



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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February 18, 2025

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

Linda Flores
Copper Pointe Apartments
San Antonio, Texas
linda.flores@copperpointeapts.com

RE: Copper Pointe Apartments

Dear Ms. Flores:

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 4, 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 Copper Pointe 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 19, 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' followed by a long horizontal flourish.

Christina Thompson
PFC Monitor

CC: patricia@murphyhtc.com

Audit Report
Copper Pointe Apartments

The Texas Department of Housing and Community Affairs provides the following Technical Assistance:

- According to Section 15.2 of the Lease Agreement between San Antonio Housing Trust Public Facility Corporation and Copper Pointe Apartments, all units are income restricted at 80% AMI and shall be calculated in the same manner and with the same exclusions as income for Low Income Housing Tax Credit Units, except units may include students, and there shall be no adjustment for family size. The Development's Rental Information Schedule and Unit Mix document currently reflects 80% AMI limits adjusted for household size. Please ensure compliance with the Regulatory Agreement, as all units are income-restricted at 80% AMI without adjustments for family size.
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TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

DETAIL FINDINGS AND CORRECTIVE ACTION
PFC PROGRAM

PFC User: Linda Flores
 Property Name: Copper Pointe
 Address: 6410 S. New Braunfels Avenue, San Antonio, TX 78223
 RA Date: July 17th, 2018

Audit Report Date: 1/4/2025
 Program: PFC

Corrective Action Due Date: 4/19/2025

Audit Report Review Date: 2/12/2025

PROGRAM: PFC

PROPERTY FINDINGS

<p>Finding Noncompliance Date Reason</p>	<p>Failure to comply with §10.1104(a) 1/4/2025 Audit requirements under §10.1104(a) require the file sample size of Restricted Units primarily be new move-ins but also contain/include at least ten percent (10%) sample of all household files that have recertified.</p> <p>The sample size submitted to the Department consists of five (5) new move-in files and twenty-one (21) of recertification files.</p>	<p>Correction Date:</p>
<p>Corrective Action</p>	<p>Please submit copies of the application(s), verifications of income/assets, the executed Income Certification, lease contract and applicable lease addendums for nine (9) new move in files to comply with 10.1104(a) for Department review. Any new noncompliance will be addressed under separate cover.</p>	