



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1309

Agenda Date: 2/5/2026

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit Application for Meridian at Wylie (HTC #22479)

RECOMMENDED ACTION

WHEREAS, Meridian at Wylie (the Development) received an award of 4% Housing Tax Credits (HTCs) in 2022 for the new construction of 200 units for the elderly population in Wylie, Collin County;

WHEREAS, Roers Wylie Apartments Owner I Limited Partnership (the Development Owner or Owner) requests approval for a reduction in the Common Area from 7,029 square feet to 6,540 square feet, representing a reduction of 489 square feet or 6.96% from the Common Area represented at Application;

WHEREAS, Board approval is required for a reduction of 3% or more in the square footage of the Common Area as directed in Tex. Gov't Code §2306.6712(d)(4) and 10 TAC §10.405(a)(4)(D), and the Owner has complied with the amendment requirements therein; and

WHEREAS, the requested change does not negatively affect the Development, impact the viability of the transaction, impact the scoring of the Application, or affect the amount of housing tax credits awarded;

NOW, therefore, it is hereby

RESOLVED, that the requested amendment for Meridian at Wylie is approved as presented at this meeting, and the Executive Director and his designees are each hereby authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

Meridian at Wylie received an award of 4% Housing Tax Credits in 2022 for the new construction of 200 units for the elderly population in Wylie, Collin County. Construction of the Development has been completed, and the Owner has submitted the cost certification documentation. Upon review of the cost certification, staff identified a change in the square footage of the Common Area from what was represented in the Application. In a letter dated January 14, 2026, Brian J. Roers, the Owner representative, requested approval for a reduction in the Common Area.

The Application originally identified the Common Area as 7,029 square feet. However, according to the amendment request, the Common Area was miscalculated at Application. The primary differences are that the Janitor Room and the Maintenance Storage Room were included on the original application because the architect did not know they should not be counted towards Common Area. The Common Area at cost certification is 6,540 square feet, representing a reduction of 489 square feet or 6.96% from the Common Area represented at Application.

The change to the Common Area square footage does not materially alter the Development in a negative manner and was not reasonably foreseeable or preventable by the Development Owner at the time of Application. The Owner has indicated that there was no net financial impact on the Development because of the proposed change. Staff has determined that this change does not affect the scoring of the Application or the HTC award, and the Development will continue to meet the accessibility requirements. The final recommended HTC amount will be determined upon finalization of the cost certification review process.

Staff recommends approval of the amendment request as presented herein.



Two Carlson Parkway | Suite 400 | Plymouth, MN 55447

roerscompanies.com

1/14/2025

Texas Department of Housing and Community Affairs
221 E 11th St # 400
Austin, TX 78701

Re: Material Amendment to Application Request – Roers Wylie Apartments Owner I LP – File #22479

To whom it may concern:

Please use this letter as evidence of our formal request for a material amendment to application request due to the modification of common area square footage decreasing by larger than 3%. The common area square footage at application was calculated at 7,029 and the calculated common area square footage at cost certification is 6,540 square feet, resulting in a 4.63% reduction. This is due to the architect not correctly calculating the common area square footage at the time of application and including square footage that should not have been included in common area (i.e. Janitorial Rooms, Maintenance Storage, etc). No changes to the amenity package occurred and there is no financial impact to the development.

The material amendment fee of \$2,500 is enclosed with this request as well.

Please let us know of any questions on this request.

Sincerely,

Roers Wylie Apartments Owner I Limited Partnership,
a Texas limited partnership

By: Roers Wylie Apartments Partner I LLC,
a Minnesota limited liability company
Its: General Partner

Brian J. Roers
Authorized Signer

