



Wylie Council Work Session: Roers Senior Housing



BUILDING COMMUNITIES

Roers Companies is recognized for its vision, track record, passion, and investor loyalty. We are institutionally minded specialists with a passion for excellence and an unwavering commitment to quality and integrity.

Founded in 2012, Roers Cos. quickly rose to prominence in the Midwest market through our proven ability to facilitate a diverse portfolio of projects in various stages of development.

Today, our portfolio contains student apartments, senior housing, market-rate communities, affordable apartments, and mixed-use developments. In 2021 and beyond, Roers intends to expand into new cities and states as well as new product types such as workforce housing and active 55+ rentals.



Company History

44

Properties Completed or
Underway

5,400+

Units Completed or in
Development

\$835M

Construction Completed

Affordable Housing – What is it?

- Originally done under Section 8 of the IRS Tax Code
 - Resident subsidized
 - Residents pay 30% of their income and then HUD pays the difference for the contract rent
- Today's affordable housing is governed by Section 42 of the IRS Tax Code created under the Tax Reform Act of 1986
 - Developer subsidized
 - Income based housing with rents determined by HUD annually
- Two types of tax credits under Section 42:
 - 4% Non-Competitive
 - 9% Competitive

Who can Qualify for 60% AMI Units?

Unit Type	Estimated Rent	Income Limit
1 Bedroom	\$1,001	\$42,720
2 Bedroom	\$1,201	\$48,060

Affordable Independent Living – Benefits to Wylie

- Gives Seniors access to Safe and Affordable housing
- Maintains and Enhances Housing Quality and Diversity
- Promotes Generational Housing
- Provides a Community to allow individuals to Age in Place
- Enhances and Strengthens Wylie's small-town sense of community by keeping Citizens there



Preliminary Site Plan



SUMMARY	
UNITS:	
STUDIOS	31
1BR	94
2BR	90
TOTAL	215
PARKING:	
REQUIRED	1.25 X 215 = 269
PROVIDED	269

Unit Mix

Studios – 31

1 Bedroom – 94

2 Bedroom – 90

Total - 215

Senior Project Examples





Community Amenities

- Walking Trails
- Central Amenity Area with:
 - Clubroom
 - Fitness Center
 - On-Site Management Offices
 - Pool
 - Community Room



Proposed Amenities

- Outdoor Pool
- Fire Pit
- Yoga Area
- Nature Trail
- Fitness Center
- Theatre
- Salon





Unit Finishes

- Solid Surface Countertops
- Stainless Steel Appliances
- Resilient Flooring and Carpet
- In-Unit Washer and Dryer
- Energy Efficient Lighting
- Patios/Balconies





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