



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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February 28, 2025

*Writer's direct phone # (512) 475-3907
Email: Christina.Thompson@tdhca.texas.gov*

Broadway Jones Apartments LP
Cleveland, Ohio
info@nrpgroup.com

RE: The Flats at River North

Dear Broadway Jones Apartments LP:

The Texas Department of Housing and Community Affairs (Department) has reviewed the Public Facility Corporation (PFC) Audit Report submitted by Murphy HTC, LLC on January 15, 2025. This review was performed as required by Section 303.042 (c) of Chapter 303, the Texas Administrative Code Chapter 10, Subchapter I, and the Regulatory Agreement/Deed Restriction for Broadway Jones Apartments.

Events of noncompliance have been identified and corrective action is required. The attached Findings Report details the event(s) of noncompliance and the required corrective action. This notice begins the corrective action period. Please supply all requested documentation no later than **April 29, 2025**, the last day of the corrective action period.

If clarification is necessary to complete the corrective action, contact us as soon as possible. If it is not possible to provide the requested documentation by the corrective action period, correct as much as you can and submit a corrective action plan detailing how and when the remaining issue(s) of noncompliance will be corrected.

The Department recommends submitting a cover letter explaining the documentation submitted to address each event of noncompliance. Submit corrective action to pfc.monitoring@tdhca.texas.gov.



If you have any questions about this monitoring report, please contact Christina Thompson toll free in Texas at (800) 643-8204, directly at (512) 475-3907, or email: christina.thompson@tdhca.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'CT' with a long horizontal flourish extending to the right.

Christina Thompson
PFC Monitor

CC: anna@murphyhtc.com

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Broadway Jones Apartments LP
Property Name: The Flats at River North
Address: 1011 Broadway St. San Antonio, TX 78215
RA Date: 12/27/2018

Audit Report Date: 1/10/2025
Program: PFC

Corrective Action Due Date: 4/29/2025

Audit Report Review Date: 2/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 301

Finding	Household above the income limit	Correction Date:
Noncompliance Date	8/13/2021	
Reason	The household was receiving Veterans Affairs benefits and retirement income at the time of initial certification and annual renewal income certificaion. This income was not included in either calculation. The inclusion of the additional income resulted in the household's annual gross income of \$87,952 which exceeds the applicable 80% AMI income limit of \$59,280.	
Corrective Action	Redesignate this household to market. Lease the next available unit to an income eligible household. Submit a copy of the new household's application(s), income/asset verifications and new Income Certification form, lease contract and applicable lease addendum.	