



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 4, 2025

*Writer's direct phone # (512) 475 -3907*  
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Karla Hill  
Bridge Partners  
Walnut Creek, California  
[hill@bridgepartners.com](mailto:hill@bridgepartners.com)

RE: The Carlton

Dear Karla Hill:

The Texas Department of Housing and Community Affairs (Department) received documentation on September 9, 2025 addressing the noncompliance identified during the review of the Audit Report submitted by Darren Smith on June 2, 2025. Corrective action was due on September 9, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting unit 4112 and 6103. Please see attached Finding Report for details.

The noncompliance related to **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting unit 4112 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](mailto:christina.thompson@tdhca.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to be "CT" followed by a flourish.

Christina Thompson  
PFC Compliance Monitor

Cc: [Darren.smith@auxanocdevelopment.com](mailto:Darren.smith@auxanocdevelopment.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-101-0029  
PFC User: Karla Hill- Bridge Partners  
Property Name: The Carlton  
Address: 3805 West Alabama Street, Houston, TX 77027

Regulatory Agreement Date: 10/4/2022  
Audit Report Received Date: 6/2/2025  
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 7/7/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
4112	3/4/2024	Development is required to obtain, complete and maintain on file Income Certifications from each Low-Income Household, including (i) the Income Certification provided as Exhibit D, attached hereto and incorporated herein, dated prior to the initial occupancy of such Low-Income Household in the Project that occupied the unit.  Tenant file does not contain an executed copy of the required Exhibit D Income Certification form, required by the Development's Regulatory Agreement.	Provide the household with the completed Exhibit D Income Certification for execution. Do not backdate. Submit to the Department for review a copy of the executed Exhibit D Income Certification form.	9/9/2025

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
6103	5/13/2024	Development is required to obtain, complete and maintain on file Income Certifications from each Low-Income Household, including (i) the Income Certification provided as Exhibit D, attached hereto and incorporated herein, dated prior to the initial occupancy of such Low-Income Household in the Project that occupied the unit.  Tenant file does not contain an executed copy of the required Exhibit D Income Certification form, required by the Development's Regulatory Agreement.	Provide the household with the completed Exhibit D Income Certification for execution. Do not backdate. Submit to the Department for review a copy of the executed Exhibit D Income Certification form.	9/9/2025