

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

www.tdhca.texas.gov

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

December 8, 2025

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

PFC User/Operator
Montrose Apartments GL, LLP
Cleveland, OH

info@nrpgroup.com

RE: Lumen Apartments

Dear PFC User/Operator:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 8, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 27, 2025. Corrective action was due on August 12, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting unit 356. Please see the attached Finding Report for details.

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.

Sincerely,

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

Shay Erickson
PFC Compliance Monitor

CC:patricia@murphyhtc.com;info@nrpgroup.com;drbrown@nrpgroup.com;ewaller@nrpgroup.com;
tamika.thomas@nrpgroup.com;jmason@housingforhouston.com;deden@canyonpartners.com;
gjohnson@canyonpartners.com;rpotts@canyonpartners.com;CPRE-AM@canyonpartners.com;
CPRELegal@canyonpartners.com;lumen@nrpgroup.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
Corrective Action Response

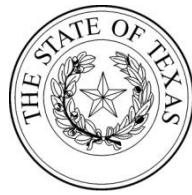
PFC ID: A24-101-0034
PFC User: Montrose Apartments GL, LLP
Property Name: Lumen Apartments
Address: 2400 West Dallas Street, Houston TX 77019

Regulatory Agreement Date: 11/20/2020
Audit Report Received Date: 5/27/2025
Corrective Action Due Date: 8/12/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
356	5/27/2025	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$86,316, which exceeds the applicable 80% AMI income limit of \$75,860.	To correct, designate unit 356 to a non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 356 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	8/8/2025



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December 8, 2025

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

PFC Management
The NRP Management
Cleveland, OH

drbrown@nrpgroup.com; ewaller@nrpgroup.com; tamika.thomas@nrpgroup.com

RE: Lumen Apartments

Dear PFC Management:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 8, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 27, 2025. Corrective action was due on August 12, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting unit 356. Please see the attached Finding Report for details.

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.

Sincerely,

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Shay Erickson
PFC Compliance Monitor

CC:patricia@murphyhtc.com; info@nrpgroup.com; jmason@housingforhouston.com;
deden@canyonpartners.com; gjohnson@canyonpartners.com; rpotts@canyonpartners.com;
CPRE-AM@canyonpartners.com; CPRELegal@canyonpartners.com; lumen@nrpgroup.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
Corrective Action Response

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Address: 2400 West Dallas Street, Houston TX 77019

Regulatory Agreement Date: 11/20/2020
Audit Report Received Date: 5/27/2025
Corrective Action Due Date: 8/12/2025

Audit Report Review Date: 6/11/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Household above the income limit				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
356	5/27/2025	Annualizing the average of the most recent paystubs for the household resulted in the household's annual gross income of \$86,316, which exceeds the applicable 80% AMI income limit of \$75,860.	To correct, designate unit 356 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 356 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	8/8/2025



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December 8, 2025

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

Jay Mason
Lakeside Place PFC
Houston, TX

jmason@housingforhouston.com

RE: Lumen Apartments

Dear Jay Mason:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 8, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 27, 2025. Corrective action was due on August 12, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Household above the income limit** affecting unit 356. Please see the attached Finding Report for details.

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.

Sincerely,

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Shay Erickson
PFC Compliance Monitor

CC:patricia@murphyhtc.com;info@nrpgroup.com;drbrown@nrpgroup.com;ewaller@nrpgroup.com;
tamika.thomas@nrpgroup.com;deden@canyonpartners.com;gjohnson@canyonpartners.com;
rpotts@canyonpartners.com;CPRE-AM@canyonpartners.com;CPRELegal@canyonpartners.com;
lumen@nrpgroup.com



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PROGRAM: PFC

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December 8, 2025

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

Canyon Partners
Los Angeles, CA

deden@canyonpartners.com; gjohnson@canyonpartners.com; rpotts@canyonpartners.com;
CPRE-AM@canyonpartners.com; CPRELegal@canyonpartners.com

RE: Lumen Apartments

Dear Canyon Partners:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 8, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on May 27, 2025. Corrective action was due on August 12, 2025.

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Shay Erickson
PFC Compliance Monitor

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December 8, 2025

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

PFC Community Manager
Lumen Apartments
Houston, TX

lumen@nrpgroup.com

RE: Lumen Apartments

Dear PFC Community Manager:

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