



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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February 5, 2026

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

Sara Hanback
Tech Ridge ATX, LP
San Antonio, TX
sara.hanback@embrey.com

RE: The Upland

Dear Sara Hanback:

The Texas Department of Housing and Community Affairs (Department) received documentation on October 2, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Celine M. Williams Services on October 2, 2025. Corrective action was due on October 7, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to Comply with TAC §10.1103**. 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:celine.williams2122@gmail.com; ashleym@livetheupland.com
karen.roebuck@embrey.com; allyson@embrey.com; tricia.aleman@embrey.com;
victoria.perez@traviscountytexas.gov; james.plummer@bracewell.com; lgolden@goldenstevens.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
Corrective Action Response

PFC User: Tech Ridge ATX, LP
Property Name: The Upland
Address: 12217 N. IH 35 SVR NB, Austin, TX 78753

Corrective Action Due Date: 10/7/2025
Corrective Action Received Date: 10/2/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to Comply with TAC §10.1103				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2024	TAC §10.1103 requires the Public Facility User to submit an Audit Report to the Department no later than June 1 of each year. The Development did not submit an audit report due June 1, 2024, for the reporting period year ending in 2023.	Submit for Department review a completed Audit Report prepared by a qualified independent Auditor in accordance with TAC §10.1103.	10/2/2025