

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Marichelle Samples, Director of Economic Development and Tourism

**DATE:** February 16, 2026

**SUBJECT:** **Approval of a Resolution of the City Council of the City of Lewisville, Texas, Supporting an Application for Competitive (9%) Housing Tax Credits From the Texas Department of Housing and Community Affairs For a Proposed Mixed-Income Veteran Focused Development By Titanium Housing Partners, or an Affiliate, To Be Located at the Southwest Corner of Fox Avenue and Edmonds Lane, Lewisville, Texas; Committing To a Development Incentive; and Providing an Effective Date.**

### BACKGROUND

Titanium Housing Partners (THP) have proposed a mixed-income veteran focused new development located at the Southwest Corner of Fox Avenue and Edmonds Lane, Lewisville, Texas. The developer intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for competitive 9% Low Income Housing Tax Credits (LIHTC) for the Patriot Pointe at Fox Ave project on February 27, 2026. TDHCA provides additional consideration for applications that are accompanied by a resolution of support from the community where the housing will be built.

Tax credits are awarded by TDHCA to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. The 9% LIHTC is highly competitive and awarded based on a Regional Allocation Formula (RAF) with additional set asides for developments at risk of losing affordability and subsidy, developments financed through USDA, and those with nonprofit owners. Applications are scored and ranked within their region. Additional points are earned if the developer receives city support. The City has included in the resolutions of support a \$500 reduction to the new commercial construction permit costs to strengthen THP's applications to TDHCA.

TDHCA opens the 9% LIHTC application process annually. The City accepts applications for Resolutions of Support based on the TDHCA application deadline. For the 2026 cycle, TDHCA applications are due February 27, 2026, and applications were due to the City by December 31, 2025. Applicants are also required to engage residents early in the development process by holding a community engagement meeting. As part of the City's process, applicants were required to send a Notice of Public Meeting by January 16, 2026, to residents within 200 feet of a proposed site. For 2026 applications, the community meeting was required to take place on or before January 23, 2026.

The proposed property at the Southwest Corner of Fox Avenue and Edmonds Lane is zoned Office District. A separate zoning request will be submitted to be considered by City Council at a future date. Staff would generally be in support of this future zone change request if the tax credits were awarded by TDHCA.

## **ANALYSIS**

The Lewisville 2025 Vision Plan identifies the need for a diversity of housing choices in the community, including options for affordable housing. The proposed development would directly assist in providing housing options for Lewisville's low-income veteran residents and contribute to diverse and thriving neighborhoods.

City Council's strategic focus is on the rehabilitation and preservation of existing affordable housing stock, with an emphasis on senior housing. However, the City continues to consider new construction proposals on a case-by-case basis and has remained open to projects that include both rehabilitation and new development. For LIHTC projects, the City generally does not provide direct funding, and as a result has been supportive of both rehabilitation and new construction applications by issuing a resolution of support or no objection to help applicants receive additional points in the state scoring process.

Over the past two years, the City has worked to secure rehabilitation projects for aging multifamily housing stock to help advance its affordable housing goals. However, with the exception of the Stone Creek Apartments rehabilitation LIHTC project approved last year, these efforts have not been successful. Last year, the City issued a Notice of Funding Availability to solicit proposals focused on the substantial rehabilitation of older multifamily properties; however, no proposals were received. THP's application was the only submission the City received during this LIHTC cycle.

THP reached out to staff in December 2025, expressing interest in developing affordable living in Lewisville. They wished to meet with staff to discuss potential sites and seeking a resolution of support for their application to TDHCA for 9% competitive housing tax credits.

THP held a public meeting with the surrounding neighborhood on January 15, 2026. The Planning Department provided resident addresses within 200 feet of the potential locations. This is the same distance that is used when there is a zoning change notification. One resident attended this meeting and was in support of the project.

The proposed development currently includes 48 one-, two-, and three-bedroom units. 100% will be rent restricted to 5 units at 30% Area Median Income (AMI), 20 units at 50% AMI, and 23 units at 60% AMI. The planned units will be comprised of approximately 14 1-bedroom units, 28 2-bedroom units, and 6 3-bedroom units. The proposed development would be located on property owned by the First Presbyterian Church and would be replatted if the tax credit application is approved. The surrounding area includes nearby access to a grocery store, social services, schools, and parks.

This is a request to approve a letter of support for THP's application and does not guarantee the project will be awarded. This letter of support provides a greater chance to expand on affordable options in Lewisville.

## **CITY STAFF'S RECOMMENDATION**

That the City Council approve the resolution of support as set forth in the caption above.