



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*

NRP Management LLC
Cleveland, Ohio
info@nrpgroup.com

RE: Station 42

Dear NRP Management LLC:

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 Tank Destroyer 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: NRP Management LLC
Property Name: Station 42
Address: 801 South W.S. Young Dr. Killeen, TX 76543
RA Date: 11/19/2021

Audit Report Date: 1/3/2025
Program: PFC

Corrective Action Due Date: 4/29/2025

Audit Report Review Date: 2/28/2025

PROGRAM: PFC

PROPERTY FINDINGS

Unit # 1308

Finding	Household above the income limit upon initial occupancy	Correction Date:
Noncompliance Date	11/30/2023	
Reason	The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$63,154.56 which exceeds the applicable 80% AMI income limit of \$60,800.	
Corrective Action	To correct, designate unit 1308 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 1308 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	

Unit # 3205

Finding	Household above the income limit upon initial occupancy	Correction Date:
Noncompliance Date	11/22/2023	
Reason	The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$64,057.52 which exceeds the applicable 80% AMI income limit of \$60,800.	

Corrective Action	To correct, designate unit 3205 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 3205 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	
Unit # 4101		
Finding	Household above the income limit upon initial occupancy	
Noncompliance Date	9/30/2023	Correction Date:
Reason	The tenant file indicated the tenant is receiving Basic Allowance for Subsistence (BAS) and Basic Allowance for Housing (BAH) which was incorrectly excluded from annual income. Income is required to be calculated according to Exhibit-D of the Development's Regulatory Agreement which does not permit the exclusion of BAS and BAH. The inclusion of the additional income results in the household's annual gross income of \$76,708.56 which exceeds the applicable 80% AMI income limit of \$60,800.	
Corrective Action	To correct, designate unit 4101 to an non-program unit since their income exceeds the 80% AMI limit and lease the next available unit of comparable or smaller size to a household that income qualifies at the 80% AMI limit. Owner may survey existing vacant non-program units to replace unit 4101 and reserve as a program-unit to be occupied with a household that income qualifies at 80% AMI. Submit documentation to the Department that the unit is vacant and a statement that it is reserved to be occupied by a Low-Income Household. Or if the household's circumstances have changed, the owner may certify them under current circumstances using current income limits. If verifying under current circumstances, submit a copy of the household file, application, verification of income and assets, executed Income Certification and lease agreement.	