (6) if the applicant is unemployed, does not have income tax returns or is otherwise unable to provide other forms of verification as required above, obtain another form of independent verification.
Department unable to establish eligibility. Income documents for tenant of 555 does not contain pay stubs from the most current four-week-period. Paystubs used in the calculation are from April 2023. Auditor reported income could not be verified
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.