



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 10, 2025

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

Karla Hill
Bridge Partners
Walnut Creek, California
hill@bridgepartners.com

RE: The Dawson

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 noncompliance related to **Gross rent exceeds the highest rent allowed under the Regulatory Agreement** affecting units 1039 and 3038, and **Failure to comply with the Public Facility Corporation Regulatory Agreement** concerning adding required language to the lease for income restricted units 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,

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

Christina Thompson
PFC Compliance Monitor

Cc: Darren.smith@auxanocdevelopment.com

