



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 3, 2025

Writer's direct phone # (512) 475-4065
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PFC Management
The NRP Group
Cleveland, OH

ewaller@nrpgroup.com; drbrown@nrpgroup.com; info@nrpgroup.com

RE: The Viridian

Dear PFC Management:

The Texas Department of Housing and Community Affairs (Department) received documentation on April 18, 2025, addressing the noncompliance identified during the review of the Audit Report submitted by Murphy HTC, LLC on January 9, 2025. Corrective action was due on April 22, 2025.

The documentation submitted was sufficient to correct the noncompliance related to **Failure to comply with the Public Facility Corporation Regulatory Agreement** affecting units 2106, 2107, 4110, and 8305. 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: viridian@nrpgroup.com; pedroalanis@saht.org; jessicakuehne@saht.org;
gjohnson@canyonpartners.com; deden@canyonpartners.com; rpotts@canyonpartners.com;
CPRE-AM@canyonpartners.com; CPRElegal@canyonpartners.com



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM
Corrective Action Response

PFC User: Pierre Viridian LLC
Property Name: Viridian
Address: 5415 North Foster Rd., San Antonio, TX 78244
RA Date: February 20, 2020

Audit Report Date: 1/9/2025
Program: PFC

Corrective Action Due Date: 4/22/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 4110

Finding
Noncompliance Date
Reason

Failure to comply with the Public Facility Corporation Regulatory Agreement
4/15/2023

Correction Date: 4/18/2025

In accordance with Section 3(c) of the Regulatory Agreement, the following items are acceptable to determine income eligibility: (1) pay stubs for the most recent four-week period; (2) income tax returns for the most recent two tax years; (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.

Department unable to establish eligibility. Tenant of unit 4110 is self-employed but file does not contain any documentation on self-employed income. The Auditor reported the income could not be verified.

Corrective Action

Unit # 2106

Finding
Noncompliance Date

Failure to comply with the Public Facility Corporation Regulatory Agreement
7/23/2023

Correction Date: 4/18/2025

Reason In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period. Unit number 2106 moved in 7/23/2022, and a new Income Certification with verifications has not been completed as required.

Corrective Action To correct, complete annual Income Certification with verifications and submit to the Department for review. Submit the following documentation for review: application, verification of income/assets and an executed Income Certification form.

Unit # 2107

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement

Noncompliance Date 7/24/2023

Correction Date: 4/18/2025

Reason In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period. Unit number 2107 moved in 7/24/2022, and a new Income Certification with verifications has not been completed as required.

Corrective Action To correct, complete annual Income Certification with verifications and submit to the Department for review. Submit the following documentation for review: application, verification of income/assets and an executed Income Certification form.

Unit # 8305

Finding Failure to comply with the Public Facility Corporation Regulatory Agreement

Noncompliance Date 12/1/2023

Correction Date: 4/18/2025

Reason In accordance with the Regulatory Agreement, Section 3(c), annual Income Certification with verification of income must be obtained by the household's anniversary date (occupancy date of the unit) and no less than once in a 12-month period. Unit number 8305 moved in 12/1/2022, and a new Income Certification with verifications has not been completed as required.

Corrective Action To correct, complete annual Income Certification with verifications and submit to the Department for review. Submit the following documentation for review: application, verification of income/assets and an executed Income Certification form.