

RESOLUTION NO. _____

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, LLC, THROUGH ITS PROPOSED ENTITY, TX FOX 2026, LTD., 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.

WHEREAS, Titanium Housing Partners, LLC (THP), through its proposed entity, TX Fox 2026, LTD., has proposed a development for affordable veteran focused rental housing, named Patriot Pointe at Fox Ave, to be located at the southwest corner of Fox Avenue and Edmonds Lane, Lewisville, Texas; and

WHEREAS, THP will submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 Competitive (9%) Housing Tax Credits for the proposed Patriot Pointe at Fox Ave development (“TDHCA Application”); and

WHEREAS, the Lewisville 2025 Vision Plan Update contains a big move to “Diverse and Thriving Neighborhoods” with the considerations of retaining lifelong residents and making Lewisville the location of choice for all ages and incomes; and

WHEREAS, the City of Lewisville has recognized a need for diverse housing options for residents of all incomes; and

WHEREAS, the proposed Patriot Pointe at Fox Ave development would directly assist in providing housing options for low-income residents and contribute to diverse and thriving neighborhoods; and

WHEREAS, the City commits to providing a development incentive in the form of a \$500 reduction to the New Commercial Construction permit fee for the proposed Patriot Pointe at Fox Ave development conditioned upon receipt of the 2026 Competitive (9%) Housing Tax Credits; and

WHEREAS, this resolution is specifically related to potential financing only and makes no finding regarding either the suitability of the proposed development site or compliance with the City's development or zoning regulations; and approval of this resolution will not be construed as a development permit or approval or a zoning change approval; and

WHEREAS, it is in the public interest of the citizens of the City of Lewisville that the TDHCA Application be made for such funding; and

WHEREAS, pursuant to Section 11.9 of the Qualified Allocation Plan and Chapter 2306 of the Texas Government Code, the City of Lewisville desires to provide a Resolution of Support to THP, or an affiliate, for the TDHCA Application, and provide a development incentive in the form of a reduced permit fee to THP, or an affiliate, for the benefit of the proposed Patriot Pointe at Fox Ave development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, THAT:

SECTION 1. All matters stated in the preamble are found to be true and correct and are hereby incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. The City of Lewisville, acting through its governing body, supports the application for 2026 Competitive (9%) Housing Tax Credits from the TDHCA for the proposed Patriot Pointe at Fox Ave development to be located at the southwest corner of Fox Avenue and Edmonds Lane, Lewisville, Texas.

SECTION 3. The City of Lewisville approves and authorizes a development incentive in the form of a \$500 reduction to the New Commercial Construction permit fee for the proposed Patriot Pointe at Fox Ave development conditioned upon receipt of the 2026 Competitive (9%) Housing Tax Credits.

SECTION 4. The City of Lewisville recognizes that a zone change will be required in order to construct the proposed Patriot Pointe at Fox Ave project, and this resolution in no way grants approval of the zone change or commits the City to granting the zone change. The zone change request must follow the required process under state and local law.

SECTION 5. The City Manager is hereby authorized, empowered, and directed to submit this resolution, and to draft and submit a letter stating the City will provide a development incentive for the proposed Patriot Pointe at Fox Ave development, to the TDHCA.

SECTION 6. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, ON THIS THE ___ DAY OF FEBRUARY, 2026.

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APPROVED:

TJ Gilmore, MAYOR

ATTEST:

Jennifer Malone-Ippolito, CITY SECRETARY

APPROVED AS TO FORM:

Lizbeth Plaster, CITY ATTORNEY