TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Greg Abbott
GOVERNOR

September 2, 2026

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

Bridge-Dawson, LP
Walnut Creek, CA 94596
hill@bridgepartners.com

RE: Monitoring Report for The Dawson

Dear Bridge-Dawson, LP:

The Texas Department of Housing and Community Affairs (Department) received documentation on August 11, 2026, addressing noncompliance identified during the review of the Audit Report submitted by Auxano Compliance, LLC on June 1, 2026. Corrective action was due on September 8, 2026.

The documentation submitted was sufficient to correct noncompliance related to **Failure to comply with §10.1103(1)**, regarding the difference between rents charged for income-restricted residential units and estimated maximum market rents without rent or income restrictions. Please see the attached Finding Report for details.

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, 2027.

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,

Shay Erickson
PFC Compliance Monitor

cc: thedawson@rpmliving.com; hill@bridgepartners.com; jesse.hinojosa@rpmliving.com; mrogers@housingforhouston.com; rprice@housingforhouton.com; alex.smith@auxanocompliance.com; econ.dev@cpa.texas.gov

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
Corrective Action Response

PFC User: Bridge-Dawson, LP
Property Name: The Dawson
Address: 3411 Briar Forest Drive
Houston, TX 77077

Corrective Action Report Issued: 7/10/2026
Corrective Action Due Date: 9/8/2026
Corrective Action Received Date: 8/11/2026

PROGRAM: PFC

PROPERTY FINDINGS

Finding:	Failure to comply with §10.1103(1)			
Unit #	Non-Compliance Date	Reason	Corrective Action	Correction Date
Property Wide	6/1/2026	An Audit Report from an Auditor must be submitted to the Department annually. This submission will satisfy the requirements by demonstrating eligibility to continue under the former law, but must fully address the requirements of identifying the difference in rent charged for income-restricted residential units and the estimated maximum market rents that could be charged for those units without the rent and income restrictions. The Audit Report submitted to the Department did not contain the comparison of the restricted rent to the estimated market rent on Tab 7 of the Audit Report.	Submit the comparison of the restricted rent to the estimated market rent for each unit identified in Tab 7. Include the Restricted Rent and the Estimated Maximum Market Rent. Market rent is defined as the highest rent charged for the same Unit Type at the Development. If no market-rate units exist, include an Estimated Maximum Market Rent and a written methodology with the Audit Report.	8/11/2026