



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 17, 2025

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

650 South Main Tenant, LP
Dallas, Texas
brs@ojaraholdings.com

RE: Bottle House on Main

Dear 650 South Main Tenant, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on October 3, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Christopher McDonald on June 4, 2025. Corrective action was due on October 11, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with §10.1103(1)** regarding the restricted rent comparison and regarding fifty percent of units reserved at 80% AMI , **Failure to comply with the Public Facility Corporation Memorandum of Lease** regarding twenty-two (22) units reserved at 30% AMI. Please see attached Finding Report for details.

The noncompliance related to **Failure to comply with §10.1104(a)** 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.

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,

Christina Thompson
PFC Compliance Monitor

Cc: Christopher.McDonald@aprio.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A25-220-0008
PFC User: 650 South Main Tenant, LP
Property Name: Bottle House on Main
Address: 650 S Main St, Fort Worth, TX 76104

Regulatory Agreement Date: 5/10/2019
Audit Report Received Date: 6/4/2025
Corrective Action Due Date: 10/11/2025

Audit Report Review Date: 7/14/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with §10.1103(1)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/4/2025	<p>An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions.</p> <p>The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.</p>	Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7.	10/3/2025

Finding: Failure to comply with §10.1103(1)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/4/2025	<p>An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law.</p> <p>The Audit Report submitted to the Department does not comply with the former law requirement that fifty (50) percent of units must be reserved for occupancy by individuals and families earning less than eighty (80) percent of the area median family income. The number of restricted units at the Development was not provided as required in Tab-7 of the Audit Workbook.</p>	Submit the unit and occupancy information for the Development as identified in Tab 7.	10/3/2025

Finding: Failure to comply with the Public Facility Corporation Memorandum of Lease				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/4/2025	<p>The Development's Memorandum of Lease requires at least twenty-two (22) units be reserved for or rented to and occupied by individuals and families earning less than thirty percent (30%) AMI.</p> <p>The Development failed to provide the number units restricted at thirty percent (30%) AMI</p>	Submit the unit and occupancy information for the Development as identified in Tab 7.	10/3/2025