



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 15, 2025

Writer's direct phone # (512) 475-3907
Email: christina.thompson@tdhca.texas.gov

Post Midtown, LLC
Los Angeles, California
compliance@postinvestmentgroup.com
RE: Midtown on the Rail

Dear Post Midtown, LLC:

The Texas Department of Housing and Community Affairs (Department) received documentation on May 13, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac & Company LLP on January 29, 2025. Corrective action was due on May 13, 2025.

The noncompliance related to **Household above the income limit** affecting units 215, 216, 234, 314, 406, 323, 341, and 613, **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting units 216, 234, 239, 314, and 215, **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 539, and **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting seven (7) two-bedroom units designated at 60% AMI and eighteen (18) units designated at 80% AMI 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.

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.

Sincerely,

A handwritten signature in black ink, appearing to be "CT" followed by a flourish.

Christina Thompson
PFC Monitor

Cc: stephanie.naquin@novoco.com

