



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

[www.tdhca.texas.gov](http://www.tdhca.texas.gov)

Greg Abbott  
GOVERNOR

### BOARD MEMBERS

Leo Vasquez, *Chair*  
Kenny Marchant, *Vice Chair*  
Cindy Conroy, *Member*  
Anna Maria Fariás, *Member*  
Holland Harper, *Member*  
Ajay Thomas, *Member*

November 12, 2025

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

PFC Operator  
Winrock Apartments Tenant South, LP  
Dallas, Texas  
[brs@oalaholdings.com](mailto:brs@oalaholdings.com); [kip@oalaholdings.com](mailto:kip@oalaholdings.com)

RE: Briarwest

Dear **PFC Operator**:

The Texas Department of Housing and Community Affairs (Department) received documentation on October 7, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Aprio, LLP 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)**, which requires comparison of restricted rent to market rent and inclusion of unit and occupancy information on Tab 7, and **Failure to comply with TAC §10.1103(6)**, which requires submission of the auditor's experience and resume. Please see the attached Finding Report for details.

The noncompliance related to the **Failure to comply with §10.1104(a)**, which requires a sample size of twenty (20) new move-in files and at least three (3) renewal files from year 2024, has been dropped. 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: [legal@respropmanagement.com](mailto:legal@respropmanagement.com); [president@housingforhouston.com](mailto:president@housingforhouston.com);  
[jproler@origin.bank](mailto:jproler@origin.bank); [christopher.mcdonald@aprio.com](mailto:christopher.mcdonald@aprio.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A25-101-0094  
PFC User: Winrock Apartments Tenant South, LP  
Property Name: Briarwest (aka Winrock Apartments South)  
Address: 2100 Winrock Blvd, Houston, TX 77057

Regulatory Agreement Date: 7/23/2019  
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.	Corrected Date: 10/7/2025

  

Finding: Failure to comply with TAC §10.1103(6)				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/4/2025	<p>TAC §10.1103(6) requires an audit report submission include the auditor's qualifications and resume. The qualifications of the auditor must include experience auditing housing compliance, a current Certified Occupancy Specialist (COS) or equivalent certification.</p> <p>The audit report submitted did not contain the auditor's experience, resume and the documentation as required in TAC §10.1103(6).</p>	Submit for Department review the auditor's experience, resume and proof the auditor holds the required certifications identified in TAC §10.1103(6).	Corrected Date: 10/7/2025

  

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.	Corrected Date: 10/7/2025