



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 5, 2025

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

Erick Waller
The NRP Group
Cleveland, OH
ewaller@nrpgroup.com

RE: The Baldwin

Dear Erick Waller:

The Texas Department of Housing and Community Affairs (Department) received documentation on September 4, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 29, 2025. Corrective action was due on September 9, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting units 127 and 233. 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.

Sincerely,

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

Shay Erickson
PFC Compliance Monitor

CC:thebaldwin@nrpgroup.com; tamika.thomas@nrpgroup.com; ewaller@nrpgroup.com; drbrown@nrpgroup.com; pedroalanis@saht.org; jessicakuehne@saht.org; patricia@murphyhtc.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-015-0012
PFC User: The NRP Group
Property Name: The Baldwin at St.Paul Square
Address: 239 Center Street, San Antonio TX 78205

Regulatory Agreement Date: 9/25/2019
Audit Report Received Date: 5/29/2025
Corrective Action Due Date: 9/9/2025

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
233	5/18/2024	The household's military income, specifically the Basic Allowance for Subsistence (BAS), was excluded from their gross annual income; however, income must be calculated in accordance with Exhibit D of the Development's Regulatory Agreement and the HUD Handbook 4503.3, which do not permit the exclusion of BAS. When BAS is included, the household's annual gross income totals \$81,087.60, exceeding the applicable 80% AMI income limit of \$70,200.	To correct, designate unit 233 to a 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 233 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: 9/5/2025

Finding:	Household above income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
127	7/26/2022	Department unable to establish eligibility. The tenant file for Unit 127 includes two household members. The application indicates income from both the Air Force and employment as a hygienist; however, the file contains income documentation only for the Air Force. No income verification was provided for the hygienist employment. The Auditor reports that household income could not be determined or verified at initial occupancy or recertification.	The owner may complete a retroactive income certification that completely and clearly documents the sources of income and assets for all household members that were in place at the time of the initial occupancy and apply income limits in effect on the move-in date. Submit for Department review a copy of the application(s), income and asset verifications, an new executed Income Certification, and a lease agreement from the time of move-in. Or the owner has the option to complete a new current certification using current income and assets sources and current income limits. Submit for Department review a copy of the application(s), income and asset verifications, a new executed Income Certification, and a lease agreement. If the household has moved out or is not income eligible, occupy the unit or another comparable unit on the property with a new qualified household. Submit copies of the application(s), income and asset verifications, an executed Income Certification and lease agreement to the Department for review.	Corrected Date: 9/5/2025