

# LEWISVILLE CITY COUNCIL

## REGULAR SESSION

May 18, 2026

6:00 P.M.

### Present:

TJ Gilmore, Mayor

### Council Members:

Ronni Cade, Mayor Pro Tem  
Brent Kuykendall  
William Meridith  
Lonnie Tipton  
Kristin Green  
Patrick Kelly - absent

### City Staff:

Claire Powell, City Manager  
Gina McGrath, Deputy City Manager  
Shante Akafia, Assistant City Manager  
Liz Plaster, City Attorney  
Lauren Crawford, Deputy City Attorney  
Jennifer Malone-Ippolito, City Secretary

With a quorum of the Council Members present, the workshop session of the Lewisville City Council was called to order by Mayor Gilmore at 6:00 p.m. on Monday, May 18, 2026, in the City Council Conference Room of Lewisville City Hall, 151 West Church Street, Lewisville, Texas. City Department Heads were also in attendance.

## WORKSHOP SESSION

### Discussion of Regular Agenda Items and Consent Agenda Items

(Agenda Item A)

Mayor Gilmore led a discussion of regular agenda items and consent agenda items and received questions and comments from City Council and City staff.

Mayor Gilmore recused from the discussion of Item No. 5 and left the council conference room at 6:02 p.m. City Engineer Brett Bourgeois answered questions regarding Item No. F-5.

Mayor Gilmore returned to the council conference room at 6:04 p.m.

City Manager Claire Powell and City Engineer Brett Bourgeois answered questions

regarding Item No. F-7. Mayor Pro Tem Cade will recuse on Item G-10. Mayor Gilmore read the council review team board assignments for Item No. G-11.

City Manager Claire Powell introduced Jennifer Brown, the new Community Engagement Director.

**Thrive Fee Schedule**

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**(Agenda Item B)**

At the request of Mayor Gilmore, Recreation Manager Erika Tang gave a presentation regarding the Thrive Fee Schedule and received questions and comments from City Council.

Ms. Tang presented information regarding Thrive’s long-term financial sustainability, membership trends, and proposed fee adjustments. She reviewed increasing operational costs, including utilities and staffing, while highlighting continued growth in memberships, programming, and facility usage. Survey results showed strong community satisfaction and general support for gradual fee increases, with discussion focused on maintaining affordability and accessibility, particularly for seniors. Proposed changes included creating separate senior and active adult membership categories, expanding “pay-for-play” fitness programming, utilizing enhanced cost recovery tools, and improving overall member experience. Council expressed support for a phased approach to fee adjustments and requested additional review/information of senior and youth memberships, pricing, etc.

**Patriot Pointe: Veteran Focused Low Income  
Housing Tax Credit Project Overview**

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**(Agenda Item C)**

At the request of Mayor Gilmore, Neighborhood and Inspection Services Assistant Director Ashleigh Feryan introduced Travis Barber, Partner at Titanium Housing Partners to give a presentation regarding Patriot Pointe: Veteran Focused Low Income Housing Tax Credit Project. Mr. Barber received questions and comments from City Council.

Mayor Gilmore RECESSED Workshop Session at 6:55 p.m.

**REGULAR SESSION**

With a quorum of the Council Members present, the regular session of the Lewisville City Council was called to order by Mayor Gilmore at 7:00 p.m. on Monday, May 18, 2026.

**Invocation**

**(Agenda Item A)**

At the request of Mayor Gilmore, Councilmember Lonnie Tipton gave the invocation.

**Pledge to the American and Texas Flags**

**(Agenda Item B)**

At the request of Mayor Gilmore, Councilmember Kristin Green led the pledge to the United States and Texas flags.

**Presentation of Certificate of Election by  
Mayor Gilmore and Oath of Office to Newly  
Elected City Council Member Place No. 1.**

**(Agenda Item C-1)**

Mayor Gilmore presented the Certificate of Election to Councilmember Brent Kuykendall, Place No. 1. Municipal Judge Brian Holman administered the oath of office.

Mayor Gilmore RECESSED Regular Session at 7:07 p.m.

**Return to Workshop if Necessary**

**(Agenda Item H)**

Mayor Gilmore RECONVENED Workshop Session at 7:10 p.m.

**Patriot Pointe: Veteran Focused Low Income  
Housing Tax Credit Project Overview  
(continued)**

**(Agenda Item C)**

Discussion continued regarding the proposed Patriot Point affordable housing development by Titanium Housing Partners, a 48-unit veterans-focused multifamily project seeking LIHTC funding and zoning approval. The developer presented project updates, including a dedicated veteran services center, universal design features, and partnerships with veteran support organizations to provide peer support, VA benefits navigation, counseling referrals, and community programming. The project is projected to receive approximately \$16 million in tax credit equity, contingent upon zoning approval.

Council members acknowledged the significant need for veteran housing and supportive services in Lewisville but raised several concerns, including:

- Whether LIHTC and fair housing regulations would prevent the City or developer from guaranteeing units specifically for veterans, potentially resulting in the project functioning as general low-income housing.
- Whether the project was being presented as supportive housing despite lacking the level of funding and staffing typically associated with intensive wraparound supportive services.
- Whether the proposed service funding and staffing levels would be sufficient to adequately support both residents and veterans from the broader community.

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- How the development would balance mixed-income housing requirements with serving veterans most in need of housing assistance.
- Whether the project would remain genuinely veteran-focused long term through marketing, operations, and service commitments.
- Whether zoning conditions or development standards could require ongoing veteran-focused services and outreach.

The developer and veteran service partners responded that the project is intended as a veteran resource and peer-support model rather than a clinical supportive housing development. They emphasized partnerships with the Dallas VA, Texas Veterans Commission, and veteran peer-support organizations to connect veterans with housing opportunities, benefits navigation, counseling, employment assistance, and community support programs.

The discussion concluded with Council expressing appreciation for the additional research and information provided by the developer and veteran service partners. Several Council members indicated they still had questions and wanted additional review and discussion regarding potential zoning conditions, veteran service commitments, and operational details. One Council member noted they would be sending additional questions by email, and staff referenced continuing conversations regarding possible PD requirements and restrictions. Council thanked the presenters for their time, research efforts, and willingness to continue the discussion.

Mayor Gilmore ADJOURNED Workshop Session at 7:41 p.m.

**REGULAR SESSION**

Mayor Gilmore RECONVENED Regular Session at 7:42 p.m.

**Public Hearing: Consideration of Ordinance No. 0841-26-SUP, an Ordinance of the Lewisville City Council, Amending the Zoning Ordinance by Granting a Special Use Permit for an Accessory Structure on Approximately 0.4132 Acres, Legally Described as Hivue Addition, Block A, Lot 7, Located at 528 Degan Avenue, and Zoned Single Family Residential (R 7.5) District; Providing for a Savings Clause, Repealer, Severability, Penalty, and an Effective Date as Requested by Larry Seely, the Property Owner (Case No. 26-04-7-SUP).**

**(Agenda Item D-1)**

The property owner is seeking to demolish the existing wooden detached garage and replace it with a new modern metal garage with an attached carport. While Lewisville's Unified Development

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Code (UDC) includes supplemental regulations for accessory buildings/accessory structures, the applicant cannot meet the specific building maximum or compatibility standards. Consequently, the applicant is requesting a special use permit (SUP). The Planning and Zoning Commission recommended unanimous approval (6-0) on April 21, 2026.

City staff's recommendation was that the City Council approve the ordinance as set forth in the caption above.

Richard E. Luedke, FAICP, Planning Director, was available to answer questions posed by the City Council.

Mayor Gilmore opened the public hearing at 7:44 p.m.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Meridith, the Council voted five (5) "ayes" and no (0) "nays" to close the public hearing.

Mayor Gilmore closed the public hearing at 7:46 p.m.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Mayor Pro Tem Cade, the Council voted five (5) "ayes" and no (0) "nays" to approve **Ordinance No. 0841-26-SUP**, as set forth in the caption. The motion carried.

**Visitors Forum**

**(Agenda Item E)**

There were no speakers for Visitors Forum.

**CONSENT AGENDA**

**(Agenda Item F)**

Britanee Brown, Lewisville, TX, requested to speak on Item No. F-3, so that item was removed from the Consent Agenda.

Mayor Gilmore will recuse from Item No. F-5, so that item was removed from the Consent Agenda.

**MOTION:** Upon a motion made by Councilmember Green, and seconded by Councilmember Tipton, the Council voted five (5) "ayes" and no (0) "nays" to approve the Consent Agenda, with the exception of Item Nos. F-3 and F-5.

2. APPROVAL OF MINUTES: City Council Minutes of the May 4, 2026, Called Special Workshop Session Joint Meeting of Lewisville City Council and the Youth Action Council, Workshop Session; and, City Council Minutes of the May 4, 2026, Workshop Session and Regular Session.
3. ~~Approval of the Economic Development Agreement Between the City of Lewisville and Nevermore Properties, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.~~
4. Approval of Amendment No. 3 to the Professional Services Agreement for Project Control Services for the Lewisville Public Safety Campus Project with Peak Program Value, LLC, in the Amount of \$287,712; and Authorization for the City Manager, or Her Designee, to Execute the Agreement..
5. ~~Approval of a Professional Services Agreement with Garver, LLC., in the Amount of \$1,193,929.80 for Design Services Related to the Lewisville Valley 1 Neighborhood Reconstruction Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.~~
6. Approval of a Professional Services Agreement with Garver, LLC., in the Amount of \$1,436,347.50 for Design Services Related to the Lewisville Valley 4 Neighborhood Reconstruction Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.
7. Approval of Change Order #6 for Corporate Drive Segments 2 & 3 Project for a Reduction in the Amount of \$1,393,226.43 and Authorize the City Manager, or Her Designee, to Execute the Change Order.
8. Approval of a **Resolution No. 0842-26-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Authorizing an Agreement to Disburse Grant Funding to Boys and Girls Clubs of Greater Tarrant County Inc., a Budgeted Subrecipient Receiving Portions of the City of Lewisville's U.S. Department of Housing and Urban Development Community Development Block Grant Funding for FY 2023 2024 and FY 2024 2025, for Purchase of Equipment and Materials for Four Heating Ventilation and Cooling (HVAC) Units at the New Lewisville Youth Development Center Location; Authorizing the City Manager, or Her Designee, to Execute Said Agreement; and Providing an Effective Date.
9. Approval of **Resolution No. 0843-26-RES**, a Resolution of the City Council of the City of Lewisville, Texas, Approving a Grant Agreement with the Federal Highway Administration, a Division of the U.S. Department of Transportation, to Receive the Safe Streets and Roads for All (SS4A) Grant for the Development of a Comprehensive Safety Action Plan; Authorizing the City Manager to Execute the Agreement and All Documents Related to the Administration of the Grant; and

Providing an Effective Date.

The motion carried.

**REGULAR HEARING**

**Approval of the Economic Development Agreement Between the City of Lewisville and Nevermore Properties, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

**(Agenda Item F-3)**

Nevermore Properties, LLC (“Company”) owns property located at 170 W. Main Street and proposes to renovate the first floor of the building to operate Nevermore Tavern, an immersive Edgar Allan Poe themed bar and tavern. The project includes interior and exterior improvements, façade enhancements, and installation of a mural. The proposed economic development incentives include: (1) a grant equal to a percentage of mixed beverage taxes and sales taxes collected by the city for the project for ten years, 75% for years 1-5 and 50% for years 6-10; (2) a grant of up to 50% of the mural installation costs, with a maximum of \$10,000; (3) a grant of up to 50% of the façade improvement costs, with a maximum limit of \$40,000; and (4) a waiver equal to 100% of all fees paid to the City at the time of applying for a building permit for the real property improvements. As part of the agreement, the Company will complete required improvements, operate establishment, install and maintain a mural, and lease 16 parking spaces to the City for public use. Funding is available in Old Town Facade capital project, and the Economic Development Incentives capital project.

The staff’s recommendation was that the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption.

Brittanee Brown, Lewisville, Texas, was called to speak and spoke before the City Council regarding the economic development agreement incentives for the project.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Meridith the Council voted five (5) “ayes” and no (0) “nays” to approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption. The motion carried.

Mayor TJ Gilmore recused from Item No. F-5 and left the Council Chambers.

Mayor Pro Tem Ronni Cade read the following item.

**Approval of a Professional Services Agreement with Garver, LLC., in the Amount of \$1,193,929.80 for Design Services Related to the Lewisville Valley 1 Neighborhood Reconstruction Project and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

**(Agenda Item F-5)**

The project consists of street paving replacement, sidewalk replacement, installation of new water and sanitary sewer lines, alley reconstruction, and ADA improvements within the Lewisville Valley 1 Neighborhood. The existing streets are currently 27 foot wide concrete residential streets with 4-foot wide sidewalks on each side. City staff has negotiated Phase 1 of the Professional Services Agreement with Garver in the amount of \$1,193,929.80 to include public outreach, conceptual design, topographic surveying, and subsurface utility engineering. This project is funded under the Lewisville Valley 1 capital project.

The staff's recommendation was that the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption.

**MOTION:** Upon a motion made by Councilmember Meridith and seconded by Councilmember Tipton, the Council voted five (5) "ayes" and no (0) "nays" to approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption. The motion carried.

Mayor TJ Gilmore returned to the Council Chambers.

Mayor Pro Tem Ronnie Cade recused from Item No. G-10 and left the Council Chambers.

**Consideration of an Economic Development Agreement Between the City of Lewisville and TSMA Holdings, LLC; and Authorization for the Deputy City Manager, or Her Designee, to Execute the Agreement.**

**(Agenda Item G-10)**

TSMA Holdings, LLC ("Owner") owns property located at 301 S. Mill Street in Old Town, adjacent to the City's new pocket park, and proposes to install a mural on the building. The mural will be consistent with approved design plans and is intended to enhance the visual character of the property and surrounding area. This agreement provides for a one time economic development grant equal to up to 50% of the eligible mural installation costs, not to exceed \$10,000. Funding is available

in the Old Town Façade capital project.

The staff's recommendation was that the City Council approve the agreement and authorize the Deputy City Manager, or her designee, to execute the agreement as set forth in the caption.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Tipton, the Council voted four (4) "ayes" and no (0) "nays" to approve the agreement and authorize the Deputy City Manager, or her designee, to execute the agreement as set forth in the caption. The motion carried.

Mayor Pro Tem Ronnie Cade returned to the Council Chambers.

**Consideration of Initiating the  
Board/Commission/Committee Appointment  
Process and the Creation of City Council  
Subcommittees.**

**(Agenda Item G-11)**

On June 30, 2026, various terms of office on the city's boards, commissions, and committees will be expiring. Those positions have been identified and current appointees notified. City Council will need to identify City Council subcommittees to review eligible reappointees, new applicants, and provide nominees for Council's consideration at a future City Council meeting.

The staff's recommendation was that the City Council initiate the Board/Commission/Committee appointment process and create the City Council subcommittees as set forth in the caption above.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Meridith, the Council voted five (5) "ayes" and no (0) "nays" to initiate the Board/Commission/Committee appointment process and create the City Council subcommittees as follows:

Mayor Pro Tem Cade and Councilmember Kuykendall: Community Development Block Grant Advisory Committee, Library Board, Park Board, Lewisville Parks and Library Development Corporation (4B) and Tax Increment Reinvestment Zone #4

Councilmember Kelly and Councilmember Meridith: Old Town Design Review Committee, Planning & Zoning Commission, Tax Increment Reinvestment Zone #2, Zoning Board of Adjustment, Lewisville Local Government Corporation, Capital Improvements Advisory Committee

Councilmember Green and Councilmember Tipton: Arts Advisory Board, Animal Services Advisory Committee, Tax Increment Reinvestment Zone #1, Tax

Increment Reinvestment Zone #3 and Fire/Crime Control and Prevention and  
Emergency Medical District Boards

The motion carried.

**City Council and Staff Reports**

**(Agenda Item G)**

- Mayor Gilmore invited everyone to attend the Learn Lewisville event scheduled for Saturday, May 23, 2026 at 12:00 p.m. at Thrive and advised that it is a great opportunity to get to know your city.

**Closed Session**

**(Agenda Item I)**

Mayor Gilmore RECESSED into Closed Session at 8:02 p.m.

In Accordance with Texas Government Code, Subchapter D,

1. Section 551.072 (Real Estate): Property Acquisition
2. Section 551.074 (Personnel): Discussion of Election of Mayor Pro Tem and Deputy Mayor Pro Tem
3. Section 551.087 (Economic Development): Deliberation Regarding Economic Development Negotiations.

**Reconvene and Consider Action, if any, on  
Items Discussed in Closed Session**

**(Agenda Item J)**

Mayor Gilmore RECONVENED into Regular Session at 8:14 p.m.

**MOTION:** Upon a motion made by Councilmember Green and seconded by Councilmember Tipton, the Council voted five (5) “ayes” and no (0) “nays” to appoint Councilmember William Meridith as Mayor Pro Tem and Councilmember Lonnie Tipton as Deputy Mayor Pro Tem. The motion carried.

**Adjournment**

**(Agenda Item K)**

There being no further business to come before the Council, Mayor Gilmore adjourned the meeting of the Lewisville City Council at 8:16 p.m. on Monday, May 18, 2026.

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These minutes approved by the Lewisville City Council on the 1<sup>st</sup> day of June, 2026.

APPROVED

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TJ Gilmore  
MAYOR

ATTEST:

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Jennifer Malone-Ippolito  
CITY SECRETARY

DRAFT MINUTES



# Thrive Membership Fee Update

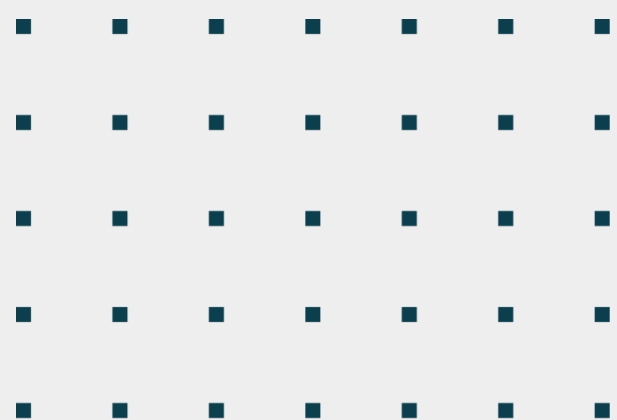
City Council | May 2026

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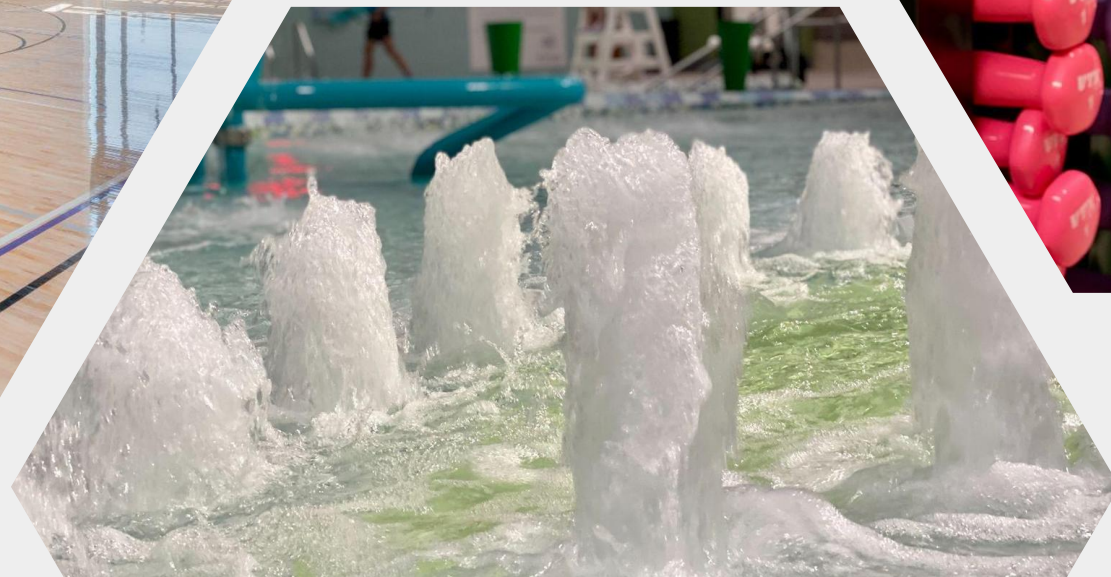


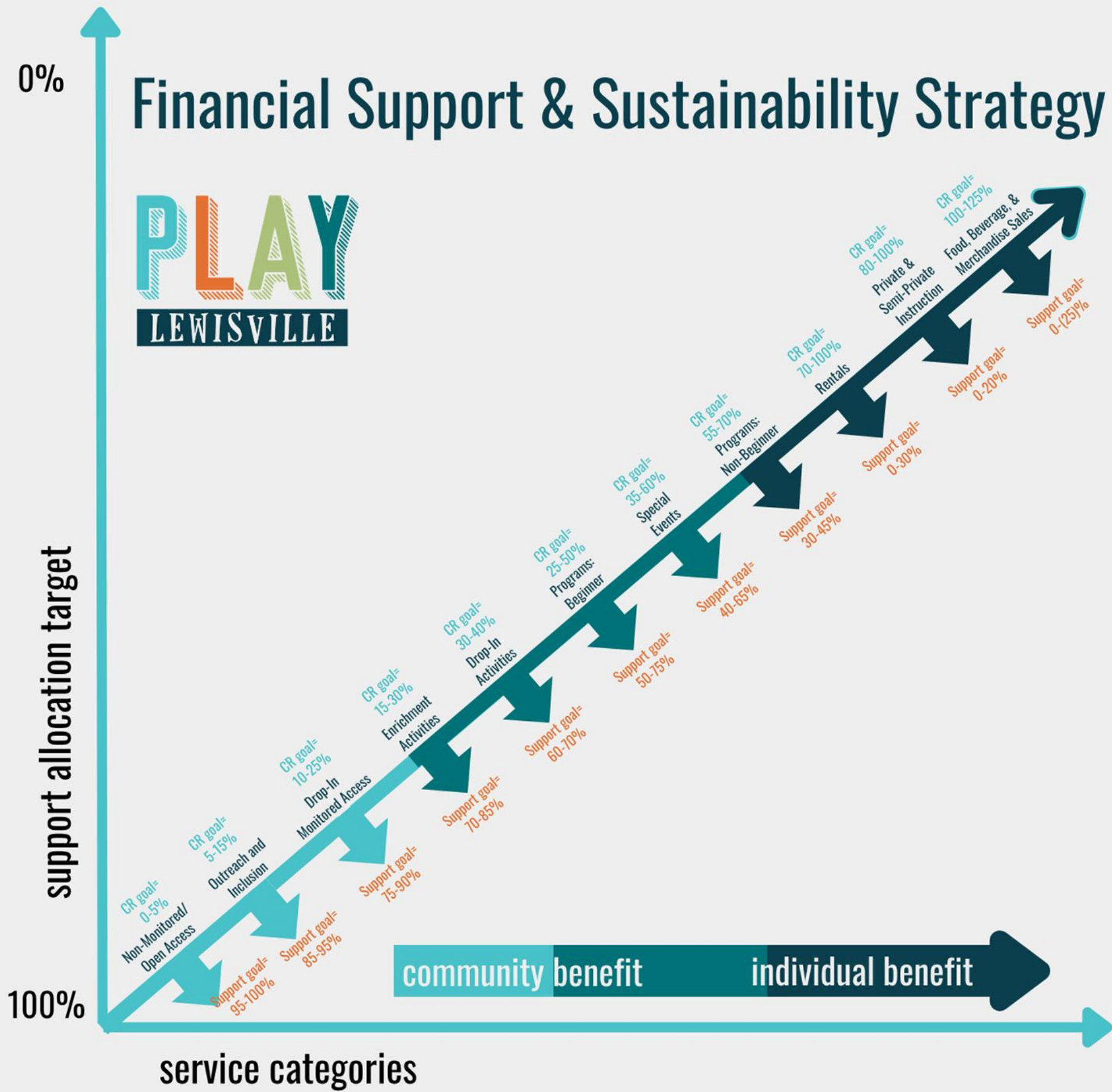
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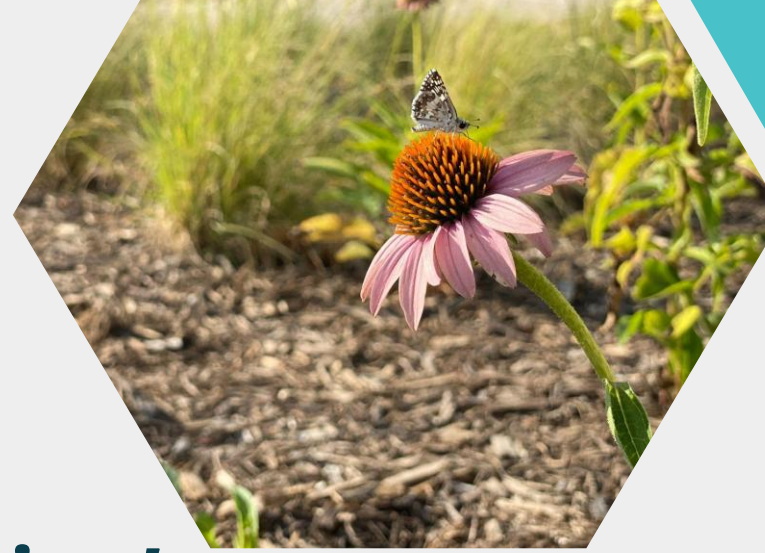


# Facility Snapshot

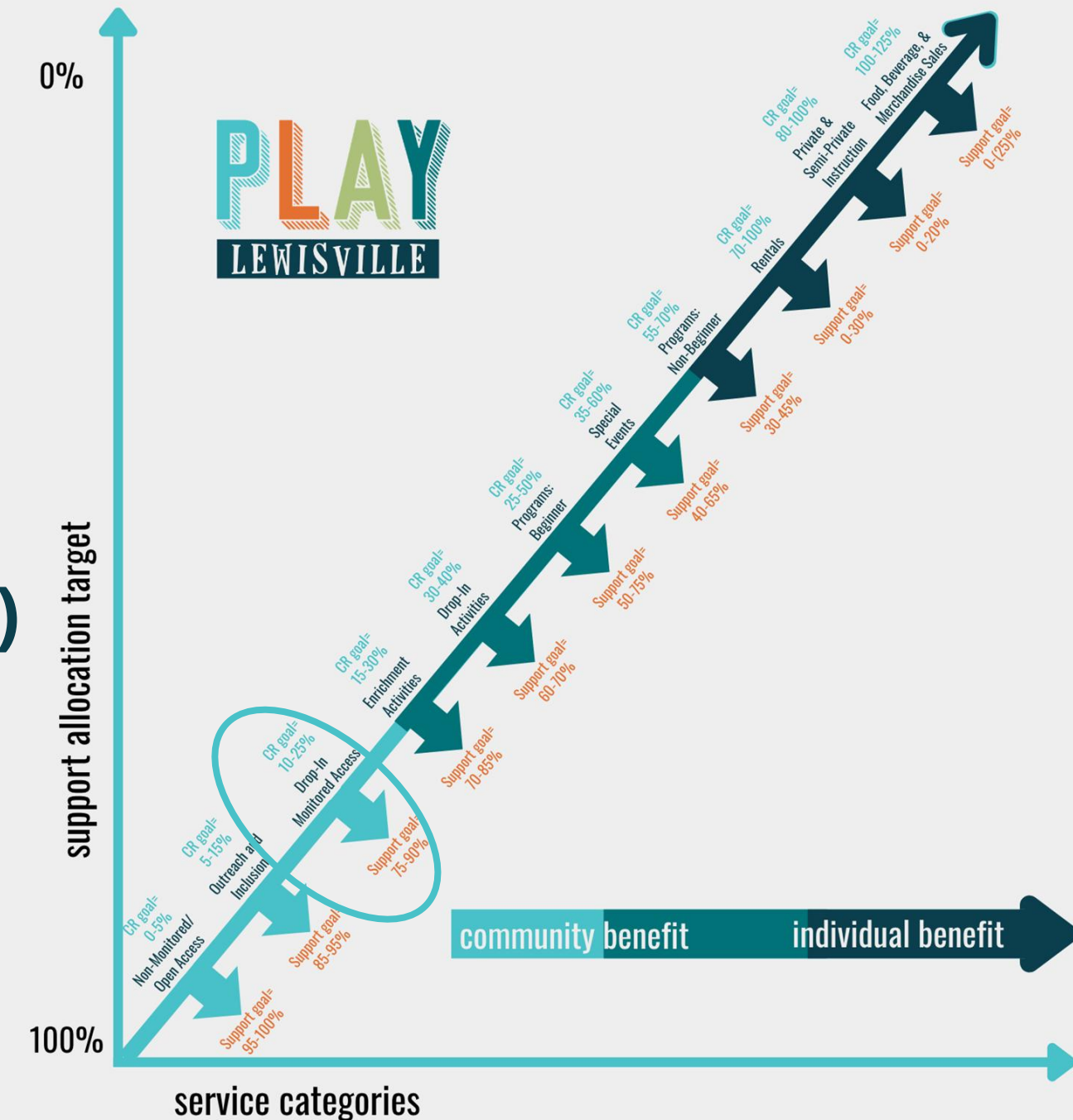




# History



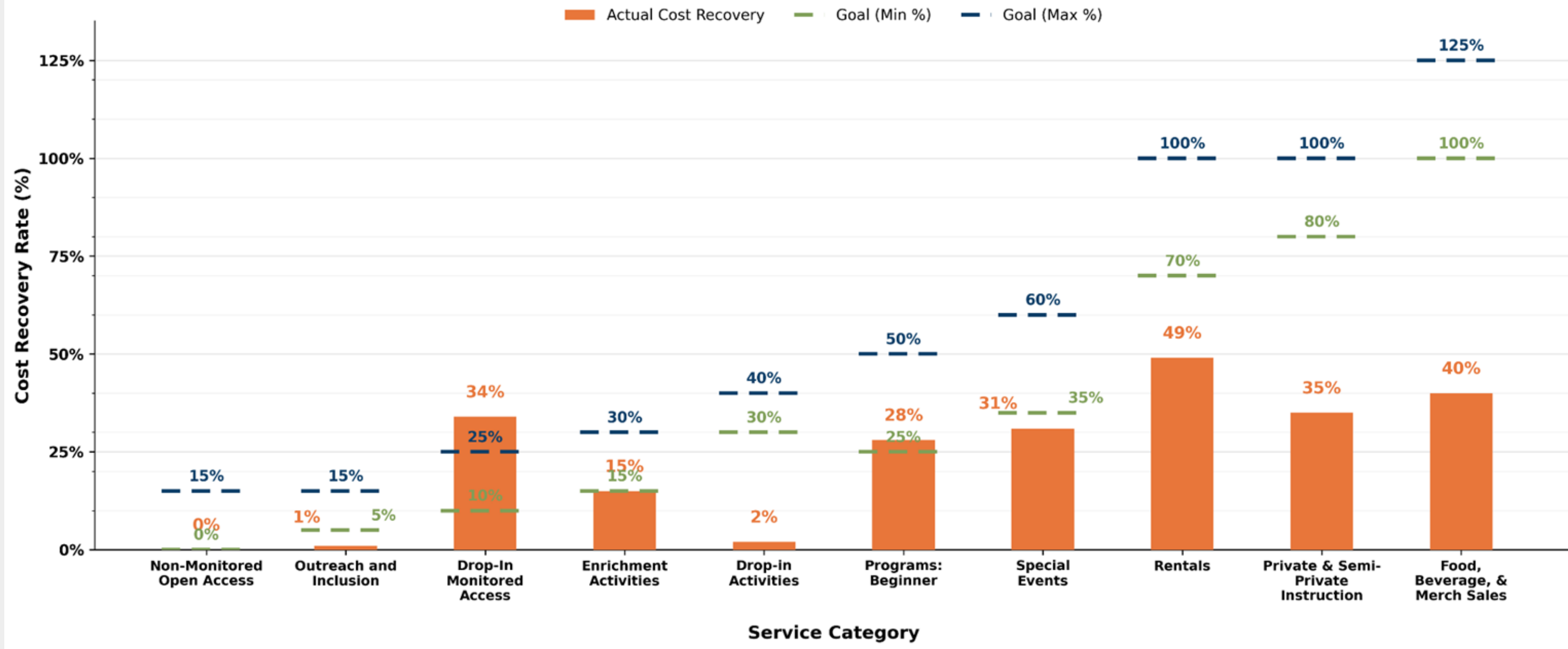
- **Cost Recovery** was established ahead of Thrive's opening to guide membership pricing
- **Opened Thrive (Oct. 2020)**
  - Mid-pandemic
  - Changes to membership based on state
- **Increased non-resident membership fees (Jan. 2024)**
- **Transitioned from all fitness classes included to a 15% pay-for-play structure (Dec. 2024)**
  - Included: Introductory-level classes
  - Paid: Intermediate, advanced, and all aquatic classes



# Financial Support and Sustainability Strategy



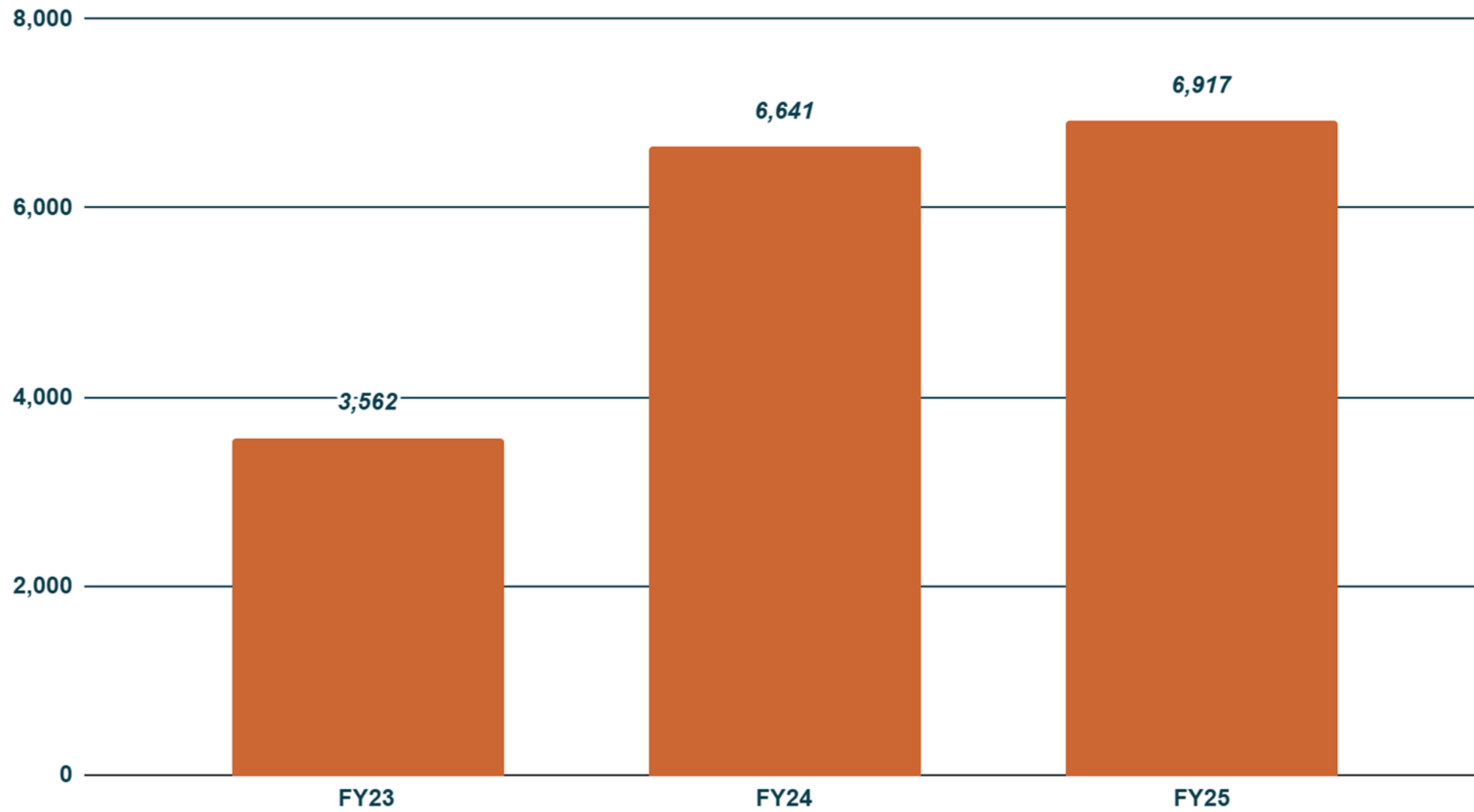
FY25 Thrive Program Cost Recovery



# Programs Offered



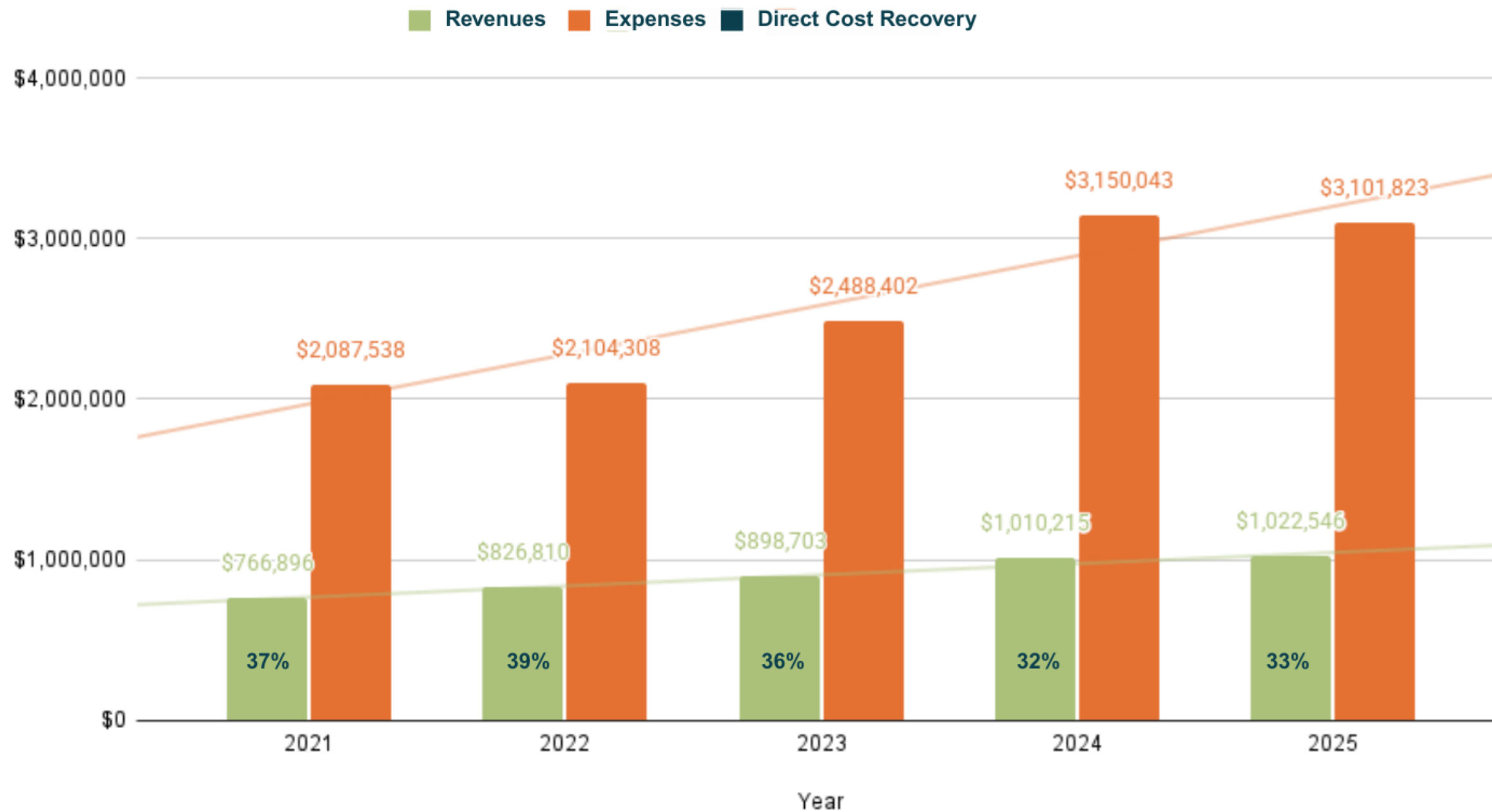
Total Programs by Year



# Direct Cost Recovery



Year Over Year Revenue and Expenses

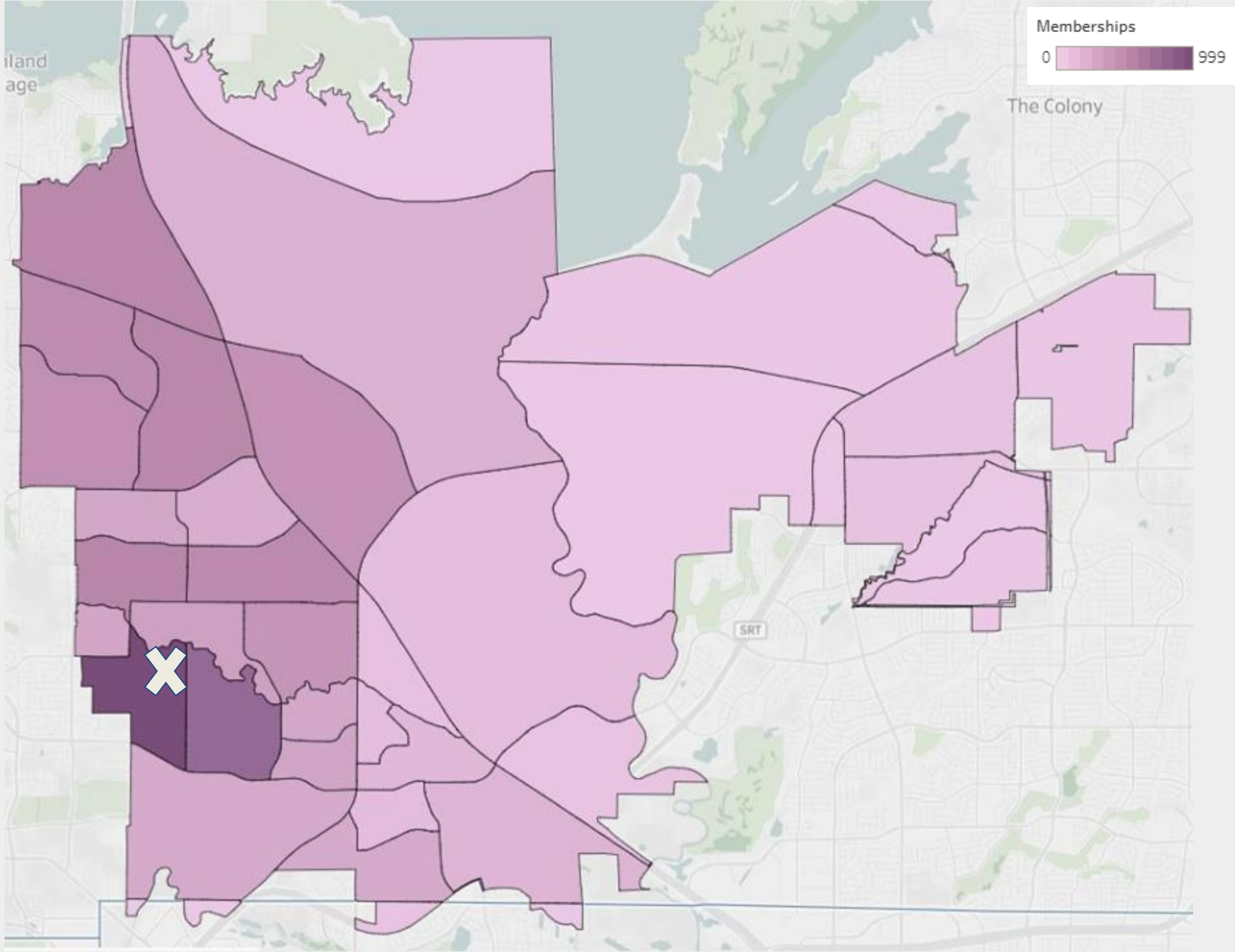


# Engagement



- **Workshops**
- **Park Board in March and May**
- **Membership Survey**
- **Thrive Talks Event**

# Membership Map

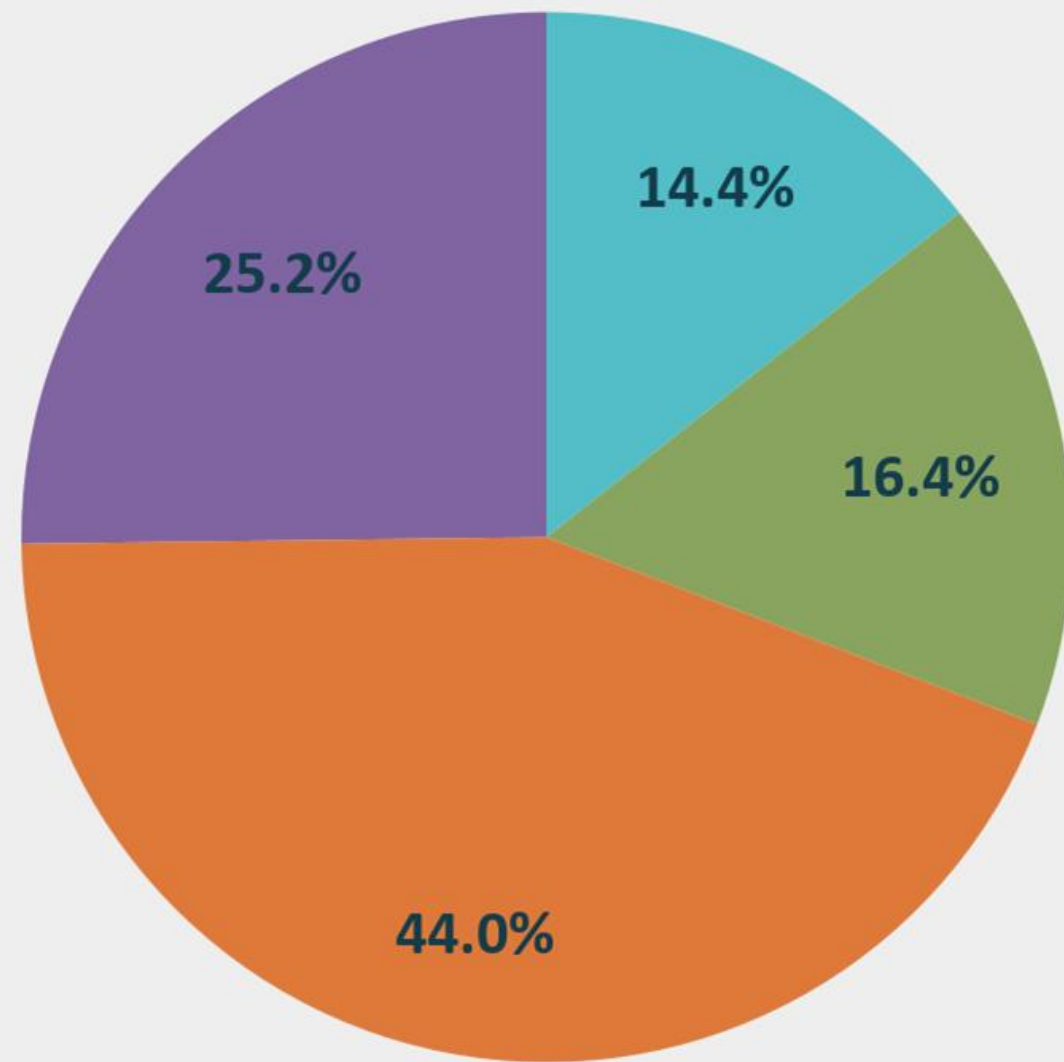


Lewisville Parks & Recreation

# Demographics

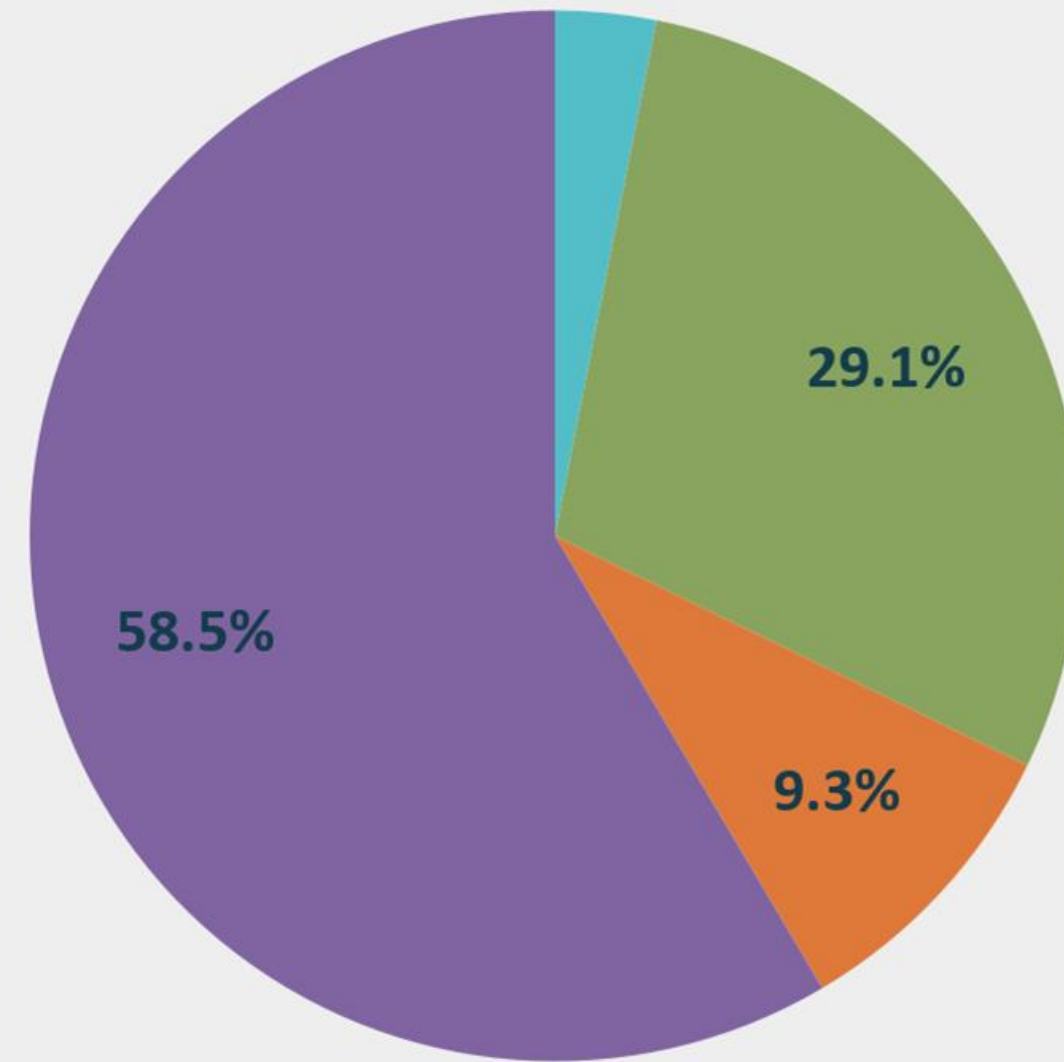
Membership Type

● Youth ● Adult ● Senior ● Family



Revenue Distribution by Membership Type

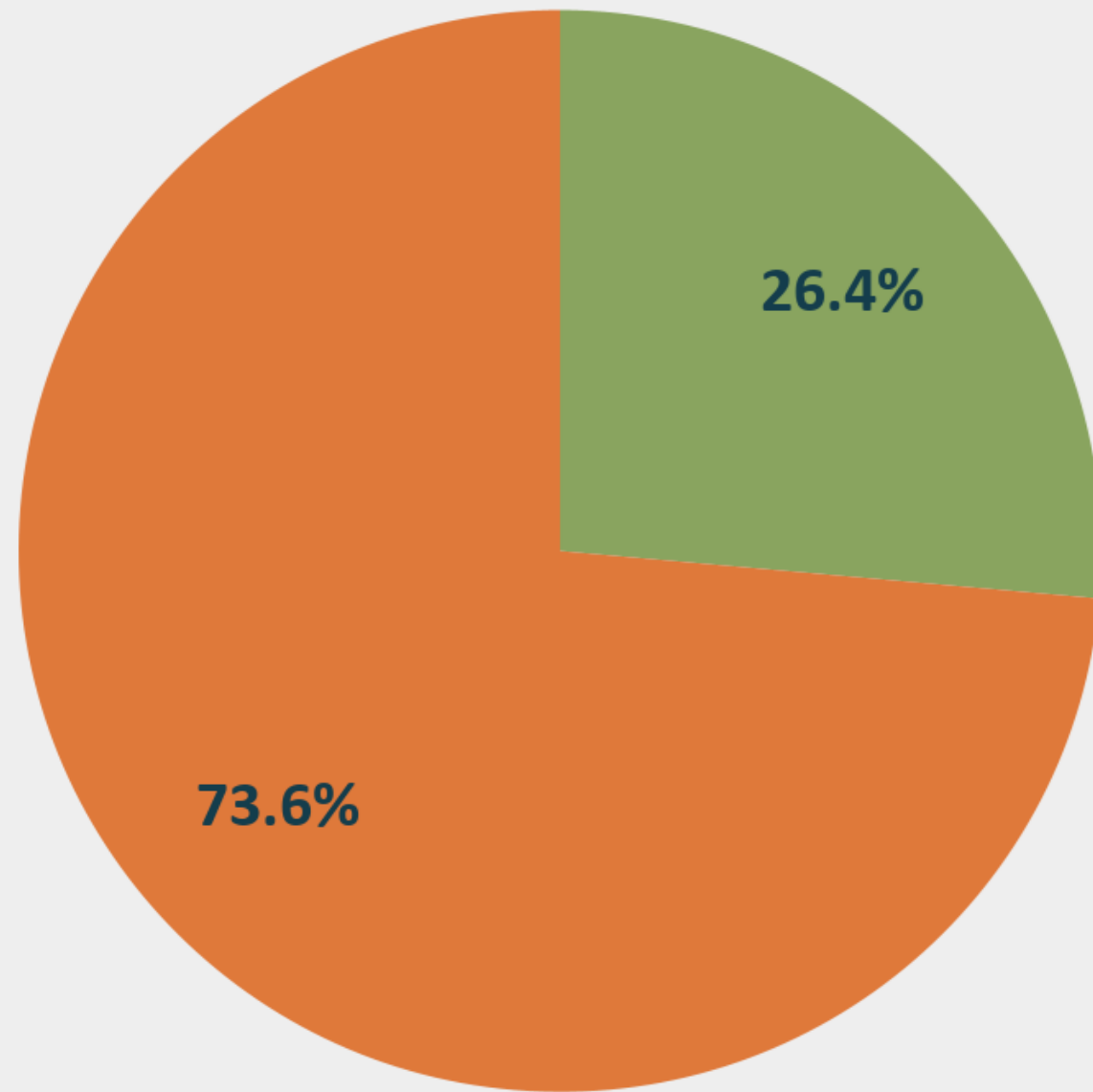
● Youth ● Adult ● Senior ● Family



# Fitness Class Participation

Fitness Class Participation

● Adult ● Senior



# Survey Results

March – April 2026 (2-week survey period)

- **96.2%** rate their membership as **Good or Excellent** value
- **80.5%** say Thrive compares favorably to competing facilities
- **73.8%** indicate a fee increase would be acceptable
- **52.1%** prefer smaller, more frequent increases (every 1–2 years) over larger increases every 3–5 years

# Survey Results



Senior membership at \$25. year could go to \$50. year no problem for me.

Thrive is very reasonably priced compared to most gyms so if the fees have to go up a little because it's more expensive to operate, then that should be okay as long as it's transparent as to why it went up. thanks!

It's been a real bargain for us. We are seniors

I live in Lewisville, I think \$25 dollars a year is to little for seniors.

The cost of youth and senior memberships are low which is great but there is no value for youth or adults beyond classes we can't even get into because seniors register for everything!

You need more than 1 piece of equipment in your strength area - always waiting to use equipment, same for the free weights area.

Need more free weight equipment. It gets too crowded and have to wait too long for equipment availability.

The value to senior citizens of LSV is immense. The pricing allows those of us on fixed incomes to enjoy the many benefits of thrive which would be out of reach financially otherwise. Thrive is one of the very best things about living in Lewisville!

Please open pool earlier than 6:30. At least lap lanes!

# Workshops

- **Staff**
- **Thrive Subcommittee**
- **Thrive Ambassadors**
- **Park Board**

# Recommendation

## Proposed Membership Fees

Resident	Current (Day / Month / Annual)	Proposed (Day / Month / Annual)	\$ Increase (Day / Month / Annual)
<b>Youth</b>	\$4 / \$12 / \$25	\$5 / \$14 / \$28	+\$1 / +\$2 / +\$3
<b>Adult</b>	\$6 / \$18 / \$210	\$7 / \$20 / \$231	+\$1 / +\$2 / +\$21
<b>Senior</b>	\$4 / \$12 / \$25	\$5 / \$14 / \$28	+\$1 / +\$2 / +\$3
<b>Active Adult (NEW)</b>	-	\$6 / \$17 / \$75	+\$2 / +\$5 / +\$50 <i>*increase from the Senior rate</i>
<b>Family</b>	- / \$36 / \$275	- / \$40 / \$303	- / +\$4 / +\$28

★ *Split Senior and Active Adult Membership based on feedback*



# Non-Resident



## Non-Resident Membership Fees

Resident	Current (Day / Month / Annual)	Proposed (Day / Month / Annual)	\$ Increase (Day / Month / Annual)
Youth	\$8 / \$26 / \$90	-	-
Adult	\$10 / \$35 / \$375	-	-
Senior	\$8 / \$26 / \$90	-	-
Active Adult (NEW)	-	\$10 / \$35 / \$150	+\$2 / +\$9 / +\$60 <i>*increase from the Senior rate</i>
Family	- / \$75 / \$550	-	-

# Amenities Comparison



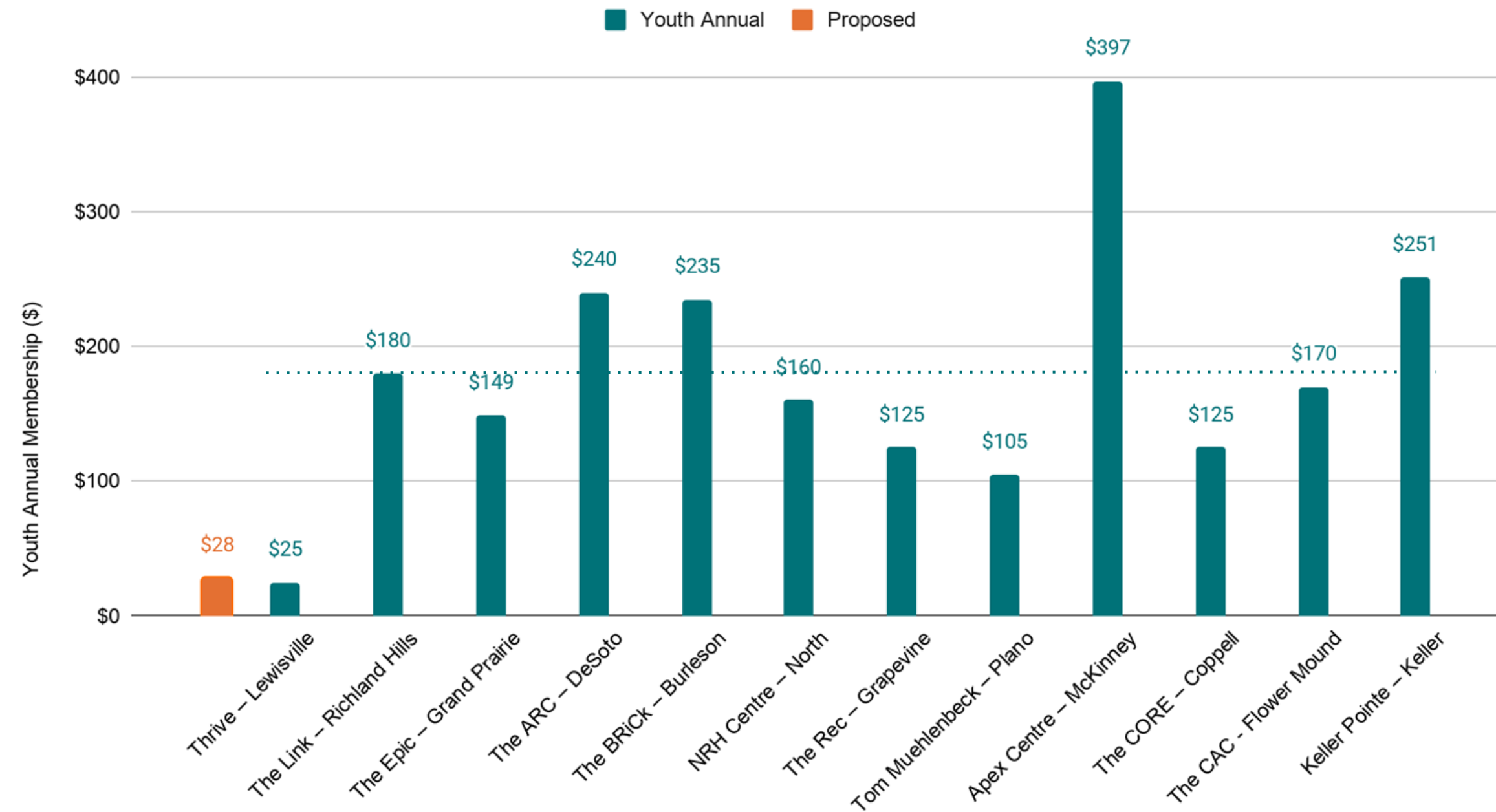
## SIMILAR FACILITIES AND AMENITIES

FACILITY	SQ. FT	MEDIAN HOUSEHOLD INCOME	AQUATICS	FITNESS FLOOR	INDOOR TRACK	GYM COURTS	GROUP EXERCISE	INDOOR PLAY/YOUTH AREA	SENIOR/ACTIVE ADULT SPACE	EVENT/COMMUNITY ROOMS
Thrive – Lewisville	87,000	\$93,715 *\$83,000	✓	✓	✓	✓	✓	✓	✓	✓
The Link – Richland Hills	26,000	\$66,721	–	✓	–	✓	✓	–	✓	✓
The Epic – Grand Prairie	120,000	\$82,195	✓	✓	✓	✓	✓	✓	✓	✓
The ARC – DeSoto	75,000	\$82,782	✓	✓	✓	✓	✓	✓	✓	✓
The BRiCK – Burleson	65,000	\$93,928	✓	✓	✓	✓	✓	–	✓	✓
NRH Centre – North Richland Hills	86,000	\$97,586	✓	✓	✓	✓	✓	–	✓	✓
The Rec – Grapevine	114,000	\$111,376	✓	✓	✓	✓	✓	✓	✓	✓
Tom Muehlenbeck – Plano	84,000	\$115,901	✓	✓	✓	✓	✓	–	✓	✓
Apex Centre – McKinney	80,000	\$124,177	✓	✓	✓	✓	✓	–	✓	✓
Stephen Terrell – Allen	150,000	\$126,370	–	✓	✓	✓	✓	✓	✓	✓
The CORE – Coppell	53,000	\$146,235	✓	✓	✓	✓	✓	–	✓	✓
The CAC – Flower Mound	61,000	\$159,636	✓	✓	✓	✓	✓	–	✓	✓
Keller Pointe – Keller	90,000	\$174,950	✓	✓	✓	✓	✓	–	✓	✓

# Comparison



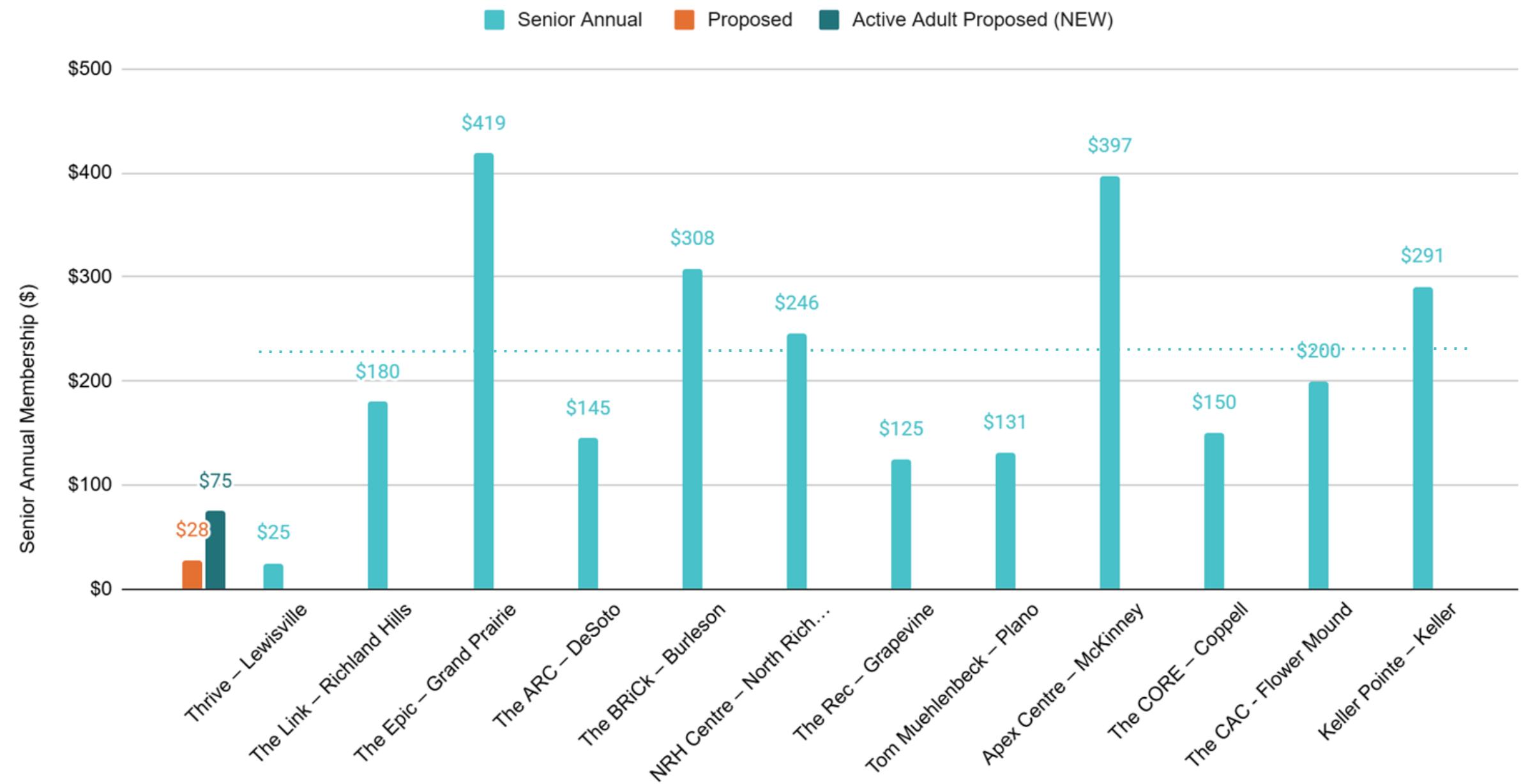
Youth Annual Membership Comparison - Resident



# Comparison



Senior Annual Membership Comparison - Resident



# Comparison



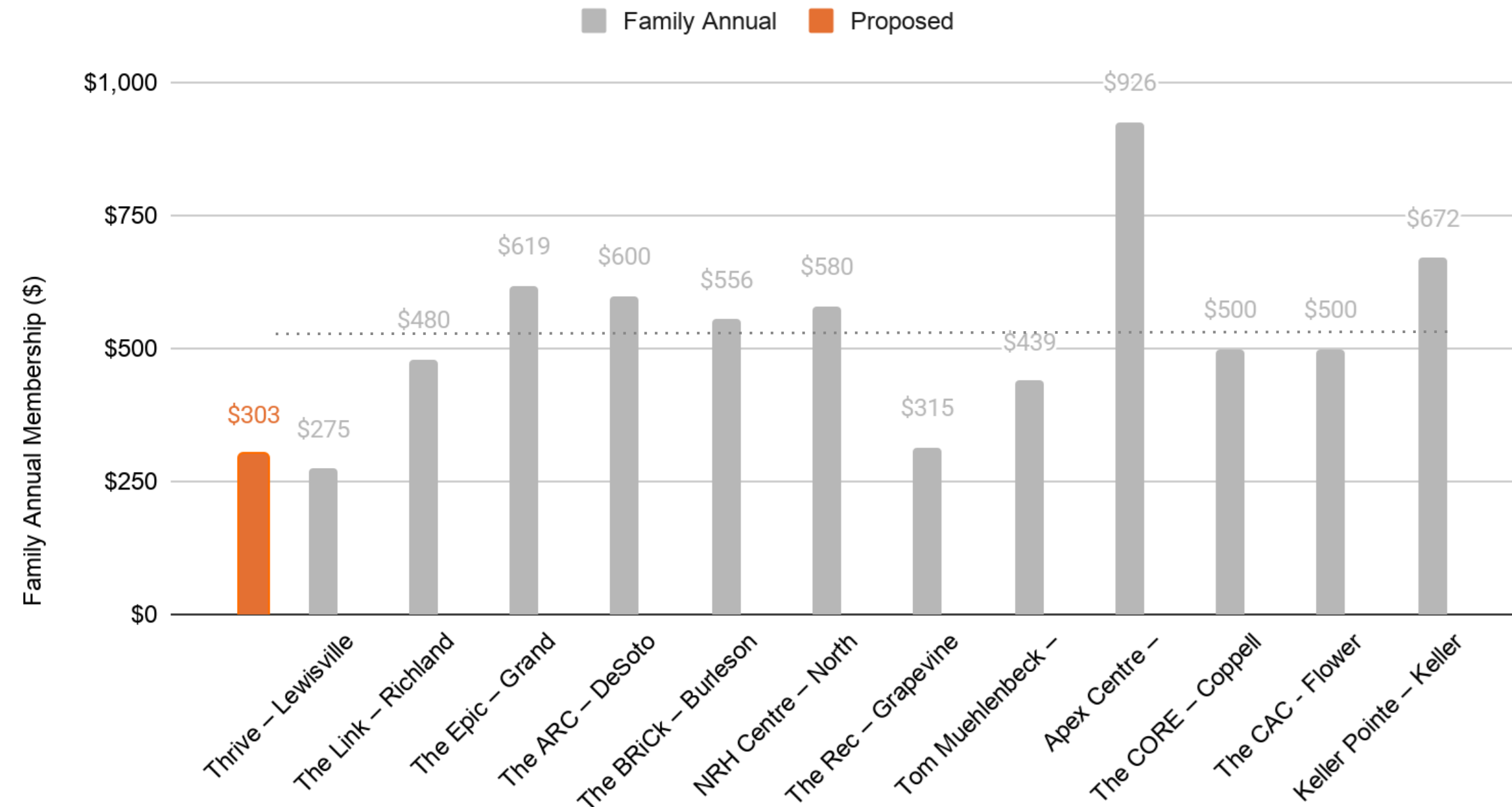
Adult Annual Membership Comparison - Resident



# Comparison



### Family Annual Membership Comparison - Resident



# Moving Forward

## ★ FY27 Budget Process and Fee Schedule Approval

### Proposed Membership Fees

Resident	Current (Day / Month / Annual)	Proposed (Day / Month / Annual)	\$ Increase (Day / Month / Annual)
Youth	\$4 / \$12 / \$25	\$5 / \$14 / \$28	+\$1 / +\$2 / +\$3
Adult	\$6 / \$18 / \$210	\$7 / \$20 / \$231	+\$1 / +\$2 / +\$21
Senior	\$4 / \$12 / \$25	\$5 / \$14 / \$28	+\$1 / +\$2 / +\$3
Active Adult (NEW)	-	\$6 / \$17 / \$75	+\$2 / +\$5 / +\$50 <i>*increase from the Senior rate</i>
Family	- / \$36 / \$275	- / \$40 / \$303	- / +\$4 / +\$28

★ Introduce a new non-resident fee with a proportional increase.





# Rate Adjustment Approach

Rates will be evaluated every 2–3 years using the total Consumer Price Index (CPI) increase over the most recent three-year period.

## CPI Data

- 2023: 2.53%
- 2024: 2.33%
- 2025: 2.00%

Three-Year Cumulative CPI: 6.86%

★ *Overall CPI increase since 2020: approximately 26.86%*

# Pay-for-Play

- **Transitioned from all classes included to a 15% pay-for-play structure (Dec. 2024)**
  - Included: Introductory-level classes
  - Paid: Intermediate, advanced, and all aquatic classes
- **Currently maintaining ~30% pay-for-play participation**
- **Five-year goal to reach a 50% pay-for-play model**
- **High demand: classes fill quickly and can be difficult for members to access**
- **Strong survey feedback supporting inclusion of fitness classes in memberships**

# Fitness Class Break Down



- **Strength & Conditioning**
- **Strength Basics**
- **Silver Sit n Fit**
- **Dance2Fit**
- **All Levels Yoga**
- ***Dance2Fit Toning***
- **Tai Chi**
  - **(Beginner, *Intermediate*, & *Advanced*)**
- **Gentle Yoga**
- **Evening Aerobics**
- **Total Body Strength**
- **Joysticks**
- ***Xtreme Hip Hop***
- **Chair Yoga**
- **Pilates Basic**
- **Dance Club Cardio**
- **Beginner Cardio Kickboxing**
- ***HIIT***
- ***Cardio Kickboxing***

- **Beginner Level Classes, currently included**
- **Various Classes, currently included**
- ***Intermediate and advanced classes, currently not included***

# Program Pricing Tool



ACTIVITY PRICING WORKSHEET PREPARED FOR  
Lewisville, TX



## PART A | ACTIVITY INFORMATION

Reset Part A Information

Welcome to the Activity Pricing Worksheet, designed to assist in determining an appropriate fee to assign based on your cost recovery goals. By inputting key activity details, the worksheet calculates the total direct expenses of the activity and applies an adjustment to account for indirect costs such as utilities, full-time salaries and benefits, administrative costs, etc. The result is a recommended fee based on the minimum and maximum number of participants at the low, midpoint, and high range of the cost recovery goals established for the service category. For best results, enter activity information and details as accurately as possible. **DO NOT COPY AND PASTE DATA INTO THIS DOCUMENT TO ENSURE ONGOING FUNCTIONALITY.**

### WORKSHEET LEGEND

Data needed  
  Optional data input (e.g., notes or overrides)  
  Data needed in a cell (same section)  
  Data needed in a cell (different section)  
  Cell populated by user (overrides possible)  
  Calculated value based input (no overrides)

Service Area	<input type="text"/>	Activity Title	<input type="text"/>	Minimum # of Participants	<input type="text"/>	Maximum # of Participants	<input type="text"/>
Service Category	<input type="text"/>	Short Program Description	<input type="text"/>	Minimum Participant Age	<input type="text"/>	Maximum Participant Age	<input type="text"/>
Cost Recovery Goal	<input type="text" value="Enter a Service Category"/>			Other Notes	<input type="text"/>		

## PART B | ACTIVITY DETAIL (DATES, TIME, AND LOCATION)

Reset Part B Information

Date Range	<input type="text"/>	Days of the Week	<input type="text"/>	Facility Location	<input type="text"/>	Facility Cost per Hour	<input type="text" value="Enter a Facility"/>
Total # of Sessions (times mat)	<input type="text"/>	Start Time	<input type="text"/> : <input type="text"/> : <input type="text"/>	Set-Up Time per Session	<input type="text"/>	Activity Time Per Session (Hour)	<input type="text" value="Enter Start &amp; End Time"/>
		End Time	<input type="text"/> : <input type="text"/> : <input type="text"/>	Clean-up Time per Session	<input type="text"/>	Set-up/Clean-up Time per Session	<input type="text" value="Enter Set-Up &amp; Clean-Up Time"/>
						Total Time/Session	<input type="text" value="Enter Start/End Time"/>
						Total Activity Time (Hour)	<input type="text" value="Populate Orange Boxes"/>

## PART C | DIRECT EXPENSES

Reset Part C Information

This section calculates the direct expenses of the activity to include the facility, staffing, and supplies/materials/equipment expenses. The **facility expense** is calculated based on the total number of hours of the activity and facility location selected. Facility costs are pre-determined based on financial data provided. The **staffing expense** section allows for multiple staff, either with different rates of pay or working a different amount of hours. If more than one staff with the same rate of pay are needed for the same number of hours, change the quantity to the number of staff needed. By default, the number of staff for each rate is set to 1. These values can be overridden as needed. **Supplies/Materials/Equipment** may be entered as an itemized list with unit costs x the quantity needed or as a whole (total amount with a quantity of one). **Additional Line items:** Use the check boxes below to access additional space to enter in additional facilities, staffing, or supply resources. You can add up to one additional facility resource, three additional staff members, and four additional line items in the supplies segment.

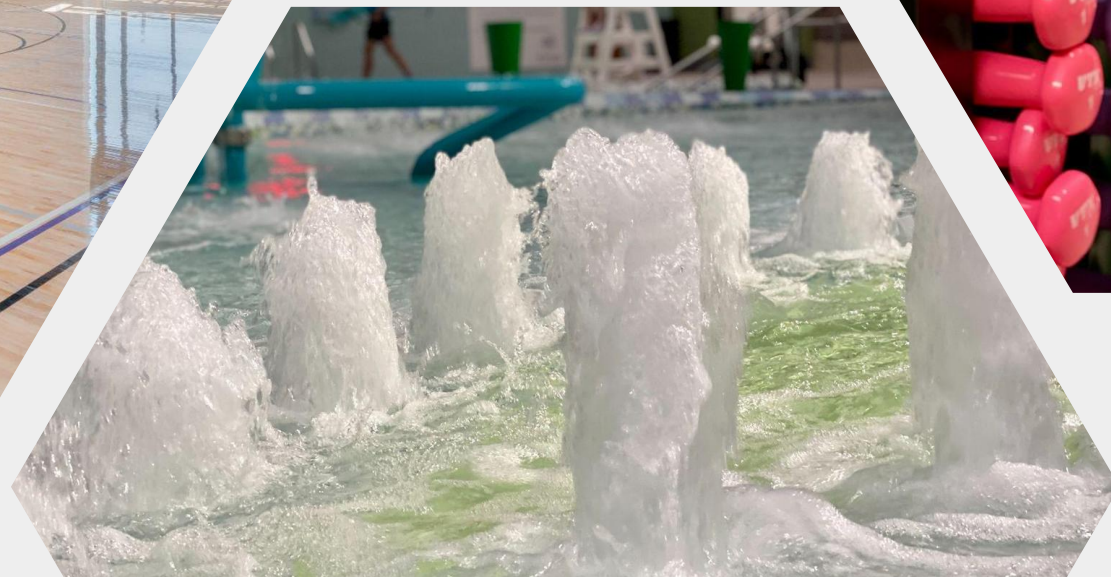
# Moving Forward

- **Lewisville Park Alliance**
- **Scholarship program**
- **Annual benefits**
  - **10% off camps and rentals**
  - **GroupX included in membership price**
- **Alternate Resident & Non-Resident adjustments**
- **Rewards program**
- **Customer journey and experience**

Lewisville Parks & Recreation



# Questions



HOUSING

City of Lewisville Workshop Presentation

Date: May 18, 2026

TITANIUM



WE  
BUILD  
STRONGER  
COMMUNITIES

## Patriot Pointe at Fox Ave

1002 Fox Ave, Lewisville, TX 75067



# **Presentation Overview**

## **Part 1 – Development Overview and Updates**

- PD Zoning Application - Status Update & Timeline
- Latest: Site Plan, Renderings, & Development Standards
- MVPN: Veteran Services MOU – Overview

## **Part 2 – Veteran-Focused Housing: Studies & Key Findings**

- Summary of Findings
- Proven Performance & Real-World Examples

## **Part 3 – Community Outreach & Feedback**

- Stakeholder Engagement

## **Part 4 – Developer Financial Contributions**

- Developer’s Financial Commitments: Construction, Operations, & Services

## **Appendix**

- **Tab A – Letters of Support**
- **Tab B – Executed MOU with MVPN**
- **Tab C – Market Analysis Summary Letter**
- **Tab D – Veteran Housing Analysis Letter – Apartment Market Data, Dated April 14<sup>th</sup>, 2025**
- **Tab E – Texas Veteran Commission Study**



# Part 1 – Development Overview and Updates

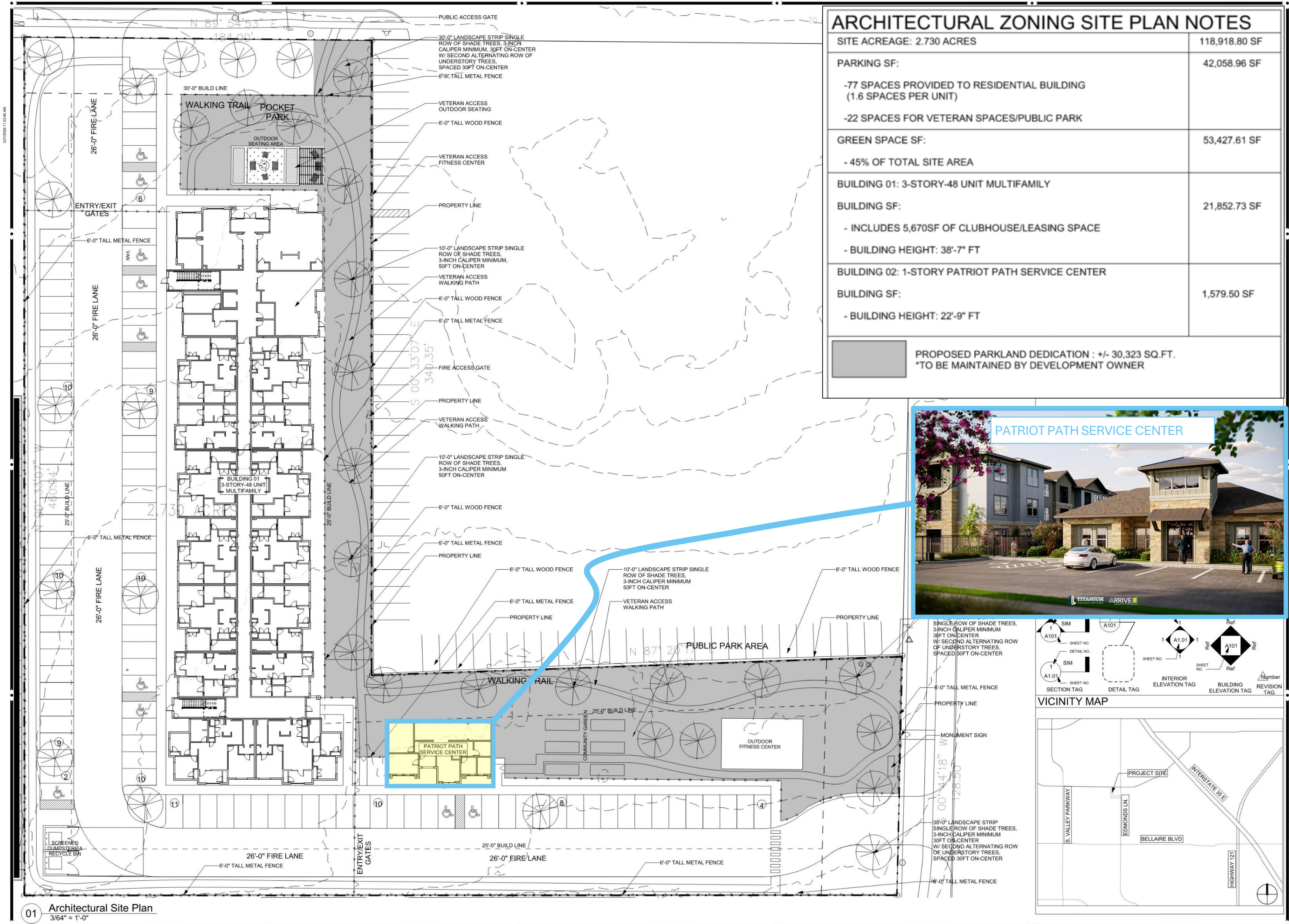
## PD Zoning Application - Status Update & Timeline

- **April 16<sup>th</sup>, 2026:** Titanium submitted to the City of Lewisville a Planned Development “PD” Application for Patriot Pointe at Fox Ave
- **Design updates included:**
  - New, 1,500 Sq Ft. service center: Patriot Path Service Center
  - 30,000 Sq Ft. public park dedication: Patriot Park
  - Universal ADA design elements for the proposed 48-units
  - Additional Development Standards
- **Timeline:** Titanium is currently slated for a 2026 9% HTC award which will provide the development approximately \$16,000,000 in equity sources to develop the project. **Titanium will be required to provide Proof of Zoning to TDHCA by no later than August 31<sup>st</sup>, 2026 in order to receive a 9% award.**



# Part 1 - Development Overview and Updates

## Latest: Site Plan



**PATRIOT POINTE @ FOX AVE**  
Lewisville, Texas

ARRIVE  
ARCHITECTURE GROUP  
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph: 817.514.0584 - Fx: 817.514.0594

SEAL  
03/30/2026

ARCHITECTURAL CONCEPT ZONING  
DRAWN BY: Author  
CHECKED BY: Checker  
SUBMITTED DATE: 03/30/2026  
SCALE: As indicated  
G2.00

# Part 1 – Development Overview and Updates

## Latest: Renderings – Main Building Entry / Clubhouse



<p><b>P2</b></p> <p>MANUFACTURER: JAMES HARDIE COLOR: SW 7520 DARK BROWN</p>	<p><b>MT1</b></p> <p>MANUFACTURER: METAL WORK COLOR: SW 7675 SEALSKIN</p>	<p><b>W1</b></p> <p>MANUFACTURER: TBO COLOR: CLAY</p>	<p><b>R1</b></p> <p>MANUFACTURER: BERRIDGE COLOR: DARK BRONZE</p>
<p><b>M1</b></p> <p>MANUFACTURER: SILVERADO COLOR: RED RIVER BRICK ATHENS COLLECTION (TX) NOTES:</p>	<p><b>M2</b></p> <p>MANUFACTURER: KONI MATERIALS COLOR: COBBLE STONE MULH NOTES:</p>	<p><b>S1</b></p> <p>MANUFACTURER: JAMES HARDIE COLOR: SW 6208 PEWTER GREEN NOTES: FIBER CEMENT VERTICAL SIDING</p>	<p><b>S2</b></p> <p>MANUFACTURER: JAMES HARDIE COLOR: ARTIC NOTES: FIBER CEMENT LAP SIDING</p>



# Part 1 – Development Overview and Updates

## Latest: Renderings – Patriot Path Service Center



<p><b>P2</b></p> <p>MANUFACTURER: JAMES HARDIE</p> <p>COLOR: SW 7520 DARK BROWN</p>	<p><b>MT1</b></p> <p>MANUFACTURER: METAL WORK</p> <p>COLOR: SW 7675 SEALSKIN</p>	<p><b>W1</b></p> <p>MANUFACTURER: TBO</p> <p>COLOR: CLAY</p>	<p><b>R1</b></p> <p>MANUFACTURER: BERRIDGE</p> <p>COLOR: DARK BRONZE</p>
<p><b>M1</b></p> <p>MANUFACTURER: SILVERADO</p> <p>COLOR: RED RIVER BRICK ATHENS COLLECTION (TX)</p> <p>NOTES:</p>	<p><b>M2</b></p> <p>MANUFACTURER: KONI MATERIALS</p> <p>COLOR: COBBLE STONE MULH</p> <p>NOTES:</p>	<p><b>S1</b></p> <p>MANUFACTURER: JAMES HARDIE</p> <p>COLOR: SW 6208 PEWTER GREEN</p> <p>NOTES: FIBER CEMENT VERTICAL SIDING</p>	<p><b>S2</b></p> <p>MANUFACTURER: JAMES HARDIE</p> <p>COLOR: ARCTIC</p> <p>NOTES: FIBER CEMENT LAP SIDING</p>



# Part 1 – Development Overview and Updates:

## Proposed Development Standards

### V. DEVELOPMENT AND DESIGN STANDARDS

#### •Conceptual Plan Requirements: The following standards shall apply:

- a. All units shall be equipped with granite countertops.
- b. All units shall include a minimum ceiling height of 9’0”.
- c. All residential units shall be ADA adaptable.
- d. All residential units shall have covered balconies.
- e. All residential units shall have access to outdoor areas via an elevator served building and ADA accessible pathways throughout the building and site.
- f. The minimum parking space requirement shall be 1.6 parking spaces per unit.
- g. The screening between the church property and Patriot Pointe shall be a 6’ ornamental metal fence.
- h. A minimum of five (5) percent of the required number of spaces provided shall provide Electrical-Vehicle (EV) charging capability.
- i. A minimum 1,500 square foot Resident Service Building shall be constructed. The Resident Service Building shall provide a minimum of 60 hours per month of free Resident Services for the residents who live at the community and shall also be open to the public. A documented Resident Services Agreement shall always be in place once the property is in operation.

#### •Architectural Requirements: The following standards shall apply:

- A. A minimum of 60% of the total outward facing façades for each building shall consist of Primary Building Materials, which may include a mix stone, brick, decorative metal awnings and fiber-cementitious siding panels. The remaining area of said façade may consist of secondary materials.
- B. Elevations shall be in general compliance with the conceptual elevations included within this Planned Development.
- C. Elevations provided during site plan and/or building permit applications that are substantially different, may be approved by city staff or designee.

#### •Concept Plan Amendments: Minor amendments to this planned development may be approved by City staff, or designee, provided that said amendment is not a substantial change to the approved concept plan. Minor changes to the approved concept plan shall be defined as any of the following:

- A. Building footprints may shift and building square feet may be adjusted during site plan approval provided that building square footage does not increase more than 20%.
- B. Other changes as determined by City staff or designee.



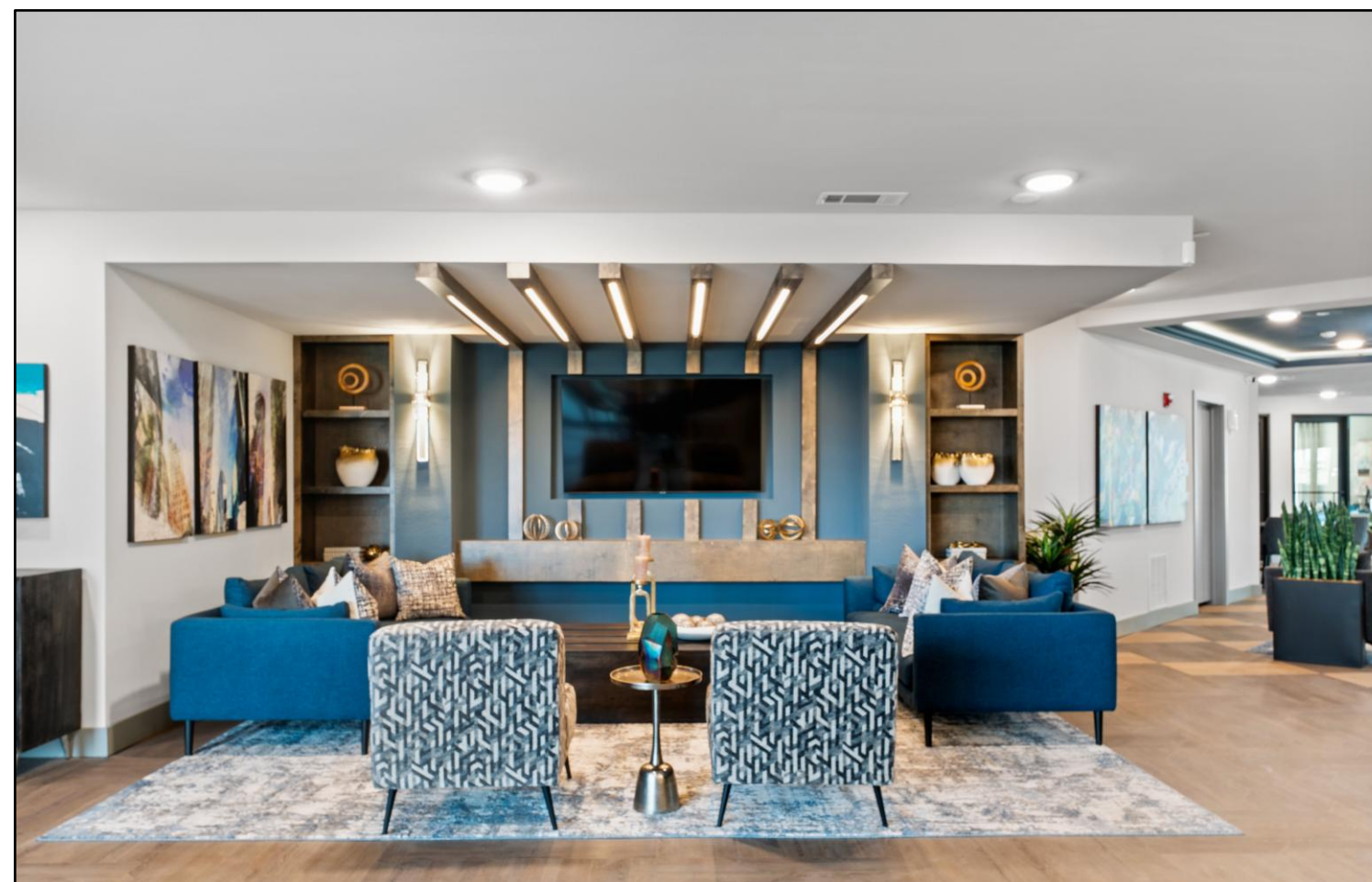
# Part 1 – Development Overview and Updates

## Proposed Development Standards



## The Community

- Clubhouse
- Enhanced Landscaping
- Business Center
- Patriot Path Service Center  
(Veteran Focused)
- State-of-the-Art Fitness Center
- Controlled Access



# Part 1 – Development Overview and Updates

## Proposed Development Standards



### The Apartments

- E-Star Appliances
- Granite Countertops
- Pendant Lighting
- Hardwood-style Flooring
- Balconies and Patios
- Spacious, Hard-Wood Cabinetry
- Open-Style Floor Plans

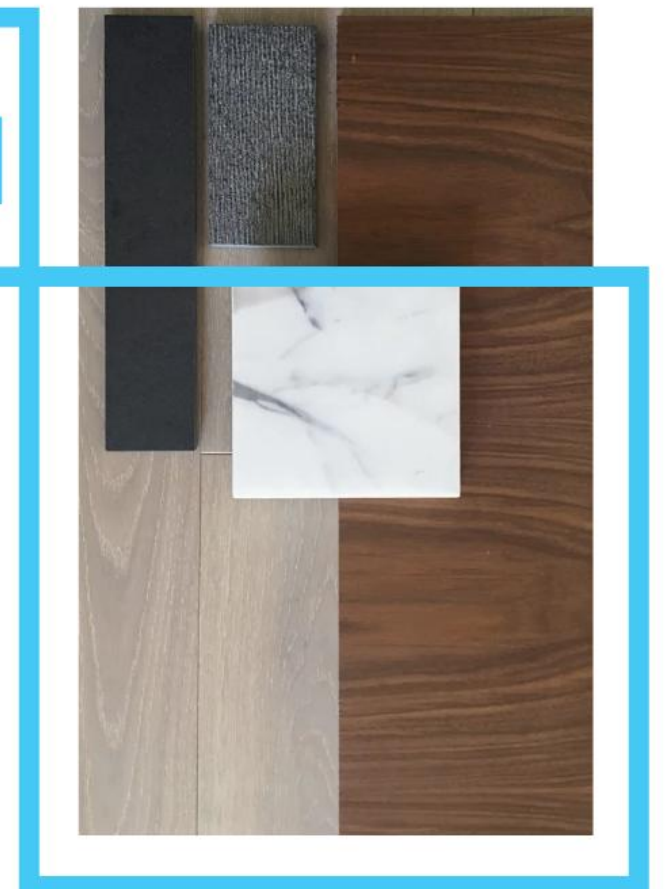


### ELEVATED QUALITY

#### Higher quality finishes and amenities in every project.

Our homes are designed to offer a higher quality of living through smart selections of materials that make a home last longer and wear less. By investing more in the right areas, our homes deliver a low-maintenance, long-lasting solution that holds its value.

- Impressive mix of commercial grade stone and brick masonry exterior finishes enhance the architectural character of every community
- Granite countertops and hardwood cabinetry provide long-lasting, quality kitchen spaces in all apartment homes
- Energy Star appliances, lighting fixtures, and ceiling fans contribute to energy efficiency



# Part 1 – Development Overview and Updates

## Veteran Services MOU – Overview

**April 14<sup>th</sup>, 2026:** Titanium entered into a Memorandum of Understanding (MOU) with Denton County Military Veteran Peer Network (MPVN) to occupy and provide veteran-focused services at the **Patriot Path Service Center**. The MOU outlines:

1. A minimum of 60 hours per month of free veteran supportive services will be provided to veterans at the community **and for the general public**.

**Services MOST IN DEMAND and to be provided:**

- Coordination of peer support groups
- Coordination of one-on-one assistance with VA benefits and claims
- Coordination of employment and career development support: resume building, job fairs, and skills training tailored to transitioning service members, coordinated through the Veteran Community Navigator program.
- Coordination of financial Counseling: Budgeting classes, credit repair guidance, and emergency aid applications to prevent homelessness.
- Coordination of mental health and wellness programming
- Coordination of transportation for VA appointments

2. Titanium shall provide MVPN with a one-time start-up cost of \$50,000 and on-going monthly fee of \$960/month to occupy and operate the service center. Fees are subject to negotiation in the final service agreement.

3. **MVPN will NOT seek any financial assistance from the City of Lewisville.**

**A copy of the executed MOU is included under Appendix – Tab B.**



# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Summary of Findings - Nationally

### 1. Veteran housing + services is one of the most effective housing interventions in the U.S.

Federal data shows that **95.9% of veterans placed into housing remain stably housed** [U.S. Department of Veterans Affairs, 2023].

This performance is directly tied to coordinated models like HUD-VASH, which combine **housing with case management and supportive services** [U.S. Department of Housing and Urban Development (HUD-VASH Program Overview)].

**Key Takeaway:** Veteran-focused housing is a **proven, outcome-driven intervention** that produces long-term housing stability and reduces returns to homelessness.

### 2. Targeted investment in veteran housing has produced measurable nationwide results

Veteran homelessness has declined by **approximately 55–56% since 2010** [U.S. Department of Veterans Affairs – Point-in-Time Data].

This reduction is widely attributed to **targeted housing programs and coordinated federal-local efforts** [HUD 2023 Annual Homeless Assessment Report (AHAR)].

**Key Takeaway:** Cities that prioritize veteran housing see **measurable system-wide improvements**, including sustained reductions in homelessness.

### 3. Demand is strong and ongoing – tens of thousands of veterans require housing each year

The VA continues to house **over 50,000 veterans annually**, demonstrating sustained national demand for housing placements [U.S. Department of Veterans Affairs Press Release, 2024].

Nearly **90,000 veterans are supported through HUD-VASH vouchers at any given time**, reflecting a large and active housing pipeline [U.S. Interagency Council on Homelessness (USICH)].

**Key Takeaway:** Veteran housing demand is **persistent and actively managed**, meaning new units are highly likely to be absorbed.



# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Summary of Findings – State and Local Levels

### 1. Texas data confirms housing and financial stability are among the top unmet needs for veterans

The Texas Veterans Commission 2024 Needs Assessment identifies **housing-related needs and financial assistance as top unmet needs**, alongside mental health services [Texas Veterans Commission, 2024 Needs Assessment Report]. Organizational respondents ranked **emergency financial assistance (~70%) and housing-related needs (~30–50%) among the highest priority needs statewide** [Texas Veterans Commission, 2024 Needs Assessment Report].

**Key Takeaway:** At a statewide level, housing instability is a **core system-wide issue affecting veterans across Texas**.

### 2. The primary barrier is not demand—but access, awareness, and system navigation

A majority of organizations report that **veterans do not know where to access services or how to navigate available resources** [Texas A&M Public Policy Research Institute / Texas Veterans Commission, 2024]. Veterans themselves report **difficulty understanding eligibility and accessing benefits**, even when programs are available [Texas A&M Public Policy Research Institute / Texas Veterans Commission, 2024].

**Key Takeaway:** This demonstrates that **housing alone is insufficient**, and that effective solutions require **integrated housing + services + coordinated delivery systems**.

**3. Denton County : Exceeds 1.0 Million in population and includes 43,900 Veterans according to recent U.S. Census Estimates.** Lewisville is a key submarket and population center of Denton County and Census-derived estimates **approximately 5,500-6,000 veteran residents within the immediate Lewisville trade area**. Of these, *Apartment Market Data, LLC estimates there to be “1,530 renter households with at least one member of the household having previously served in the U.S. military” and further goes on to state that “we would expect that you could easily fill the 48 units you propose at Patriot Pointe at Fox Ave with veterans.”* A copy of the letter from the market analyst is included behind Appendix Tab D – Veteran Housing Analysis Letter – Apartment Market Data, Dated April 14th, 2025.

**4. United Way Denton County Needs Assessment (2022)** data shows **significant veteran housing affordability challenges**, with many households experiencing cost burden and instability. **Denton County and the City of Lewisville reflect a localized version of the statewide capacity gap** [United Way of Denton County, 2022 Community Needs Assessment].

**Key Takeaway:** Denton County and Lewisville have an **active but capacity-constrained system**, meaning:

- Demand is present and measurable at both the County and City level

- Services exist but require greater housing supply and coordination

- The primary gap is **housing integrated with services**, not lack of need

- This supports the conclusion that the City of Lewisville should **expand service-integrated veteran housing options** to effectively address a documented local and regional need.

# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Summary of Findings – State and Local Levels

- According to conversations with the Dallas VA, approximately **770 veterans are actively engaged in housing programs through the Dallas VA system**, which serves a large regional area including Lewisville.
- According to conversations with the Dallas VA, approximately **824+ HUD-VASH vouchers have been issued regionally**, with near full utilization (95-98%).
- Based on coordination with the **Recovery Resource Council**, at the time of our conversations with the Denton County case manager on March 11<sup>th</sup>, 2026, “approximately **4 veterans per week required housing placement**, and approximately **25 veterans were actively seeking housing at any given time** through local case management pipelines.”

Additional property-level observations reinforce both demand and supply constraints:

- **Autumn Breeze (Lewisville)** has accommodated **20+ HUD-VASH vouchers** since 2022, demonstrating strong, but concentrated demand for compatible veteran focused housing.
- Only **two properties in Lewisville openly market to accept HUD-VASH vouchers** from Dallas VA and Denton County VA. This does not mean that HUD-VASH vouchers are not accepted elsewhere in the Lewisville community, such as single-family rental properties, or one-off apartment unit, however there is an unmet need for communities that are willing to coordinate directly with and accept HUD-VASH Vouchers from the Denton County and Dallas VA housing programs.

Patriot Pointe would become a **third such property** coordinating directly with housing placement programs to accept HUD-VASH vouchers, addressing a clear supply gap. Patriot Pointe would become the **first such property** to provide both housing and 60+ hours per month of tailored resident services for veterans.



# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Proven Performance & Real-World Examples

### National Benchmark Case Study

## Veterans Community Project – Kansas City, Missouri

Website: <https://www.veteranscommunityproject.org>

Address: 8900 Troost Avenue, Kansas City, MO

Scale: Approximately 49 units

### Development Impetus

The Veterans Community Project (VCP) was established in response to **visible and persistent veteran homelessness in Kansas City**, particularly among veterans who were not effectively being served by traditional housing systems.

### Services Provided

- Case management (H.O.M.E.S. Index tracking system)
- Employment assistance
- VA benefits coordination
- Mental health and peer support

### Performance & Utilization (Sourced)

• **Occupancy:** Operates at or near **full occupancy with an active waitlist**

Source: <https://www.veteranscommunityproject.org/about>

• **Participation:** The development serves 100% veterans, with individual support plans for each resident. Source: <https://www.veteranscommunityproject.org/about>

• Approximately **85% of residents achieve stable housing outcomes**

Source: <https://www.veteranscommunityproject.org/your-impact>

• Average length of stay: **~10–12 months**

Source: <https://www.veteranscommunityproject.org/your-impact>

### Conclusion

The success of this development demonstrates that **the combination of housing and services - not housing alone - is the key ingredient driving outcomes.**



# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Proven Performance & Real-World Examples

### Texas Case Study – Traditional LIHTC Multifamily Model

#### Valor Hill Apartments – San Antonio, Texas

Website: <https://www.valorhillapts.com>

Address: 9203 Cinnamon Hill Dr, San Antonio, TX 78240

Scale: 118 units

#### Development Impetus

Developed to address a **shortage of affordable veteran-focused housing near the South Texas VA Medical Center**, integrating housing access with existing services.

#### Services Provided

- Case management
- Financial counseling
- Employment assistance
- VA coordination

#### Performance & Utilization (Sourced)

• **Occupancy:** Stabilized LIHTC community with typical occupancy levels exceeding 90%

Source: <https://www.huduser.gov/portal/datasets/lihtc.html>

• **Participation:** The development markets as “serving 100% veterans,” and includes a mix of LIHTC and market rate units. 20 units are set set-aside specifically for HUD-VASH Vouchers .

Source: <https://sanantonioreport.org/medical-center-affordable-housing-bexar-county-san-antonio-veterans/>

#### Conclusion

Valor Hill Apartments demonstrates that traditional multifamily LIHTC housing with veteran-focused services can successfully absorb veteran demand and positively impact veterans in Texas.



“A project like this shows the commitment both from government as well as from private entities. It demonstrates our community’s continued commitment to serving those that bravely raised their right hand to protect and serve.” - **San Antonio Mayor Gina Ortiz Jones**

# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Proven Performance & Real-World Examples

### Texas Case Study

### Heroes' House – Dallas, Texas

Website: <http://www.heroeshousetx.com/about-us>

Address: 2122 Highland Road, Dallas, Texas 75228

Scale: 31 units

#### Development Impetus

Heroes House was established with the mission to provide decent, safe, sanitary, and affordable housing to our Nation's Heroes.

Heroes House, located at 2122 Highland Road in East Dallas, is a public/private funded housing development consisting of 31-units of efficiency, one, and two-bedroom garden-style apartments. This gated and key entry access housing development is located in the Forrest Hill Neighborhood of East Dallas.

#### Services Provided

- Housing supported by HUD-VASH vouchers (housing + VA case management)
- Case management and service coordination through veteran-serving organizations
- Access to VA healthcare, counseling, and benefits systems (via Dallas VA network)
- Connection to employment, legal, and social services through local partnerships

#### Performance & Utilization (Sourced)

• **Occupancy:** The property has been reported as **fully occupied** with a waiting list, indicating strong demand.

Source: <https://www.heroeshousetx.com/about-us>

• **Participation:** The development was designed for and serves 100% veterans, Source:

<https://www.heroeshousetx.com/about-us>

#### Conclusion

Heroes' House provides clear, local evidence that:

- Veteran-focused housing is actively supported in the metroplex
- Demand is strong and sustained (as evidenced by full occupancy and waitlists)
- The combination of housing and services is essential



# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Proven Performance & Real-World Examples

### Texas Case Study

### U.S.VETS – Houston, Texas

Website: <https://usvets.org/location/houston>

Address: 4640 Main Street, Houston, TX

Scale: 300+units

#### Development Impetus

Expanded and designed to address persistent veteran housing demand in the major Houston metro market.

#### Services Provided

- Case management
- Job training and employment placement
- Mental health services
- Substance use recovery support
- VA benefits coordination

#### Performance & Utilization (Sourced)

•**Occupancy:** The property has been reported consistently **90+% occupied** with a periodic waiting list, indicating strong demand. Source: <https://usvets.org/locations/houston/>

•**Participation:** The program includes both on-site housing and housing placement services. The program recently reported, after renovating and re-opening in 2023, that it was able to **successfully house 130 units for Veterans**, and approximately **985 veterans were placed in housing throughout Houston** metro area.

#### Conclusion

Even at a large-scale, continuously utilized systems for veteran housing and services demonstrates sustained demand in large, urban Texas counties.



# Part 2 – Veteran-Focused Housing: Studies & Key Findings

## Proven Performance & Real-World Examples

### National Case Study

## Century Villages at Cabrillo (Long Beach, California)

Website: <https://centuryvillages.org/>

Address: 2001 River Avenue, Long Beach, CA

Scale: 300+units

### Development Impetus

Developed on a former military base to address large-scale unmet veteran housing demand. Century Villages at Cabrillo (CVC) is a 27-acre supportive housing community in Long Beach, home to over 1,500 residents, including Veterans, families, and individuals with special needs.

### Services Provided

- Case management
- Behavioral Health Services
- Occupational Therapy
- Financial and Employment Assistance
- Peer engagement

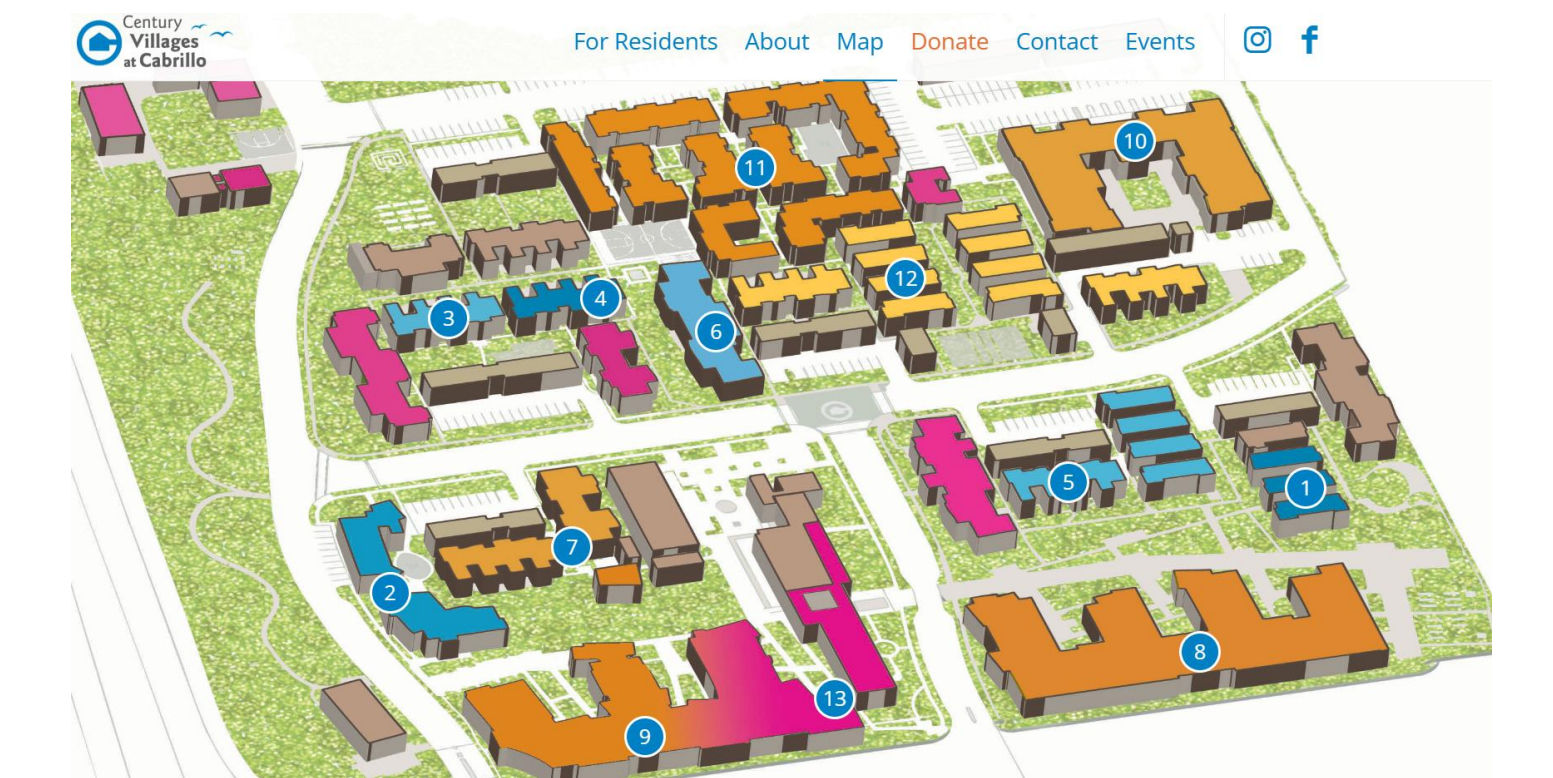
### Performance & Utilization (Sourced)

• **Occupancy:** One of the largest veteran housing communities in the U.S., operating at sustained high occupancy across 500+ units. <https://centuryvillages.org/wp-content/uploads/2025/07/Social-Impact-Report-2025.pdf>

• **Participation:** According to their annual report, “More than 2,000 people call CVC home, including 790 veterans”. <https://centuryvillages.org/wp-content/uploads/2025/07/Social-Impact-Report-2025.pdf>

### Conclusion

Even at a large-scale, continuously utilized systems for veteran housing and services demonstrates sustained demand in large, urban Texas counties.



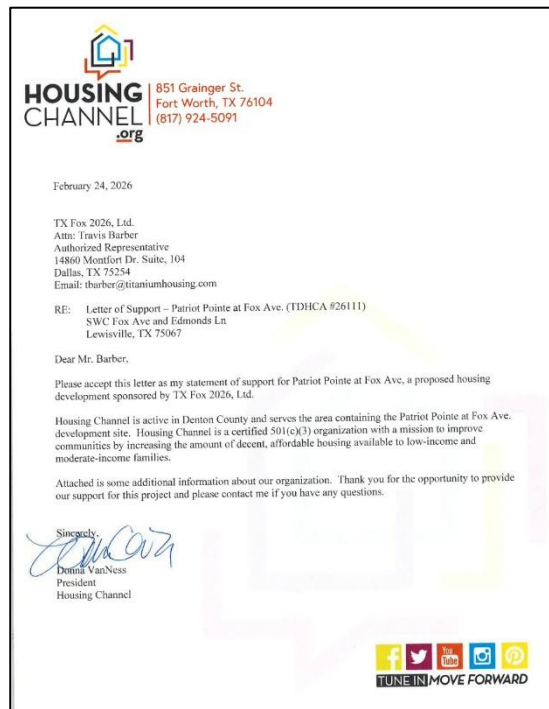
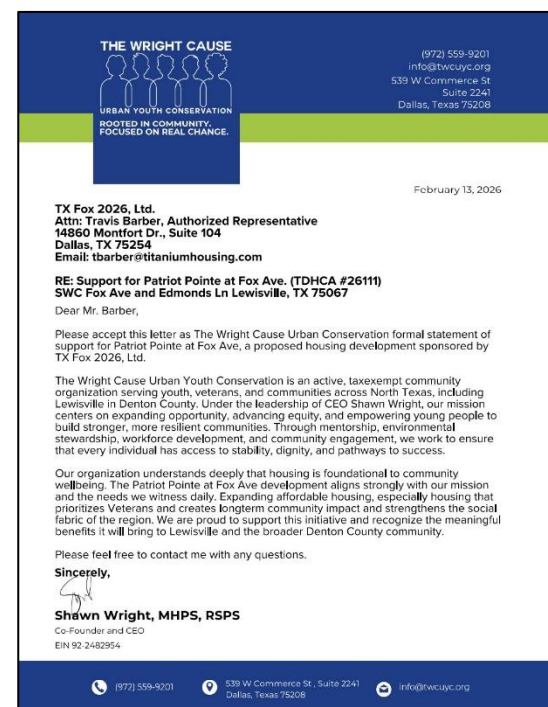
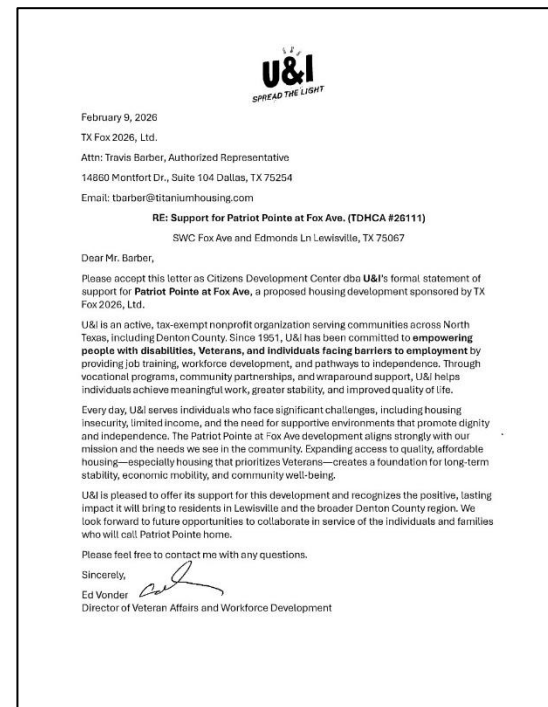
# Part 3 – Community Outreach & Feedback Stakeholder Engagement

As part of our market research, Titanium Housing Partners conducted hundreds of hours of direct outreach and meetings with organizations actively serving veterans in Denton County and the broader North Texas region:

- **February 27, 2026** – Denton County Veteran Services Office
- **March 3, 2026** – United Way of Denton County
- **March 6, 2026** – Denton County Military Veteran Peer Network (DCMVPN)
- **March 16, 2026** – Denton County HUD-VASH Program – Denton County VA Office
- **March 19, 2026** – Dallas HUD-VASH Program – Dallas VA Office
- **February–April 2026 (Ongoing)** – Recovery Resource Council

## Titanium has received Eight (8) Letters of Support (See Appendix – TAB A):

- Denton County Military Veteran Peer Network (MVPN)
- Recovery Resource Council
- Strong StrideZ
- Legato Services
- Housing Channel
- U&I (Citizens Development Center)
- The Wright Cause
- Our Daily Bread



# Part 4 – Developer Financial Contributions

## Developer’s Financial Commitments: Construction, Operations, & Services

Patriot Pointe at Fox Avenue											
Developer's Financial Commitment											
Benefitting Lewisville Veterans & City of Lewisville											
Upgraded Construction Costs					Annual Operating Expenses						
	Commitment	Description	Estimated Cost	Developer Responsibility	City Responsibility		Commitment	Description	Estimated Cost	Developer Responsibility	City Responsibility
#1	Patriot Path Service Center	Cost to construct the new +/- 1,500 SQ FT Patriot Path Service Center	\$ 362,000.00	\$ 362,000.00	\$0.00	#1	Operating Expenses - Patriot Path Service Center	Utilities, Maintenance, and Management Fees	\$ 4,670.00	\$ 4,670.00	\$0.00
#2	Housing Units Designed Specifically for Veterans	Upgrades to proposed units to make them "Veteran-focused" - Elevators - Universal Design - 100% ADA Adaptable Units - Specialized Fitness Equipment and Lounges - White noise programming	\$ 236,000.00	\$ 236,000.00	\$0.00	#2	Upgrading Building Costs - Ongoing Expenses	Operational Costs for elevator power, specialized amenities (white noise, etc.)	\$ 3,600.00	\$ 3,600.00	\$0.00
#3	Constructicon of Public Park & Facilities	Cost to construct and maintain +/- 30,000 Sq.Ft. Public Park (Patriot Park) - Public sidewalks (+/- 1,000 FT) - Trees (+/- 20ct) - Community Garden - Outdoor Fitness Facilities - Outdoor Seating/Lounge	\$ 279,000.00	\$ 279,000.00	\$0.00	#3	Park Maintenance	Ongoing matinenence, mowing, irrigation, & amenity maintenance	\$ 6,000.00	\$ 6,000.00	\$0.00
#4	Veteran Services Start-up Fee	Start-up Fee for MVPN per executed MOU	\$ 50,000.00	\$ 50,000.00	\$0.00	#4	On-Going Veteran Service Coordination	Cost to start and provide ongoing veteran-focused services. \$20/unit/month	\$ 11,520.00	\$ 11,520.00	\$0.00
#5	Full Payment of Permit and Impact Fees	Water & Sewer Impact Fees Park Fees Planning, Development, and Inspection Fees Building Permit Fees	\$ 255,776.14	\$ 255,776.14	\$0.00	#5	Full Payment of Property Taxes	Property Taxes Generated by the development (based on estimated NOI and published 7% CAP rate in Denton County) for City of Lewisville and Lewisville ISD	City of Lewisville: \$17,100 Lewisville ISD: \$45,600	\$ 62,700.00	\$0.00
			<b>TOTALS</b>	<b>\$ 1,182,776.14</b>	<b>\$0.00</b>				<b>TOTALS</b>	<b>\$ 88,490.00</b>	<b>\$0.00</b>

# Appendix

## Tab A – Letters of Support



# Appendix

## Tab B – Executed MOU with MVPN



# Appendix

## Tab C – Market Analysis Summary Letter



# Appendix

## Tab D – Veteran Housing Analysis Letter – Apartment Market Data, Dated April 14<sup>th</sup>, 2025



# Appendix

## Tab E – Texas Veteran Commission Study





12MAR2026

RE: Community Support for Patriot Pointe at Fox Ave – Veteran-Focused Housing

To Whom it May Concern,

On behalf of the Denton County Military Veteran Peer Network and Veterans Point, we are pleased to express our strong support for the proposed Patriot Pointe at Fox Ave, a 48-unit Veteran-focused affordable housing community planned for approximately 2.78 acres at the southwest corner of Fox Avenue and Edmonds Lane in Lewisville, Texas.

Across Lewisville and Denton County, many Veterans continue to face challenges accessing stable and affordable housing. The shortage of housing options that are both affordable and tailored to the needs of Veterans remains a significant issue in our community. We believe the addition of 48 thoughtfully designed housing units focused on serving Veterans will provide a meaningful step toward addressing this ongoing housing need.

We are especially encouraged by the project's emphasis on providing not only housing, but also community-centered services and amenities that benefit Veterans and the broader Lewisville community. The planned 1,200-square-foot Patriot Path Service Center will create a dedicated space where Veterans can access supportive services, programming, and community resources designed to promote long-term housing stability and overall well-being.

In addition, the development's plan to include Patriot Parke, a 0.35-acre public park, demonstrates a thoughtful commitment to creating welcoming spaces that foster connection, recreation, and community engagement. By combining housing, services, and publicly accessible open space, Patriot Pointe at Fox Ave will provide benefits that extend beyond its residents and contribute positively to the surrounding neighborhood.

Projects such as Patriot Pointe represent an important opportunity for Lewisville to support those who have served our country while also strengthening the community through thoughtful development and expanded access to services.

For these reasons, the Denton County Military Veteran Peer Network and Veterans Point proudly supports Patriot Pointe at Fox Ave and encourages the City of Lewisville to support the development of this important Veteran-focused housing community.

Sincerely,

Kasey Brown  
Executive Director  
Denton County Military Veteran Peer Network  
[Kasey@DentonCountyMVPN.org](mailto:Kasey@DentonCountyMVPN.org)  
(701) 866-2758

#### OUR MISSION

To promote wellness and recovery from disorders relating to alcohol, substance use, trauma, and mental health.

#### BOARD OF DIRECTORS

Rosa Maria Berdeja, Chair  
Paul Boyd  
Taylor Bunn  
Sarah Caldwell, Finance Chair  
Tanisia Castillo-Queppet  
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Stephanie Rabey  
Samuel Rude  
Marshall Ryan  
Shelley Simon  
Eric Spomer  
Lance Sumpster  
Stephen Taylor, Vice Chair  
Kenn Webb

#### CHIEF EXECUTIVE OFFICER

Eric Niedermayer

#### FORT WORTH

**Mailing Address:**  
P.O. Box 7020  
Fort Worth, TX 76111  
**Temporary Office:**  
403 N Sylvania Ave  
Fort Worth, TX 76111

#### DALLAS

1822 Cadiz St  
Dallas, TX 75201

#### DENTON

306 North Loop 288  
Denton, TX 76209



#### CONTACT

recoverycouncil.org  
817-332-6329  
development@recoverycouncil.org

4/10/2026

**Titanium Housing Partners / TX Fox 2026, Ltd.**  
14860 Montfort Dr., Suite 104  
Dallas, TX 75254

#### **RE: Community Support for Patriot Pointe at Fox Ave – Veteran-Focused Housing**

To Whom it May Concern,

On behalf of Recovery Resource Council, we are pleased to express our strong support for the proposed Patriot Pointe at Fox Ave, a 48-unit veteran-focused affordable housing community planned for approximately 2.78 acres at the southwest corner of Fox Avenue and Edmonds Lane in Lewisville, Texas.

Across Lewisville and Denton County, many veterans continue to face challenges accessing stable and affordable housing. The shortage of housing options that are both affordable and tailored to the needs of veterans remains a significant issue in our community. We believe the addition of 48 thoughtfully designed housing units focused on serving veterans will provide a meaningful step toward addressing this ongoing housing need.

We are especially encouraged by the project's emphasis on providing not only housing, but also community-centered services and amenities that benefit veterans and the broader Lewisville community. The planned 1,200-square-foot Patriot Path Service Center will create a dedicated space where veterans can access supportive services, programming, and community resources designed to promote long-term housing stability and overall well-being.

In addition, the development's plan to include Patriot Parke, a 0.35-acre public park, demonstrates a thoughtful commitment to creating welcoming spaces that foster connection, recreation, and community engagement. By combining housing, services, and publicly accessible open space, Patriot Pointe at Fox Ave will provide benefits that extend beyond its residents and contribute positively to the surrounding neighborhood. Projects such as Patriot Pointe represent an important opportunity for Lewisville to support those who have served our country while also strengthening the community through thoughtful development and expanded access to services.

For these reasons, Recovery Resource Council proudly supports Patriot Pointe at Fox Ave and encourages the City of Lewisville to support the development of this important veteran-focused housing community.

Sincerely,



Eric Niedermayer  
Chief Executive Officer  
Recovery Resource Council



**February 9, 2026**

TX Fox 2026, Ltd.

Attn: Travis Barber, Authorized Representative

14860 Montfort Dr., Suite 104 Dallas, TX 75254

Email: tbarber@titaniumhousing.com

**RE: Support for Patriot Pointe at Fox Ave.**

SWC Fox Ave. and Edmonds Ln. Lewisville, TX 75067

Dear Mr. Barber,

Please accept this letter as Strong StrideZ's formal statement of support for **Patriot Pointe at Fox Ave**, a proposed housing development sponsored by TX Fox 2026, Ltd.

Strong StrideZ is an active, tax-exempt community organization serving families, seniors, and Veterans across Denton County and the surrounding region. Our mission centers on strengthening communities through service-based support, resource navigation, and programs that promote stability, dignity, and long-term well-being. We work directly with residents in need, including those experiencing housing insecurity, and we collaborate with local partners to expand access to safe, supportive living environments.

The Patriot Pointe at Fox Ave development aligns strongly with our organizational purpose and the needs we witness daily. Quality, affordable housing—especially housing that prioritizes Veterans—creates a foundation for improved health, economic mobility, and community revitalization. We believe this development will bring meaningful, lasting benefits to the Lewisville community and the broader Denton County region.

Strong StrideZ is pleased to offer our support for this initiative and looks forward to future opportunities to collaborate in service of the residents who will call Patriot Pointe home.

Please feel free to contact me with any questions.

Sincerely,

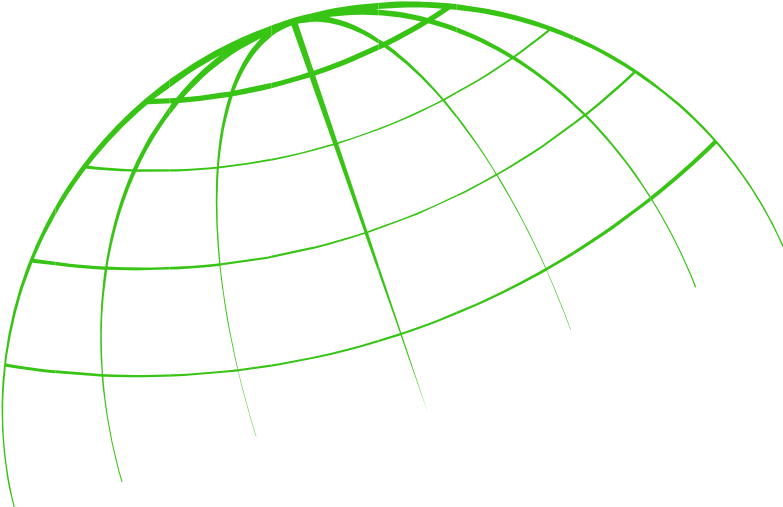
Zhantell Quigley and Robert Strong

Founders & CEO of Strong StrideZ

EIN 33-4938216

Ph: 817-727-4732

Email: strongstridez@outlook.com



February 18, 2026  
TX Fox 2026, Ltd.

Attn: Travis Barber  
Authorized Representative  
14860 Montfort Dr. Suite, 104  
Dallas , TX 75254

Email: tbarber@titaniumhousing.com  
RE: Support for Patriot Pointe at Fox Ave. (TDHCA #26111)  
SWC Fox Ave and Edmonds Ln  
Lewisville, TX 75067

Dear Mr. Barber,  
Please accept this letter as my statement of support for Patriot Pointe at Fox Ave, a proposed housing development sponsored by TX Fox 2026, Ltd.  
Legato Services is active in Denton County, serves the area containing the Patriot Pointe at Fox Ave development site, and is a tax-exempt organization. Legato Services has a primary purpose of supporting housing for veterans for the overall betterment of the Lewisville community.

Please feel free to contact me with any questions.  
Sincerely,

Charles Dancer

Sincerely,  
Director Charles Dancer





**HOUSING  
CHANNEL**  
**.org**

851 Grainger St.  
Fort Worth, TX 76104  
(817) 924-5091

February 24, 2026

TX Fox 2026, Ltd.  
Attn: Travis Barber  
Authorized Representative  
14860 Montfort Dr. Suite, 104  
Dallas, TX 75254  
Email: tbarber@titaniumhousing.com

RE: Letter of Support – Patriot Pointe at Fox Ave. (TDHCA #26111)  
SWC Fox Ave and Edmonds Ln  
Lewisville, TX 75067

Dear Mr. Barber,

Please accept this letter as my statement of support for Patriot Pointe at Fox Ave, a proposed housing development sponsored by TX Fox 2026, Ltd.

Housing Channel is active in Denton County and serves the area containing the Patriot Pointe at Fox Ave. development site. Housing Channel is a certified 501(c)(3) organization with a mission to improve communities by increasing the amount of decent, affordable housing available to low-income and moderate-income families.

Attached is some additional information about our organization. Thank you for the opportunity to provide our support for this project and please contact me if you have any questions.

Sincerely,

Donna VanNess  
President  
Housing Channel





February 9, 2026

TX Fox 2026, Ltd.

Attn: Travis Barber, Authorized Representative

14860 Montfort Dr., Suite 104 Dallas, TX 75254

Email: tbarber@titaniumhousing.com

**RE: Support for Patriot Pointe at Fox Ave. (TDHCA #26111)**

SWC Fox Ave and Edmonds Ln Lewisville, TX 75067

Dear Mr. Barber,

Please accept this letter as Citizens Development Center dba **U&I**'s formal statement of support for **Patriot Pointe at Fox Ave**, a proposed housing development sponsored by TX Fox 2026, Ltd.

U&I is an active, tax-exempt nonprofit organization serving communities across North Texas, including Denton County. Since 1951, U&I has been committed to **empowering people with disabilities, Veterans, and individuals facing barriers to employment** by providing job training, workforce development, and pathways to independence. Through vocational programs, community partnerships, and wraparound support, U&I helps individuals achieve meaningful work, greater stability, and improved quality of life.

Every day, U&I serves individuals who face significant challenges, including housing insecurity, limited income, and the need for supportive environments that promote dignity and independence. The Patriot Pointe at Fox Ave development aligns strongly with our mission and the needs we see in the community. Expanding access to quality, affordable housing—especially housing that prioritizes Veterans—creates a foundation for long-term stability, economic mobility, and community well-being.

U&I is pleased to offer its support for this development and recognizes the positive, lasting impact it will bring to residents in Lewisville and the broader Denton County region. We look forward to future opportunities to collaborate in service of the individuals and families who will call Patriot Pointe home.

Please feel free to contact me with any questions.

Sincerely,

Ed Vonder

A handwritten signature in black ink, appearing to read 'Ed Vonder', is written over the printed name.

Director of Veteran Affairs and Workforce Development

## THE WRIGHT CAUSE



URBAN YOUTH CONSERVATION

ROOTED IN COMMUNITY.  
FOCUSED ON REAL CHANGE.

(972) 559-9201  
info@twcuyc.org  
539 W Commerce St  
Suite 2241  
Dallas, Texas 75208

February 13, 2026

**TX Fox 2026, Ltd.**  
**Attn: Travis Barber, Authorized Representative**  
**14860 Montfort Dr., Suite 104**  
**Dallas, TX 75254**  
**Email: tbarber@titaniumhousing.com**

**RE: Support for Patriot Pointe at Fox Ave. (TDHCA #26111)**  
**SWC Fox Ave and Edmonds Ln Lewisville, TX 75067**

Dear Mr. Barber,

Please accept this letter as The Wright Cause Urban Conservation formal statement of support for Patriot Pointe at Fox Ave, a proposed housing development sponsored by TX Fox 2026, Ltd.

The Wright Cause Urban Youth Conservation is an active, taxexempt community organization serving youth, veterans, and communities across North Texas, including Lewisville in Denton County. Under the leadership of CEO Shawn Wright, our mission centers on expanding opportunity, advancing equity, and empowering young people to build stronger, more resilient communities. Through mentorship, environmental stewardship, workforce development, and community engagement, we work to ensure that every individual has access to stability, dignity, and pathways to success.

Our organization understands deeply that housing is foundational to community wellbeing. The Patriot Pointe at Fox Ave development aligns strongly with our mission and the needs we witness daily. Expanding affordable housing, especially housing that prioritizes Veterans and creates longterm community impact and strengthens the social fabric of the region. We are proud to support this initiative and recognize the meaningful benefits it will bring to Lewisville and the broader Denton County community.

Please feel free to contact me with any questions.

**Sincerely,**

**Shawn Wright, MHPS, RSPS**

Co-Founder and CEO

EIN 92-2482954



(972) 559-9201



539 W Commerce St , Suite 2241  
Dallas, Texas 75208



info@twcuyc.org



February 26, 2026

TX Fox 2026, Ltd.  
Attn: Travis Barber  
Authorized Representative  
14860 Montfort Dr. Suite, 104

Dallas, TX 75254  
Email: [tbarber@titaniumhousing.com](mailto:tbarber@titaniumhousing.com)

RE: Support for Patriot Pointe at Fox Ave. (TDHCA #26111)  
SWC Fox Ave and Edmonds Ln  
Lewisville, TX 75067

Dear Mr. Barber,

Please accept this letter as my statement of support for Patriot Pointe at Fox Ave, a proposed housing development sponsored by TX Fox 2026, Ltd.

Our Daily Bread is active in Denton County, serves the area containing the Patriot Pointe at Fox Ave development site, and is a tax-exempt organization. Our Daily Bread has a primary purpose of caring for those that are experiencing homelessness in our community.

Please feel free to contact me with any questions.

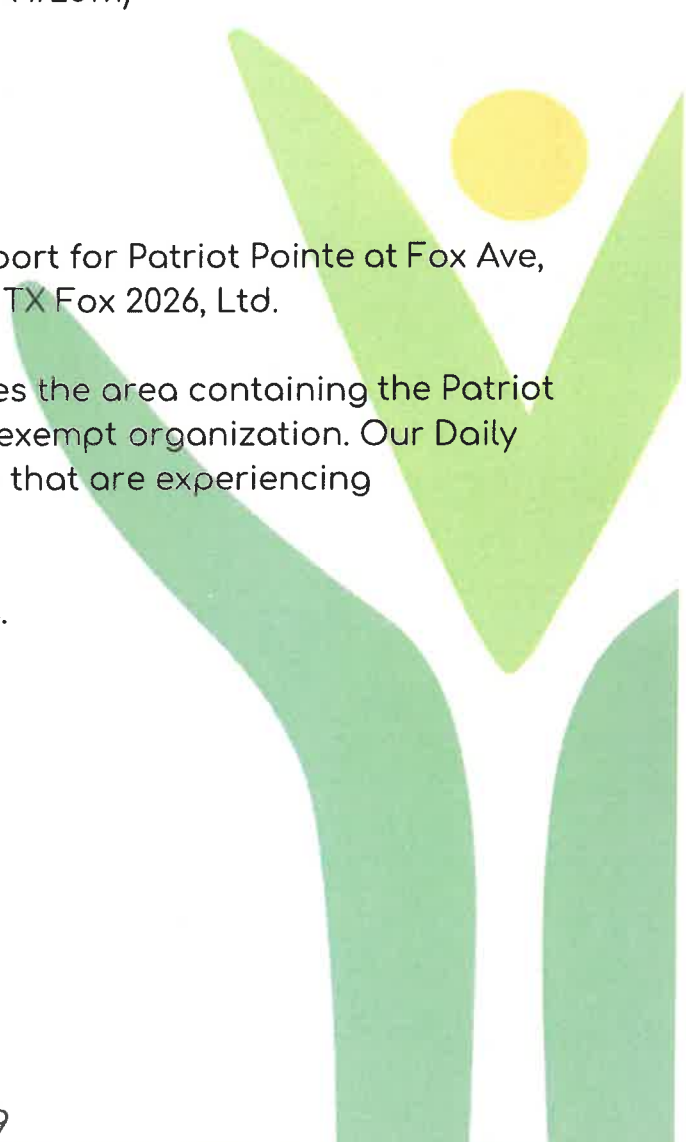
Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy McGee', written over a light blue horizontal line.

Wendy McGee  
Executive Director

940-566-1308 - 909 N Loop 288, Denton, TX 76209

NOURISH - SHELTER - CONNECT



# Appendix

## Tab B - Executed MOU with MVPN



**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
DENTON COUNTY MILITARY VETERAN PEER NETWORK  
AND  
TX FOX 2026, LTD.**

**Patriot Pointe**

This Memorandum of Understanding (the “**MOU**”) is between the Denton County Military Veteran Peer Network, a Texas nonprofit corporation (“**DCMVPN**”), and TX Fox 2026, LTD., a Texas limited partnership (the “**Owner**”, together with DCMVPN, each a “**Party**” and together, the “**Parties**”), and is dated effective as of April 13th, 2026 (the “**Effective Date**”).

**RECITALS:**

**WHEREAS**, Owner intends to develop, own and operate a 48-unit multi-family apartment building (the “**Project**” – **See Exhibit “A”**) and an approximately 1,650 square-foot building known as the "Patriot Path Service Center" (the "**Service Center**" – **See Exhibit “B”**), to be located on a 2.78-acre tract at the southwest corner of Fox Avenue and Edmonds Lane in Lewisville, Texas;

**WHEREAS**, DCMVPN is a local nonprofit corporation whose mission is to facilitate connections for veterans and their families and other supportive services;

**WHEREAS**, Owner desires for DCMVPN to provide supportive services to the Project and future tenants thereof and will provide DCMVPN access to the Service Center to accomplish the same.

**NOW, THEREFORE**, in order to accomplish this purpose, the Parties agree as follows:

**AGREEMENTS:**

1. **Supportive Services.** The Parties agree to enter into an agreement whereby DCMVPN will be the primary resident services provider for the Project (the “**Agreement**”). DCMVPN shall provide a minimum of sixty (60) hours of services to the residents of the Project per month, which services shall include, but not be limited to, the following: [peer-to-peer mentoring, veteran transition assistance, mental health and wellness support, resource navigation and referral services, family support programming, and such other services as may be mutually agreed upon by the Parties (collectively, the “**Services**”)]. The Services may be modified in accordance with the needs of the tenants and the ability of DCMVPN to provide, so long as the Services remain compliant with any requirements of the Project pursuant to any financing documents or requirements of governmental agencies, including the Texas Department of Housing and Community Affairs. DCMVPN shall maintain records of hours served, services rendered, and resident

participation, and shall provide Owner with reports summarizing such activity upon request.

2. **Term.** The initial term of the Agreement shall be twelve (12) months (the "**Initial Term**"). Upon expiration of the Initial Term, this Agreement shall automatically renew for successive twelve (12) month periods (each, a "**Renewal Term**" and together with the Initial Term, the "**Term**"), unless either Party provides written notice of non-renewal to the other Party at least thirty (30) days prior to the expiration of the then-current Term. The Agreement shall contain provisions allowing for termination upon default.

3. **Compensation.** In consideration for the Services provided pursuant to the Agreement, Owner shall pay DCMVPN the following: (a) a one-time startup fee of Fifty Thousand and No/100 Dollars (\$50,000.00), payable within thirty (30) days of the execution of the Agreement; and (b) a fixed ongoing monthly fee of Nine Hundred Sixty and No/100 Dollars (\$960.00) per month, calculated at a rate of Twenty and No/100 Dollars (\$20.00) per apartment unit (48 units) included in the Project, payable on or before the first (1st) business day of each calendar month during the Term.

4. **Service Center.** Owner shall, at its sole cost and expense, furnish the Service Center with furniture, fixtures, and equipment reasonably necessary for DCMVPN to perform the Services, including but not limited to desks, chairs, tables, and basic office equipment. DCMVPN shall have the right to occupy and use the Service Center Monday through Friday, from 9:00 AM to 5:00 PM Central Time, for the purpose of performing the Services and providing service to members of the public eligible for DCMVPN's services, irrespective of whether said individuals are tenants of the Project. The Service Center shall be available as a shared resource for tenants of the Project. DCMVPN shall maintain the Service Center in a clean, orderly, and professional condition, and shall not make any alterations, improvements, or modifications to the Service Center without the prior written consent of Owner. Owner shall be responsible for all utilities, maintenance, and repairs to the Service Center. DCMVPN's use of the Service Center shall be in the nature of a license and shall not create a landlord-tenant relationship between Owner and DCMVPN.

5. **Insurance.** The Agreement shall require that DCMVPN obtain and maintain, at its sole cost and expense, throughout the Term, a commercial general liability insurance policy with a minimum coverage amount of One Million and No/100 Dollars (\$1,000,000.00), covering DCMVPN and its officers, employees, agents, and volunteers. DCMVPN shall provide Owner with certificates of insurance evidencing such coverage prior to commencing Services, and shall provide Owner with at least thirty (30) days' prior written notice of any cancellation, non-renewal, or material change to such policy.

6. **Nonbinding Understanding; Amendment.** This MOU reflects the Parties' mutual understanding and intent regarding the subject matter hereof. This MOU is not intended to create legally binding obligations, except as may be set forth in a subsequent definitive Agreement executed by the Parties. This MOU may be amended or supplemented only by a written instrument signed by both Parties.

7. **Termination.** This MOU shall terminate upon the earliest to occur of any of the following:

- a. The Parties execute the Agreement contemplated in Section 1 of this MOU, at which time this MOU shall terminate and be superseded in its entirety by such Agreement;
- b. Either Party provides the other Party with written notice of its intent to terminate this MOU.

Upon termination of this MOU for any reason set forth above, neither Party shall have any further obligation to the other Party arising under this MOU with respect to the Project, except for any obligations that by their nature survive termination.


8. **Execution.** This MOU may be executed in several counterparts, each of which will be deemed to be an original copy and all of which together will constitute one agreement binding on all Parties hereto, notwithstanding that all the Parties did not sign the same counterpart.

*[Remainder of page intentionally left blank for signature]*

EXECUTED to be effective as of the Effective Date.

**DCMVPN:**

DENTON COUNTY MILITARY  
VETERAN PEER NETWORK,  
a Texas nonprofit corporation

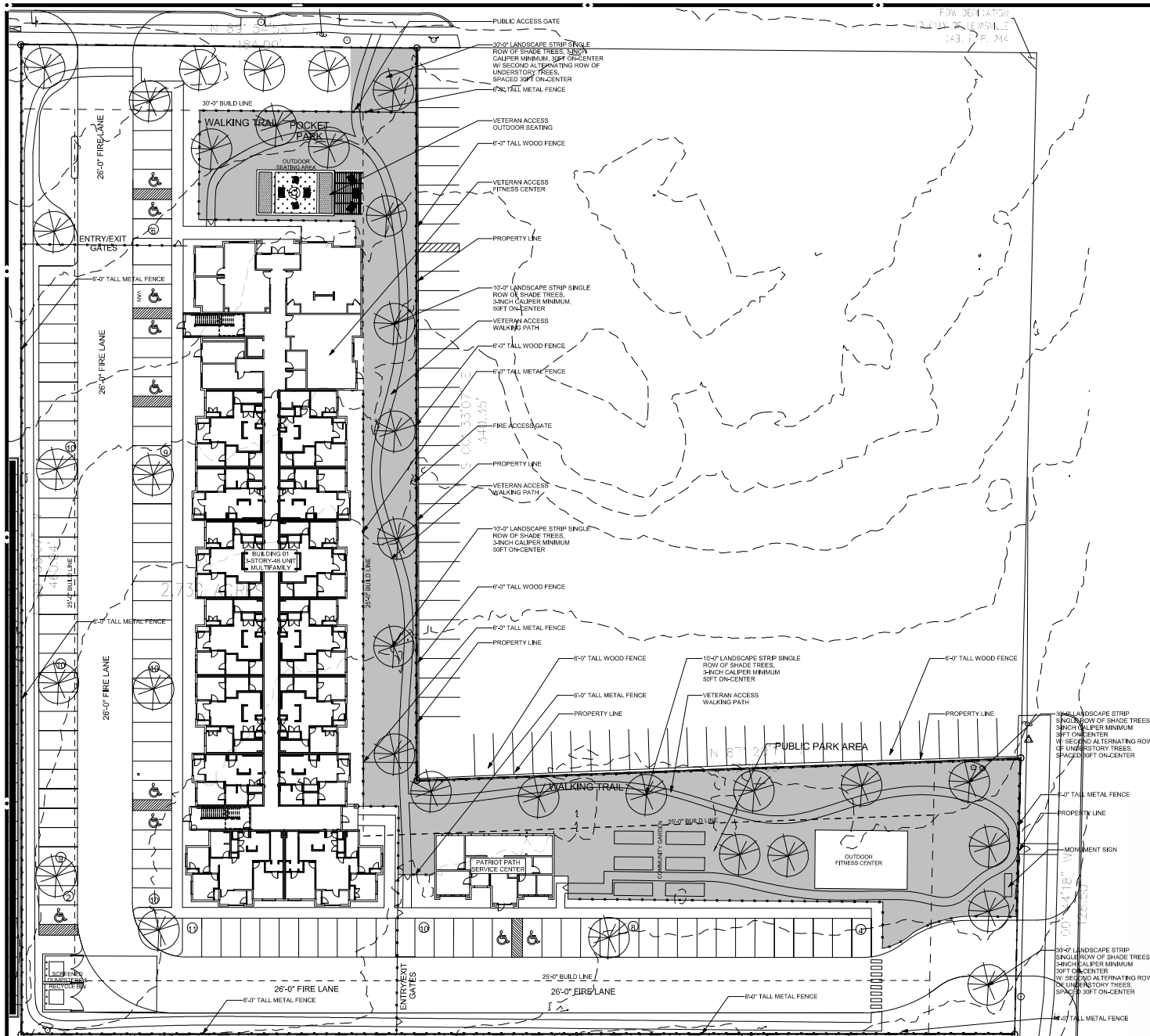
By:   
Name: Kasey Brown  
Title: Executive Director

**OWNER:**

TX FOX 2026, LTD,  
a Texas limited partnership,

By:   
Name: Travis Barber  
Title: Authorized Representative

EXHIBIT "A"  
PATRIOT POINTE PROJECT SITE PLAN



### ARCHITECTURAL ZONING SITE PLAN NOTES

SITE ACREAGE: 2.750 ACRES	118,818.80 SF
PARKING SF:	42,058.96 SF
- 77 SPACES PROVIDED TO RESIDENTIAL BUILDING (1.6 SPACES PER UNIT)	
- 22 SPACES FOR VETERAN SPACES/PUBLIC PARK	
GREEN SPACE SF:	53,427.81 SF
- 45% OF TOTAL SITE AREA	
BUILDING 01: 3-STORY-48 UNIT MULTIFAMILY	
BUILDING SF:	21,852.73 SF
- INCLUDES 5,678SF OF CLUBHOUSE/LEASING SPACE	
- BUILDING HEIGHT: 39'-7" FT	
BUILDING 02: 1-STORY PATRIOT PATH SERVICE CENTER	
BUILDING SF:	1,578.50 SF
- BUILDING HEIGHT: 22'-9" FT	

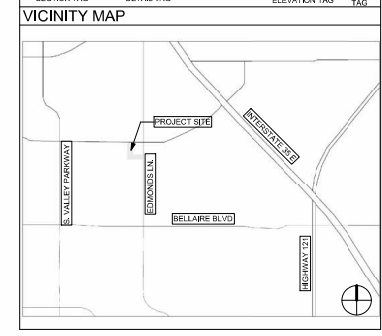
PROPOSED PARKLAND DEDICATION - + - 30,323 SQ.FT. TO BE MAINTAINED BY DEVELOPMENT OWNER

### SITE SYMBOLS LEGENDS

25'-0" FRONT YARD SET BACK	25'-0" BUILD LINE	PROPERTY LINE
30'-0" BUILD LINE/LANDSCAPE BUFFER	6'-0" METAL FENCE	6'-0" WOOD FENCE
ADA ACCESSIBLE	HO-ADA UNITS	SITE RAMP
BENCHMARK / ELEV. MARK	ELEVATION SPOT GRADE	EXISTING SPOT GRADE
SLOPE	NORTH ARROW	ELEVATION SLOPE
RADON	ELEVATION SYMBOL	ELEVATION STEP

### SYMBOLS

SECTION TAG	DETAIL TAG	INTERIOR ELEVATION TAG	BUILDING ELEVATION TAG	REVISION TAG
-------------	------------	------------------------	------------------------	--------------



# PATRIOT POINTE @ FOX AVE

Lewisville, Texas

**ARRIVE!**  
ARCHITECTURE GROUP

Architecture  
Planning  
Project Management

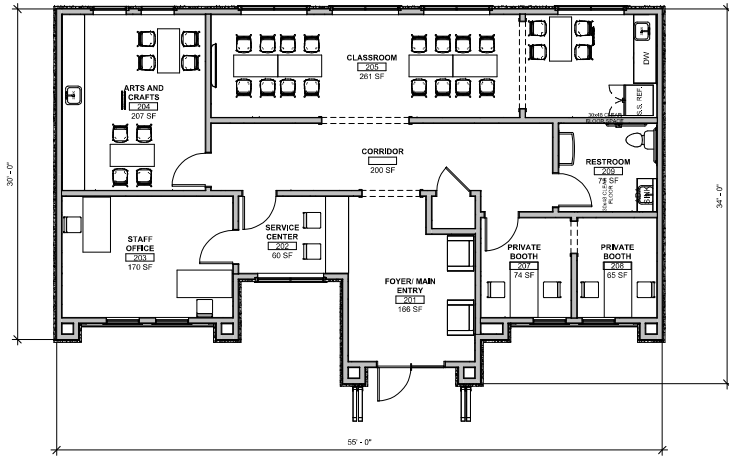
2344 Highway 101 - Suite 100 - Bedford, Texas 76021 - www.arriveag.com  
PH: 817.514.0884 - FX: 817.514.0894

03/30/2026

Author: _____ Checker: _____ Date: 03/30/2026 Scale: As indicated	Sheet No.: <b>G2.00</b>
--	-------------------------

01 Architectural Site Plan  
3/64" = 1'-0"

EXHIBIT "B"  
PATRIOT PATH SERVICE CENTER FLOORPLAN



**01 Service Center Finish Floor Plan**  
3/16" = 1'-0"

**BUILDING PLAN GENERAL NOTES**

1. DETAILS ON THIS SHEET ARE TYPICAL UNLESS NOTED OTHERWISE.
2. REFER TO SHEET A8.10 FOR FLASHING AND WATERPROOFING NOTES, DIMENSIONS AND DETAILS.
3. SOME TOLERANCES BETWEEN MATERIAL ARE SHOWN ENLARGED FOR CLARITY.
4. SLOPE ALL FINISHED SURFACES OF PATIOS 1/4 INCH PER FOOT MAX TO DRAIN UNLESS OTHERWISE NOTED.
5. REFER TO ENLARGED PLANS FOR ADDITIONAL NOTES AND DIMENSIONS.
6. ALL EXTERIOR INTERIOR BEARINGS, AND SEPARATION WALLS TO BE 1 HOUR RATED UNLESS OTHERWISE NOTED.
7. REFER TO CIVIL ENGINEERS DRAWINGS FOR SLAB ELEVATIONS.
8. REFER TO ELEVATIONS/MEP PLANS FOR EXTERIOR LIGHT LOCATIONS.
9. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR SHEAR WALL LOCATIONS.
10. REFER TO MEP PLANS FOR WATER SUPPLY TO SPRINKLER CLOSET.
11. SEE G SHEETS FOR EXACT BLOCKING HEIGHT AND LOCATION.

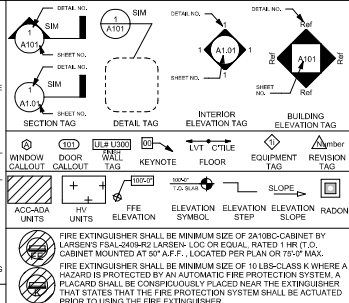
12. REFER TO G SHEETS FOR ADA SINK HEIGHT GUIDELINES (SINK TYPE SPECIFIC).
13. ALL UNIT ENTRY DOORS TO HAVE A MINIMUM 18 INCH CLEARANCE ON THE FULL SIDE OF THE DOOR.
14. 18 INCH HOLD AT TOILET TO BE HELD FROM FINISH MATERIALS.
15. FIRE SPRINKLER PIPES CROSSING BREEZEWAYS TO BE INSULATED AS REQUIRED PER CODE.
16. FIRE SPRINKLER IN ATTIC TO BE TESTED AS REQUIRED PER FIRE MARSHAL CITY REQUIREMENTS.
17. DRYER EXHAUST VENTS TO BE LOCATED MINIMUM 36 INCHES AWAY FROM OPERABLE WINDOW OPENINGS.
18. FURR-DOWNS AT BATHROOM FOR PANCAKE/CASSETTE TYPE HVAC UNITS TO BE OF NON-COMBUSTIBLE CONSTRUCTION MATERIALS AS REQUIRED PER CODE OR BE UNIT TYPE THAT DOES NOT REQUIRE NON-COMBUSTIBLE CONSTRUCTION.
19. CASED OPENINGS TO BE TRIMMED OUT TO MATCH DOORS.
20. ELECTRICAL OUTLETS AT BATHROOMS IN ADA UNITS TO BE INSTALLED HORIZONTALLY IF REQUIRED FOR CLEARANCE AT MEDICINE CABINETS AS NEEDED.
21. BLOCKING TO BE PROVIDED ON WALLS CABINETS FOR MOUNTING OF CONCEALED BRACKETS FOR COUNTERTOP SUPPORT.

22. LIGHTING, PLUMBING, FIXTURES, APPLIANCES, AND MISCELLANEOUS HARDWARE ON PLANS FOR REFERENCE ONLY. REFER TO INTERIOR DESIGN SPECIFICATIONS AND OWNER APPROVED ITEMS PRIOR TO FINAL INSTALLATIONS.
23. ALL WET WALLS TO BE 2 X 6 INCH FRAMED WALLS.
24. CORRIDOR FLOOR JOINTS TO BE LOCATED AT EACH OFFSET JOINT SHOULD RUN STRAIGHT ACROSS ENTIRE CORRIDOR WIDTH.
25. ALL GARAGE WALLS TO HAVE 6 INCH HIGH AND 6 INCH WIDE STEM WALL. REFER TO STRUCTURAL.
26. WHERE THE 2 HOUR FIREWALL INTERSECTS THE EXTERIOR FACE OF THE BUILDING AT AN ANGLE LESS THAN 180 DEGREES, 4 LINEAR FEET IN EITHER DIRECTION MUST MEET UP ASSEMBLY FOR A 1 HOUR WALL EXPOSED TO FIRE ON BOTH SIDES. OPENINGS WITHIN THE 4 FOOT MUST BE 45 MINUTES FIRE RATED.

**WALL TYPES LEGENDS**

UL #L3025	1HR-INTERIOR PARTITION WALL	LVP #R100	1HR-BREEZEWAY WALL/UNIT WALL
UL #L3022	1HR-INTERIOR CORRIDOR WALL	UL #L3300	1HR-EXTERIOR BRICK WALL
UL #L3041	1HR-INTERIOR TENANT WALL	UL #L3350	1HR-EXTERIOR HARD SIDING/PANEL WALL
UL #L3041	1HR-INTERIOR TENANT WALL	UL #L3350	1HR-EXTERIOR STONE VENEER WALL
UL #L3051	2HR-WALL	UL #L3350	1HR-EXTERIOR STUCCO WALL
UL #L3022	2HR-WALL BRICK	UL #L4223	1HR-2HR-INTERIOR METAL FRAMING WALL
WVP #3320	2HR-STAIR/JUNIT WALL	UL #L4223	1HR-2HR-EXTERIOR METAL FRAMING WALL
UL #L3030	2 HOUR FIREWALL (NOTE: 2 HOUR FIREWALL TO CONTINUE INTO ATTIC SPACE ABOVE PORCH. (DO NOT PENETRATE))	UL #L5003	2HR-CMU BLOCK
UL #L3030	2HR-WALL	UL #R252	1HR-ROOF/CILING
UL #L3021	1HR-FLOOR/CILING	UL #R251	1HR-FLOOR/CILING
UL #L3021	1HR-FLOOR/CILING	GA#FC5406	1HR-FLOOR/CILING

**SYMBOLS**



NOT ALL ULS LISTED WILL BE USED REFER TO DETAIL DRAWINGS FOR UL WALL DETAILS REFER TO ELEVATIONS FOR TYPE OF EXTERIOR FINISH MATERIALS.

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ARCHITECTURE PLANNING PROJECT MANAGEMENT

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03/30/2026

**03/30/2026**

Author: [Signature] Checker: [Signature]

CONCEPT: 03/30/2026  
REVISED: 03/30/2026  
As Indicated: A12.20

# Appendix

## Tab C – Market Analysis Summary Letter



**MARKET ANALYSIS SUMMARY LETTER****Patriot Pointe at Fox Ave****April 17<sup>th</sup>, 2026**

City of Lewisville  
151 W. Church Street  
Lewisville, Texas 75057

RE: **Local Market Analysis Summary – Patriot Pointe at Fox Ave  
(Veteran-Focused Housing Community)**

Dear Mayor and Members of the City Council,

On behalf of **Titanium Housing Partners, LLC**, we respectfully submit this Local Market Analysis Summary Letter supporting the proposed **Patriot Pointe at Fox Ave** development plans for a 48-unit, veteran-focused affordable housing community in Lewisville, Texas.

This letter is intended to demonstrate the research and community engagement Titanium has conducted to demonstrate an undeniable need for a Veteran-focused housing development in the City of Lewisville. Enclosed behind this letter:

- (1) A letter from Apartment Market Data LLC dated April 14<sup>th</sup>, 2026 noting the predicted success of the proposed 48-unit Veteran-focused housing development
- (2) A Titanium-conducted Veteran Housing – Proven Performance and Real-World Examples

Additionally, Titanium has included herein a copy of the local Market Feasibility Study produced by Novogradac dated March 30<sup>th</sup>, 2026, with detailed supporting materials demonstrating extremely high demand (2% Capture Rate) for the proposed development for general population.

Also enclosed behind this letter are eight (8) letters of support from local and nonprofit organizations that serve the Lewisville community who have expressed support for the proposed development and identified a clear need for additional veteran-focused housing in the Lewisville area. These organizations include:

- Denton County Military Veteran Peer Network (DCMVPN)
- Recovery Resource Council
- Strong StrideZ
- Legato Services
- Housing Channel
- U&I (Citizens Development Center)
- The Wright Cause
- Our Daily Bread

Collectively, these organizations provide a broad range of services including housing placement, mental health support, peer-to-peer veteran engagement, workforce development, and resource coordination. For example, the Denton County Military Veteran Peer Network (DCMVPN) provides direct peer-to-peer support, community connection, and resource navigation for veterans and their families, helping to link individuals with critical services and support systems.

These letters have been included to supplement the direct, real-world input we have received from frontline service providers which substantiate the demand for veteran-focused housing in the Lewisville and Denton County market.

This summary letter is further intended to consolidate factual data sourced from the independent third-party Market Feasibility Study (report issued by Novogradac dated March 30<sup>th</sup>, 2026) as well as provide supplemental, locally derived



research conducted by our team to validate demand specifically for veteran-focused housing programs and services as provided by local organizations.

### Stakeholder Engagement Summary

As part of our analysis, Titanium Housing Partners conducted direct outreach and meetings with organizations actively serving veterans in Denton County and the broader North Texas region:

- **February 27, 2026** – Denton County Veteran Services Office
- **March 3, 2026** – United Way of Denton County
- **March 6, 2026** – Denton County Military Veteran Peer Network (DCMVPN)
- **March 16, 2026** – Denton County HUD-VASH Program – Denton County VA Office
- **March 19, 2026** – Dallas HUD-VASH Program – Dallas VA Office
- **February–March 2026 (Ongoing)** – Recovery Resource Council

These engagements provided real-time insight into housing demand, active placement pipelines, service gaps, and program limitations, and directly informed the development's design and service model for Veteran-focused housing.

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### 1. Two-Tiered Market Analysis Approach

Titanium Housing Partners approached this evaluation using a deliberate two-tiered methodology. The first tier evaluates the **general affordable housing market** through an independent, third-party market study prepared in accordance with industry standards. The second tier evaluates **veteran-specific demand**, based on direct engagement with Veterans Affairs programs, local service providers, and case management organizations.

This combined approach ensures that the proposed development is supported by both **quantitative market fundamentals** and **qualitative, real-world demand validation specific to the veteran population**.

**It should be noted that the research provided herein does not constitute a formal endorsement of the project from any of the referenced programs, offices, or companies that we were able to meet with, unless explicitly stated otherwise through a formal letter of support on the company's, office's, or program's letterhead.**

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### TIER 1 – GENERAL AFFORDABLE HOUSING MARKET SUPPORT

#### 2. Independent Market Study Findings

A comprehensive market study prepared by **Novogradac Valuation Services (March 2026)**, in accordance with **TDHCA and NCHMA standards**, evaluated supply and demand conditions within the Primary Market Area.

#### Market Demand and Supply

- **Total renter households (PMA): 22,727**
- **Income-qualified demand: 13,755 households**
- **Adjusted demand (including external demand): 15,131 households**
- **Proposed subject units: 48**
- **Competing (unstabilized) units: 252**
- **Total relevant supply: 300 units**



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### 3. Capture Rate Analysis and Conclusion for General Market Support

The market study calculates a **gross capture rate of 2.0%**, meaning that only a small fraction of existing income-qualified renter households in the PMA would need to lease at the development to achieve stabilized occupancy.

Within the affordable housing industry, capture rates at or below five percent are considered strong. At 2.0%, the project is significantly below this threshold, indicating **very low absorption risk and a very strong demand due to the imbalance between supply and demand**. The independent market study confirms that the development is strongly supported by existing market conditions, with demand far exceeding supply and only a minimal share of the market required for successful lease-up.

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## TIER 2 – VETERAN-SPECIFIC DEMAND VALIDATION

### 4. Population and Veteran Demographics

Denton County is one of the fastest-growing counties in North Texas, with a population exceeding **1.0 million residents**, including approximately **43,900 veterans** according to recent U.S. Census estimates. Veterans represent roughly **5–6% of the overall population**, reflecting a substantial and established veteran presence within the region.

Within the southern portion of the County, the Lewisville submarket represents a key population center. Based on Census-derived estimates for the Lewisville area, approximately **5,500–6,000 veterans reside within the immediate Lewisville trade area**, representing a meaningful concentration of veterans within a single municipal jurisdiction. Of these, **Apartment Market Data, LLC estimates there to be “1,530 renter households with at least one member of the household having previously served in the U.S. military”**, and further goes on to state that **“we would expect that you could easily fill the 48 units you propose at Patriot Pointe at Fox Ave with veterans.”** A copy of the letter from the market analyst is included behind this letter.

While not all veterans require affordable housing, a measurable portion of this population faces housing instability or affordability challenges. County-level indicators suggest that housing pressures are increasing across Denton County, including rising homelessness and ongoing affordability constraints. Recent reporting indicates that **homelessness has increased by approximately 33% in Denton County**, signaling growing strain on the local housing system.

When applied to the estimated veteran population in the Lewisville area, even conservative assumptions suggest that **hundreds of veterans may be experiencing housing cost burden, instability, or risk of displacement at any given time**. This includes veterans who may not qualify for or receive HUD-VASH vouchers, as well as those transitioning between housing situations.

Taken together, these conditions demonstrate that Lewisville and the surrounding Denton County region contain both a **meaningful concentration of veterans** and a **demonstrable subset experiencing housing need**, supporting the conclusion that demand for veteran-focused affordable housing exists at both the regional and local level.

### Sources and References

- Apartment Market Data LLC – Veteran Housing Analysis Letter dated April 14<sup>th</sup>, 2026
- U.S. Census Bureau – Denton County QuickFacts (Veteran Population: 43,911)  
<https://www.census.gov/quickfacts/fact/table/dentoncountytexas/VET605224>
- Census Reporter – Denton County Veteran Population (~5.7%)  
<https://censusreporter.org/profiles/05000US48121-denton-county-tx/>
- Census Reporter – Lewisville Area (PUMA) Veteran Estimate (~5,562 veterans)  
<https://censusreporter.org/profiles/79500US4802002-denton-county-southeast-lewisville-city-puma-tx/>
- DataUSA – Lewisville Area Population (~119,000 residents)  
<https://datausa.io/profile/geo/denton-county-southeast-lewisville-city-puma-tx>
- KERA News / United Way PIT Data – Denton County Homelessness Increase (~33%)  
<https://www.keranews.org/environment-nature/2025-06-23/homelessness-climbs-33-in-denton-county-since-2024-according-to-local-united-way-data>



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## 5. United Way – Community Needs Assessment

The United Way of Denton County Community Needs Assessment identifies housing affordability as one of the most significant challenges facing the region and highlights veterans as a priority population experiencing housing instability.

(Source: United Way Denton County 2022 Needs Assessment)

<https://www.unitedwaydenton.org/sites/unitedwaydenton/files/2022%20Denton%20County%20Community%20Needs%20Assessment.pdf>

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## 6. Veteran Demand Pipeline (Regional and Local Context)

Demand indicators reflect a combination of regional VA program data and local case management insights. Coordination with Dallas-area Veterans Affairs housing programs – which operate across an approximately 30-mile service radius that includes Lewisville – was supplemented by engagement with Denton County VA representatives and local housing-placement organizations.

- According to conversations with the Dallas VA, approximately **770 veterans are actively engaged in housing programs through the Dallas VA system**, which serves a large regional area including Lewisville.
- According to conversations with the Dallas VA, approximately **824+ HUD-VASH vouchers have been issued regionally**, with near full utilization (95-98%).
- Based on coordination with the **Recovery Resource Council**, at the time of our conversations with the Denton County case manager, approximately **4 veterans per week required housing placement**, and approximately **25 veterans were actively seeking housing at any given time** through local case management pipelines.

Additional property-level observations reinforce both demand and supply constraints:

- **Autumn Breeze in Lewisville** has accommodated **20+ HUD-VASH voucher** since 2022, demonstrating strong, but concentrated demand for compatible veteran focused housing.
  - Only **two properties in Lewisville openly market to accept HUD-VASH vouchers** from Dallas VA and Denton County VA. This does not mean that HUD-VASH vouchers are not accepted elsewhere in the Lewisville community, such as single-family rental properties, or one-off apartment communities, however there is an unmet need for communities that are willing to coordinate directly with and accept HUD-VASH Vouchers from the Denton County and Dallas VA housing programs.
  - Patriot Pointe would become a **third such property** coordinating directly with the housing placement programs to accept HUD-VASH vouchers, addressing a clear supply gap. Patriot Pointe would become the **first such property** to provide both housing and 60+ hours per month of tailored resident services for veterans.
- 

## 7. HUD-VASH and VA Program Demand

The HUD-VASH program provides additional confirmation of sustained and ongoing demand for affordable housing among veterans. In Denton County, available vouchers are currently fully utilized, and similar conditions exist across the broader Dallas-area system.

This level of utilization indicates that demand for housing among veterans is at or above the capacity of existing financial resources. While the program remains an important tool, its reach is limited by voucher availability and participating housing supply.

As a result, developments such as Patriot Pointe provide an important complementary solution by offering **income-restricted housing that does not rely solely on voucher availability**, thereby expanding access to stable housing options. It should be noted that the Patriot Pointe will aim to accept a mix of veterans, some who may have a HUD-Vash Voucher, as well as others who do not qualify but still fall within the AMI ranges of 30%, 50% and 60% AMI. The affordability restrictions included in the Patriot Pointe development will provide both additional housing for HUD-VASH voucher holders as well as veterans who fall into the “missing-middle” and experience housing instability or are experiencing difficulty paying for their current housing.



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## 10. Integrated Housing + Services Model

A defining feature of Patriot Pointe is the proposed **Patriot Path Service Center**, which will provide on-site access to benefits navigation, employment assistance, mental health support, financial counseling, and peer-based programming delivered in partnership with DCMVPN.

There is limited formal market research available for developments that integrate affordable housing with on-site veteran-specific services, as this model remains relatively uncommon. As a result, traditional market studies may understate demand for this type of product.

Based on stakeholder input and service provider feedback, developments that combine housing and supportive services are **highly likely to attract elevated demand among veterans**, particularly those seeking long-term stability and access to coordinated resources.

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## 11. Final Conclusion

The analysis demonstrates that Patriot Pointe is supported by both strong market fundamentals and validated demand among veterans. The development benefits from an exceptionally low capture rate, a large base of income-qualified households, and a clearly identified gap in veteran-focused housing supply.

Combined with direct stakeholder input, real-time case management data, and strong community support, the proposed development is well positioned for success and capable of delivering meaningful impact within the Lewisville community.

We respectfully submit this Market Analysis Summary Letter which combines both the independent third-party market analysis supporting the development of affordable housing in Lewisville and supplemental, locally derived research conducted by our team to validate demand specifically for veteran-focused housing and services. Should you have any questions regarding the information provided herein, please do not hesitate to contact us at 214-613-6569 or [tbarber@titaniumhousing.com](mailto:tbarber@titaniumhousing.com).

Sincerely,



Travis Barber, Partner



### Titanium Housing Partners, LLC

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E: [TBarber@TitaniumHousing.com](mailto:TBarber@TitaniumHousing.com)

W: [TitaniumHousing.com](http://TitaniumHousing.com)

### [attachments]

- Apartment Market Data LLC – Veteran Housing Analysis Letter dated April 14<sup>th</sup>, 2026
- Veteran Housing – Proven Performance & Real-World Examples
- Support Letters for local nonprofits and community stakeholders
- Market Feasibility Study produced by Novogradac dated March 30<sup>th</sup>, 2026 – To be uploaded separately



# Appendix

## Tab D – Veteran Housing Analysis Letter – Apartment Market Data, Dated April 14<sup>th</sup>, 2025



# APARTMENT MARKET DATA, LLC

CONSULTANTS, ECONOMISTS, ANALYSTS

April 14, 2026

Mr. Travis Barber  
Titanium Housing  
14860 Monfort Dr.  
Suite 104  
Dallas, Texas 75254

RE: Patriot Pointe at Fox Ave. (48 units)  
Lewisville, Texas

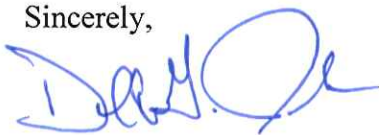
Mr. Barber

The American Community Survey (ACS) produced by the U.S. Census Bureau is the best data source for demographic information between decennial censuses. While the ACS does not give us a specific number of veteran renter households, it does provide the number of renter households and the overall percentage of veterans. From this data, we can reasonably estimate the number of veteran renters currently living within the city of Lewisville.

The ACS data estimates there are 27,874 renters within Lewisville, with the overall population of veterans being 5.5%. As such, we would estimate 1,530 renter households would have at least one member of the household having previously served in the U.S. military. With no other "veteran" units in the city, we would expect that you could easily fill the 48 units you propose at Patriot Pointe at Fox Ave. with veterans.

Should you have any further questions about this subject, please feel free to contact me directly.

Sincerely,



Darrell G Jack  
Market Analyst



20540 State Hwy. 46 West  
(210) 530-0040

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Fax (210) 340-5830

Spring Branch, Texas 78070  
[www.aptmktdata.com](http://www.aptmktdata.com)

# Appendix

## Tab E – Texas Veteran Commission Study



Link to Full Report:

[tvc.texas.gov/wp-content/uploads/  
2025/10/TVC-Needs-Assessment-  
2024-Report.pdf](https://tvc.texas.gov/wp-content/uploads/2025/10/TVC-Needs-Assessment-2024-Report.pdf)

# Needs Assessment of Texas Veterans

## 2024 Findings

*August 13, 2024*



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TEXAS VETERANS  
COMMISSION