



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

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Ajay Thomas, *Member*

December 10, 2025

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

Responsible Party Member
Tank Destroyer Apartments, LP
Cleveland, OH

drbrown@nrpgroup.com

RE: Station 42 (Tank Destroyer)

Dear Responsible Party Member:

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 January 3, 2025. Corrective action was due on April 28, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Households above the income limit upon initial occupancy** affecting units 1308, 3205, and 4101. 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:ewaller@nrpgroup.com; tamika.thomas@nrpgroup.com;
info@nrpgroup.com; kcagle@killeentexas.gov; Station42@nrpgroup.com; patricia@murphyhtc.com;
anna@murphyhtc.com; patricia@murphyhtc.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: NRP Management LLC
Property Name: Station 42
Address: 801 South W.S. Young Dr. Killeen, TX 76543
RA Date: 11/19/2021

Audit Report Date: 1/3/2025
Program: PFC

Corrective Action Due Date: 4/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1308

Finding	Household above the income limit upon initial occupancy	
Noncompliance Date	11/30/2023	Correction Date: 4/29/2025
Reason	The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$63,154.56 which exceeds the applicable 80% AMI income limit of \$60,800.	
Corrective Action	To correct, designate unit 1308 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1308 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	

Unit # 3205

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

11/22/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$64,057.52 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 3205 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 3205 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 4101

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

9/30/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$76,708.56 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 4101 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 4101 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.



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PFC Operator
NRP Management, LLC
Cleveland, OH

ewaller@nrpgroup.com; tamika.thomas@nrpgroup.com; drbrown@nrpgroup.com; info@nrpgroup.com

RE: Station 42 (Tank Destroyer)

Dear PFC Operator:

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Shay Erickson
PFC Compliance Monitor

CC: kcagle@killeentexas.gov; Station42@nrpgroup.com; patricia@murphyhtc.com; anna@murphyhtc.com; patricia@murphyhtc.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: NRP Management LLC
Property Name: Station 42
Address: 801 South W.S. Young Dr. Killeen, TX 76543
RA Date: 11/19/2021

Audit Report Date: 1/3/2025
Program: PFC

Corrective Action Due Date: 4/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1308

Finding Household above the income limit upon initial occupancy
Noncompliance Date 11/30/2023

Correction Date: 4/29/2025

Reason The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$63,154.56 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action To correct, designate unit 1308 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1308 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 3205

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

11/22/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$64,057.52 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 3205 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 3205 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 4101

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

9/30/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$76,708.56 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 4101 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 4101 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.



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December 10, 2025

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PFC Management
NRP Management
Cleveland, OH

ewaller@nrpgroup.com; tamika.thomas@nrpgroup.com; drbrown@nrpgroup.com; info@nrpgroup.com

RE: Station 42 (Tank Destroyer)

Dear PFC Management:

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Sincerely,

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Shay Erickson
PFC Compliance Monitor

CC: kcagle@killeentexas.gov; Station42@nrpgroup.com; patricia@murphyhtc.com; anna@murphyhtc.com; patricia@murphyhtc.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: NRP Management LLC
Property Name: Station 42
Address: 801 South W.S. Young Dr. Killeen, TX 76543
RA Date: 11/19/2021

Audit Report Date: 1/3/2025
Program: PFC

Corrective Action Due Date: 4/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1308

Finding Household above the income limit upon initial occupancy
Noncompliance Date 11/30/2023

Correction Date: 4/29/2025

Reason The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$63,154.56 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action To correct, designate unit 1308 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1308 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 3205

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

11/22/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$64,057.52 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 3205 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 3205 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 4101

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

9/30/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$76,708.56 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 4101 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 4101 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.



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December 10, 2025

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

Kent Cagle
Killeen Public Facility Corporation
Killeen, TX

kcagle@killeentexas.gov

RE: Station 42 (Tank Destroyer)

Dear Kent Cagle:

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 January 3, 2025. Corrective action was due on April 28, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Households above the income limit upon initial occupancy** affecting units 1308, 3205, and 4101. Please see the attached Finding Report for details.

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Sincerely,

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Shay Erickson
PFC Compliance Monitor

CC:kcagle@killeentexas.gov; Station42@nrpgroup.com; patricia@murphyhtc.com;
anna@murphyhtc.com; patricia@murphyhtc.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: NRP Management LLC
Property Name: Station 42
Address: 801 South W.S. Young Dr. Killeen, TX 76543
RA Date: 11/19/2021

Audit Report Date: 1/3/2025
Program: PFC

Corrective Action Due Date: 4/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1308

Finding Household above the income limit upon initial occupancy
Noncompliance Date 11/30/2023

Correction Date: 4/29/2025

Reason The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$63,154.56 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action To correct, designate unit 1308 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1308 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 3205

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

11/22/2023

Correction Date: 4/29/2025

Reason

The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$64,057.52 which exceeds the applicable 80% AMI income limit of \$60,800.

Corrective Action

To correct, designate unit 3205 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 3205 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 4101

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

9/30/2023

Correction Date: 4/29/2025

Reason

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Corrective Action

To correct, designate unit 4101 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 4101 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.



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December 10, 2025

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

Station 42 Manager
Station 42 (Tank Destroyer)
Killeen, TX

Station42@nrpgroup.com

RE: Station 42 (Tank Destroyer)

Dear Station 42 Manager:

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 January 3, 2025. Corrective action was due on April 28, 2025.

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Corrective Action Response

PFC User: NRP Management LLC
Property Name: Station 42
Address: 801 South W.S. Young Dr. Killeen, TX 76543
RA Date: 11/19/2021

Audit Report Date: 1/3/2025
Program: PFC

Corrective Action Due Date: 4/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1308

Finding Household above the income limit upon initial occupancy
Noncompliance Date 11/30/2023

Correction Date: 4/29/2025

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Unit # 3205

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

11/22/2023

Correction Date: 4/29/2025

Reason

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Corrective Action

To correct, designate unit 3205 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 3205 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.

Unit # 4101

Finding

Noncompliance Date

Household above the income limit upon initial occupancy

9/30/2023

Correction Date: 4/29/2025

Reason

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