



# CITY OF LEWISVILLE

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LOW INCOME HOUSING TAX CREDIT  
2025-26 APPLICATION

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DUE DATE - DECEMBER 31, 2025

Revised 12.01.25

# Purpose of the Application

The City of Lewisville created the Low Income Housing Tax Credit Application to streamline the process for reviewing requests from residential housing developers who are seeking to build or rehabilitate housing in Lewisville using the Low Income Housing Tax Credit and need a resolution of support or no objection from the governing body. The application is designed to collect high-level information about your firm and your proposed project, including the status of the proposed project, and the benefits that the proposed project would deliver to Lewisville.

## City's Housing Priorities

The City of Lewisville prioritizes the preservation and construction of high-quality, affordable housing units that are located close to amenities, transportation, and jobs. Applicants for LIHTC Resolutions should be aware that the City prioritizes the following:

- Acquisition and rehabilitation of existing multifamily rental units that are in need of significant capital investment.
- Construction of new rental housing units near the Highland Village/ Lewisville Lake, Old Town, and Hebron light rail stations.
- Projects that provide affordable rents for a full range of low- and moderate income households, including households earning less than 50% AMI.
- Projects that offer social services and that do not discriminate against applicants based on source of income.

## Community Engagement Requirement

The City of Lewisville encourages firms to engage local residents early in the development process. On or before January 23, 2026, your firm must hold at least one community meeting within the neighborhood where the housing development is proposed to be built or rehabilitated. Notice must be provided to the community on or before January 16, 2026. All nearby neighborhood organizations must be notified. City of Lewisville staff maintains a list of active neighborhood organizations and can provide it upon request.

# Completing the Checklist

The checklist is 3 pages long and should take 10-15 minutes to complete. If you have any questions about the application, please contact Christina Williams, Economic Development Manager, at [cwilliams@cityoflewisville.com](mailto:cwilliams@cityoflewisville.com).

## Staff Review of the Application

Upon receiving a completed application and documentation that the required neighborhood meeting was held, City of Lewisville staff will review the application and schedule a time to meet with you.

After meeting with City staff, one of three things may occur:

1

If your project aligns with City priorities/policies and your firm conducted at least one neighborhood meeting, staff may forward your application to the City Council with a recommendation that they provide a resolution of support or no objection (whichever is applicable).

2

If your project aligns with City priorities/policies but the project is in the exploratory/conceptual phase, you will be encouraged to submit an updated City of Lewisville Low Income Housing Tax Credit Application once your project has moved beyond the exploratory/conceptual phase.

3

If your project does not align with one or more City of Lewisville priorities or policies, you will be informed of the decision.

## Project Information

Project Name

Proposed Project Address

Authorized Representative

Full Name and Title

Email Address

Phone Number

Business Address

14860 Montfort Drive, Suite #104 Dallas, TX 75254

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## Project Narrative

The City of Lewisville recognizes that you may be in the early stages of conceptualizing your Project. Please note any elements of your Project that are tentative or unknown. Provide a brief project narrative, including:

Description of the Project, including the reason why Lewisville was selected as a finalist site.

Project timeline.

The proposed unit mix and affordability mix.

Whether the Project is seeking a 9% or 4% allocation of tax credits.

Narrative *(Note: Text box will expand to accommodate more text.)*

## Type of Project

	Select all that apply
New construction of a building.	
Purchase of an existing building.	
Leasing of an existing building.	
Repairs or improvements to an existing building.	

## Status of the Project

	Yes	No	N/A
Has a market study been performed?			
Has an environmental site assessment been completed?			
Has the purchase of the land and/or existing building been finalized?			
Has the lease been finalized?			
Has a construction contract been signed?			
Has a building permit for new construction or rehab been issued?			

## Residential Projects

	Yes	No	N/A
Is a private activity bond inducement anticipated?			

## Checklist of Attachments

The City of Lewisville requests the following information below. If you have any questions regarding any of the attachments, please reach out to City of Lewisville Economic Development staff.

Conceptual site plan

Conceptual elevations/renderings

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## Certification by Authorized Representative

*I swear or affirm that all information provided in this application, including all attachments, is true, correct, and complete, and I have not knowingly and willfully falsified, concealed, or covered up a material fact; made any materially false, fictitious, or fraudulent statement or representation; or made or used any false writing or document knowing the same to contain any materially false, fictitious, or fraudulent statement or entry related to this application.*

*I further represent and warrant that the undersigned is an authorized representative of the entity applying for economic development incentives from the City of Lewisville.*

*AJBS*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

# **Exhibit A**

## **Executive Summary**

# Executive Summary for: *Patriot Pointe at Fox Ave*



## *A Class “A”, Mixed-Income, Veteran-Focused Community*

<b>Name:</b>	Patriot Pointe at Fox Ave
<b>Location:</b>	1002 Fox Ave, Lewisville, TX 75067
<b>Overview:</b>	Patriot Pointe at Fox Ave is a 48-unit, Class “A”, veteran-focused community in the heart of Lewisville, TX. This thoughtful community will leverage partnerships with local nonprofits to provide free on-site to support veterans in Denton County. <b>High-Quality, Choice Housing</b> will be provided for income bands of 30%, 50%, and 60% AMI. Situated on 2.57 -acres, the development will include a single three-story building with a spacious community center, dedicated resident services space, and a variety of one-, two-, and three-bedroom floor plans. Units will be equipped with large balconies, personal storage, granite countertops, Energy Star Appliances, and faux wood flooring.
<b>Members:</b>	Titanium Housing Partners, LLC Hill Tide Partners, LLC
<b>Development Entity:</b>	TX Fox Ave 2026, Ltd.
<b>Developer:</b>	Titanium Housing Partners, LLC
<b>Consultant:</b>	Purple Martin Real Estate
<b>Architect:</b>	Arrive Architecture
<b>Engineer:</b>	McAdams Engineering
<b>General Contractor:</b>	Watermark Commercial Contractors
<b>Attorney:</b>	Winthrop and Weinstein
<b>Property Manager:</b>	Asset Living Property Management

**Design Narrative:**

Patriot Pointe will be designed as an urban, Class “A” development, equipped with a multitude of community amenities and resources to enhance the life of its residents at an affordable price point. The proposed plan includes one three-story building, a furnished community room and state-of-the-art fitness center. Outdoor seating areas with fire pits, gazebos, and shaded lounging areas will also be included. A +/-0.35-acre park will be dedicated as part of the development and provide further access to outdoor amenities such as a lighted walking trail, dog park, and community gardens. The building exterior will consist of stone, brick, decorative metal awnings, and modern flat roofs. All materials used will be 100% commercial grade with long-term life expectancy. The clubhouse will include storefront frontage along Fox Ave for an enhanced modern look, while the residential portion of the building will consist of a combination of high-quality stone/brick and siding with unit balconies.



**Additional Community Amenities** In addition to the clubhouse, resident service center, and fitness center, Patriot Pointe will also provide a business center, a state-of-the-art package locker system with 24/7 package delivery solutions, and interior corridors. The community will also be Energy Star Certified and provide EV parking, and high-efficiency fixtures in all units.

**Units** will meet current green energy standards by providing Low-e windows, Low-flow fixtures, EnergyStar appliances, high R-value insulation, Low VOC paints, and High-efficiency HVAC units. Units will also include a variety of amenities:

- *Spacious Personal Balconies*
- *9-foot Ceilings*
- *“Open Concept” Design*
- *Granite Countertops*
- *Personal Storage Rooms*
- *Vinyl Plank Wood Flooring*
- *Laundry Connections*
- *Energy Star Appliances*
- *Walk-in Closets*

**Resident Services** will be paid for by the development (free to the residents) and managed by a third-party resident service consultant.

- *Health and Wellness Classes*
- *Financial Literacy Classes*
- *Tax Preparation Classes*
- *Pot Lock Events*
- *Fitness Classes*
- *Monthly Community Events*
- *Nutrition and Diet Seminars*

### ***Veteran Resident Services***

By leveraging partnerships with local nonprofits such as the Denton County Veterans Service Office, Denton County Veteran Coalition, or United Way of Denton County - along with statewide networks like the Texas Veterans Network – Patriot Pointe will operate a +/- 1,200 SQFT dedicated resident services center and provide free-of-charge programs for residents and local veterans. Typical services include:



- **VA Benefits Navigation:** One-on-one assistance with claims filing, appeals, and eligibility screening, including workshops on healthcare and pension access.
- **Employment and Career Development:** Resume building, job fairs, and skills training tailored to transitioning service members, coordinated through the Veteran Community Navigator program.
- **Financial Counseling:** Budgeting classes, credit repair guidance, and emergency aid applications to prevent homelessness.
- **Legal Aid Clinics:** Free consultations on issues like family law, disability rights, and consumer protections, hosted by pro bono attorneys from the Texas Veterans Network.
- **Health and Wellness Resources:** Nutrition workshops, fitness classes, and transportation coordination to VA appointments, supported by community health nonprofits.

THP, through the Patriot Pointe development, aims to tackle the growing needs of the large and growing veteran population. Denton County alone has over 90,000 veterans and the City of Lewisville 4,500 veterans (U.S. Census ACS 2023; TVC 2024).

Denton County veterans have faced persistent housing instability and homelessness risk. Rising rents keep hundreds of veterans housing-insecure or at imminent risk. Employment and financial barriers for younger veterans: Post-9/11 veterans (the fastest-growing cohort in DFW) experience 20-30% underemployment due to civilian skill translation gaps, while 27% of all North Texas veterans live in poverty or ALICE (Asset Limited, Income Constrained, Employed) households (CNAS North Texas Veteran Needs Assessment 2023).

Patriot Pointe will act as a centralized, no-cost support center that local veterans can call home while receiving specialized, one-on-one services, health and wellness guidance, legal aid, and coordinated care.

# **Exhibit B**

# **Site Plan**

# FOX AVENUE

3-STORY-48 UNIT  
MULTIFAMILY COMMUNITY  
96 PARKING SPACES

## 1002 Fox Avenue | Lewisville, TX - Site Plan #2 November 24, 2025

Senior Living Units:	1st Floor		2nd Floor		3rd Floor		Total # of Units:
Unit SQ.FT.	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS	UNIT TYPE	# OF UNITS	
782	A-1	4	A-1	5	A-1	5	14
1,078	B-1	8	B-1	8	B-1	8	24
1,135	B-2	1	B-2	1	B-2	2	4
1,207	C-1	2	C-1	2	C-1	2	6
<b>Total # of Living Units:</b>		15		16		17	48
<b>Total Sq.ft. of units:</b>		15,301		16,083		17,218	<b>TOTAL:</b> 48,602

**Senior Living Unit Mix:**

A - One Bedroom	14	29.17%
B - Two Bedroom	28	58.33%
C - Three Bedroom	6	12.50%
<b>Total Unit Mix:</b>	<b>48</b>	<b>87.50%</b>

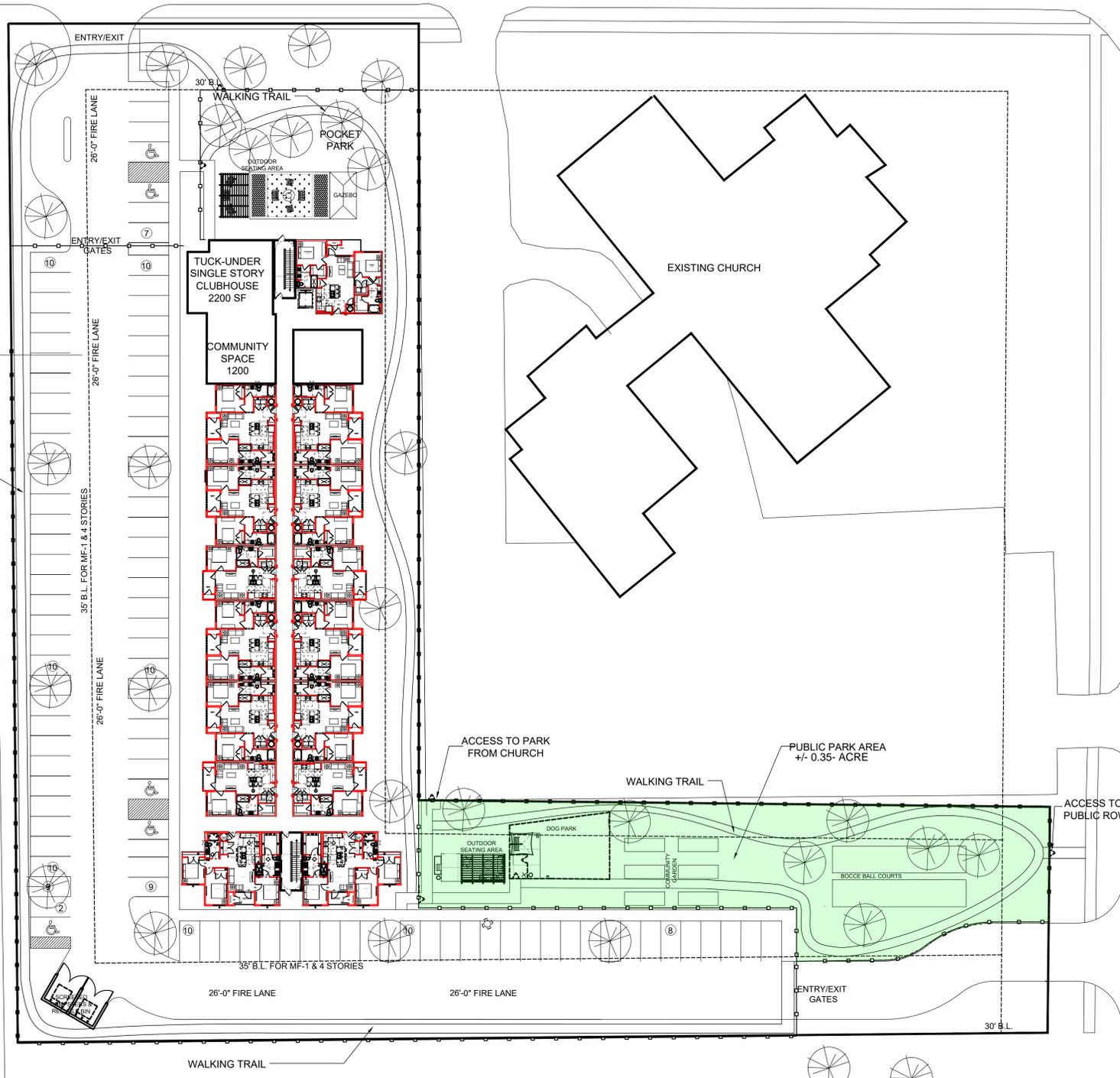


**1002 FOX AVENUE PARKING:**

Required:	2 Spaces Per Unit	Provided:	2.0 Spaces Per Unit
	96 Total Required Spaces		96 Total Provided Spaces



## SITE PLAN #3



EDMOND'S LANE

PATRIOT POINTE @ FOX AVE

Lewisville, Texas

**ARRIVE**  
ARCHITECTURE GROUP  
Architecture  
Planning  
Project Management  
2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
Ph 817.514.0584 - Fx 817.514.0694

SEAL

REVISION

NO.	DATE	DESCRIPTION

DRAWN BY: AAG	CHECKED BY: JMT
PLAT DATE: 11/24/2025	REV. DATE:
SUBMITTAL DATE: 2025	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.:
SCALE: AS NOTED	

# **Exhibit C**

## **Rendering**



# PATRIOT POINTE AT FOX AVE

