



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 3, 2025

*Writer's direct phone # (512) 475-4065*  
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PFC Operator  
Bianca Fuqua  
San Antonio, TX  
[bfuqua@placemakr.com](mailto:bfuqua@placemakr.com)

RE: The '68 Apartments

Dear PFC Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on September 2, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Celine M. Williams Services on May 27, 2025. Corrective action was due on September 1, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Households above the income limit** affecting units 501, 604, 708, and 515. Please see attached Finding Report for details.

The next Audit report is due June 1, 2026.

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](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

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

Shay Erickson  
PFC Compliance Monitor

CC: [bfuqua@placemakr.com](mailto:bfuqua@placemakr.com); [lori.houston@sanantonio.gov](mailto:lori.houston@sanantonio.gov); [davida@areatx.com](mailto:davida@areatx.com); [andres.andujar@hemisfair.org](mailto:andres.andujar@hemisfair.org); [tylerw@areatx.com](mailto:tylerw@areatx.com); [celine.williams2122@gmail.com](mailto:celine.williams2122@gmail.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-015-0001  
PFC User: Area Real Estate LLC  
Property Name: 1968 Hemisfair  
Address: 623 Hemisfair Blvd., San Antonio, TX

Regulatory Agreement Date: 2/1/2016  
Audit Report Received Date: 5/27/2025  
Corrective Action Due Date 9/1/2025

Audit Report Review Date: 6/27/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
501	5/1/2025	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$75,771.79, which exceeds the applicable 80% AMI income limit of \$59,300.	To correct, designate unit 501 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 501 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.	Corrected Date: 9/2/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
604	9/9/2024	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$79,112.54, which exceeds the applicable 80% AMI income limit of \$70,800.	To correct, designate unit 604 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 604 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.	Corrected Date: 9/2/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
708	2/13/2024	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$87,800, which exceeds the applicable 80% AMI income limit of \$70,200.	To correct, designate unit 708 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 708 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.	Corrected Date: 9/2/2025

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
515	12/2/2024	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$75,000.12, which exceeds the applicable 110% AMI income limit of \$68,200.	To correct, designate unit 515 to a non-program unit since their income exceeds the 110% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 110% AMI limit. Owner may survey existing vacant non-program units to replace unit 515 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.	Corrected Date: 9/2/2025