



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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October 29, 2025

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

PFC User/Operator
TREPFI AO Med Main Owner
Austin, Texas
taryn.merrill@greystar.com

RE: Stadia Med Main

Dear PFC User/Operator

The Texas Department of Housing and Community Affairs (Department) received documentation on August 29, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Novogradac and Company LLP 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**, which requires one hundred thirty-four (134) units at 80% AMI and five (5) of the 60% AMI units to be reserved for or rented to and occupied by Housing Choice Voucher (HCV) holders. 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.

Sincerely,

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

Shay Erickson
PFC Compliance Monitor

CC:stadiamedmainmgr@greystar.com; kkirkendoll6@housingforhouston.com;
jproler@housingforhouston.com; president@housingforhouston.com; asmith@housingforhouston.com;
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION REPORT

PFC ID: A24-101-0081
PFC User: TREPFI AO Med Main Owner
Property Name: Stadia Med Main
Address: 9330 S. Main St., Houston, TX, 77025

Regulatory Agreement Date: 11/29/2022
Audit Report Received Date: 6/2/2025
Corrective Action Due Date: 9/9/2025

Audit Report Review Date: 7/10/2025

PROGRAM: PFC

PROPERTY FINDINGS

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/2/2025	The Development's Regulatory Agreement requires at least one hundred thirty-four (134) units be reserved for or rented to and occupied by Low Income Tenants at 80% AMI. The Development currently has seventy-nine (79).	As units become available, lease units to households' with 80% AMI or less until the occupancy requirements of the Regulatory Agreement have been met. The owner may also survey existing market rate households and certify them if their income is at or below 80% AMI. Submit a current copy of the rent roll showing that at least one hundred thirty-four (134) units are restricted. Provide the Department copies of the following for the new certified households: application(s), verifications of income/assets, executed Income Certification and the lease contract.	Corrected Date: 8/29/2025

Finding: Failure to comply with the Public Facility Corporation Regulatory Agreement				
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/2/2025	The Development's Regulatory Agreement requires at least five (5) of the 60% AMI units be reserved for or rented to and occupied by HCV holders. The Development currently has two (2).	As units become available, lease to HCV holders until the requirements of the Regulatory Agreement have been met.	Corrected Date: 8/29/2025