



## TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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November 12, 2025

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RE: Estraya Boerne

Dear Ana Marie Del Rio:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 14, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 28, 2025. Corrective action was due on September 9, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Households above the income limit** affecting units 1201 and 2312. 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](mailto:shay.erickson@tdhca.texas.gov).

Sincerely,

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

Shay Erickson  
PFC Compliance Monitor

CC: [anamarie.delrio@steadfastco.com](mailto:anamarie.delrio@steadfastco.com); [kendra.masters@steadfastco.com](mailto:kendra.masters@steadfastco.com); [liberty.santana@steadfastco.com](mailto:liberty.santana@steadfastco.com); [michelle.elletson@steadfastco.com](mailto:michelle.elletson@steadfastco.com); [nmontango@boerne-tx.gov](mailto:nmontango@boerne-tx.gov); [kendra.masters@steadfastco.com](mailto:kendra.masters@steadfastco.com); [estraya@steadfastmgmt.com](mailto:estraya@steadfastmgmt.com); [patricia@murphyhtc.com](mailto:patricia@murphyhtc.com)



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION

PFC ID: A24-130-0001  
PFC User: Steadfast Estraya, LLC  
Property Name: Estraya Boerne  
Address: 130 Gallant Fox, Boerne, TX 78006

Regulatory Agreement Date: 4/14/2021  
Audit Report Received Date: 5/28/2025  
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 6/24/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
1201	9/23/2023	<p>In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the two most recent pay periods; (2) income tax returns for the most recent tax year; (3) conduct a consumer credit search; (4) obtain an income verification from the applicant's current employer; (5) obtain an income verification from the Social Security Administration; or (6) if the applicant is unemployed, does not have income tax returns or is otherwise unable to provide other forms of verification as required above, obtain another form of independent verification.</p> <p>Auditor reports tenant file does not contain any income verification documents and income cannot be determined or verified.</p>	<p>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 and a new Income Certification form 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 and a new Income Certification form. 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, lease contract and applicable lease addendums to the Department for review.</p>	Corrected Date: 8/14/2025

Finding:	Household above the income limit			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
2312	2/29/2024	<p>In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the two most recent pay periods; (2) income tax returns for the most recent tax year; (3) conduct a consumer credit search; (4) obtain an income verification from the applicant's current employer; (5) obtain an income verification from the Social Security Administration; or (6) if the applicant is unemployed, does not have income tax returns or is otherwise unable to provide other forms of verification as required above, obtain another form of independent verification.</p> <p>Department unable to establish eligibility. The application indicates that one household member is employed by Sonic; however, the file does not contain income verification for this employment. The Auditor confirmed that income documentation for this source was missing.</p>	<p>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 and a new Income Certification form 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 and a new Income Certification form. 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, lease contract and applicable lease addendums to the Department for review.</p>	Corrected Date: 8/14/2025