



**Arx Advantage, LLC**

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May 28, 2025

**Via Electronic Mail**

Mr. Bobby Wilkinson  
Texas Department of Housing and Community Affairs  
221 East 11<sup>th</sup> Street  
Austin, Texas

Re: 25065 Meadow Heights

Dear Mr. Wilkinson:

We represent Meadow Heights, LP, the “Applicant”, for the above referenced Application submitted for the 2025 Housing Tax Credit Application Cycle.

On May 21, 2025, the Applicant received a Limited Scoring Notice reducing the Applicant’s score from 173 to 170 due to lack of “required” information submitted in the application to receive the points requested.

The Applicant may agree with the errors in the application; however, there have been other direct competing applicants that have been able to correct major scoring errors and have been allowed to keep their points. Case in point, both 25051 Mandalay and 25053 Las Fuentes did not submit the correct “Proximity to Jobs” information and were allowed to correct the “reports” submitted at pre-application by submitting updated “reports” with the correct information that were generated after the “required deadline”. These issues were submitted during the “Request for Administrative Deficiency” process against these applications, along with several other applications. The Applicant believes the allowance of the correction was a clear violation of the rules that all applicants must adhere to; however, staff and the board have allowed those corrections thus disadvantaging other applicants in the cycle that submitted the information correctly.

In all fairness, if TDHCA is going to allow the above errors to be corrected, the Applicant believes the errors presented in the Meadow Heights application, should also be correctable.

The changes to meet the Quantity of Low-Income Units scoring item will require changes to the rents on the Rent Schedule and only the management fee on the Annual Operating Expenses. It will not require change to numerous exhibits to cause a “material” deficiency. Additionally, it will not change the score of the application, it will only support the points the Applicant requested. Changes to the Rent Schedule have been allowed previously when the changes did not involve numerous exhibits.

There have been applications in both 2024 and 2025 with deficiencies requested or no deficiency at all (for awarded applications), for the omission of the Readiness to Proceed language item. Again, with fairness to all applicants, this Applicant should be allowed to correct the omission of the language through a deficiency as other applicants have been allowed to do.

Both of these items can be handled through a staff deficiency request.

The Applicant is not asking for a waiver of the rules or special treatment. The Applicant is asking to be treated fairly and equitably, as other applicants have been treated, when it comes to scoring and being allowed to correct an error.

Finally, granting this request, the Applicant will increase the number of low-income units and further the policies of the Department by providing for the housing needs of individuals and families of low, very low and extremely low income and families of moderate income and maximize the number of suitable, affordable residential rental units added to the state's housing supply.

Should the Executive Director deny this appeal, the Applicant requests to be placed on the next available Board agenda.

Thank you for your consideration.

Sincerely,



Robbye G. Meyer

Cc: Lazaro Guerro  
David Salazar  
Felipe Martinez