

**FLOWER MOUND TOWN COUNCIL REGULAR MEETING;
TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION,
AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING;
AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING**



August 4, 2025

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd, Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov or by calling 972.874.6005 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGES

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, please fill out a [comment form \(PDF\)](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the mayor
- Speakers must address their comments to the Town Council
- Please state your name and address when speaking

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects

3. Organizational Updates
4. Dark Sky Streetlight Pilot
5. Wastewater Treatment Plant Presentation

G. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

H. COORDINATION OF CALENDARS

1. August 18 - Regular Meeting
2. August 21 - Work Session (Budget)

I. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

1. Minutes - 7/21 - Consider approval of the minutes from a Town Council regular meeting held on July 21, 2025.
2. 2024-2025 Computer Replacements - Consider approval of purchase for annual computer replacements from CDWG through Sourcewell cooperative contract # 121923 in the amount of \$204,460.
3. IT Service Management Tool Annual Agreement - Consider the approval of the annual agreement with Freshworks Inc. to renew the use of the IT Service Management Tool for \$15,703.92.
4. Community Development Block Grant program - Consider approval of a resolution authorizing the adoption of the 2025-2029 Consolidated Plan, 2025 Action Plan, and 2025-2029 Citizen Participation Plan for the Community Development Block Grant program and authorizing the Mayor to execute said plans on behalf of the Town and submit the plans to the U.S. Department of Housing and Urban Development.
5. Set Public Hearing for Crime District Budget - Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to schedule a public hearing for August 18, 2025, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September 15, 2025, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
6. Set Public Hearing for Fire District - Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to schedule a public hearing for August 18, 2025, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 15, 2025, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
7. Dump Truck Purchase - Consider approval of the purchase of one 2025 Ford F-550 Regular Cab Dump Truck from Sames Bastrop Ford through TIPS

Cooperative Contract #240901, for Public Works Drainage Division, VERF recommendation, for a total of \$83,177.00.

8. River Walk PID No. 1 - Consider approval of an ordinance adopting the 2025-2026 annual update to the River Walk Public Improvement District No. 1 (PID) Service and Assessment Plan (SAP) and Assessment Roll.

J. REGULAR ITEM(S)

1. ZPD25-0004 - Churchill Crossing PD Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0004 – Churchill Crossing PD Amendment) to amend Planned Development No. 28 (PD-28) with Retail District-2 uses to modify development standards related to the building design guidelines. The property is generally located at the southwest corner of Long Prairie Road and Churchill Drive. (PZ recommended approval by a vote of 6 to 0 at its July 28, 2025, meeting.)
2. Tax Notes, Series 2024 Redemption - Consider all matters incident and related to the redemption of certain outstanding “Town of Flower Mound, Texas, Tax Notes, Series 2024” in the approximate amount of \$510,736.25, including the adoption of a resolution pertaining thereto.

K. WORK SESSION ITEM

1. Discussion of Stormwater Fee Study.

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

1. Animal Services duties - Discuss and consider modifying the Animal Services Board's purpose, membership qualifications, and duties and responsibilities (The Animal Services Board approved the recommendations by a vote of 6 to 0 at its June 18, 2025, meeting).

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

1. Consultation with Town Attorney.
 - a. Legal advice regarding Interim Holding and Water Recreation parcels in Town
2. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.

3. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.
4. Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.

N. RECONVENE

O. ADJOURN

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on Tuesday, July 29, 2025, by 5:00 p.m.

Traci Henderson, Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

To preview upcoming items of business that may appear on future agendas click [HERE](#).

Town Council Regular Meeting



July 21, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 6:00 p.m. with the following members present:

Cheryl Moore, Mayor
Adam Schiestel, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Brian Taylor, Councilmember Place 3
Janvier Werner, Councilmember Place 4

Town Council member(s) absent:
Ann Martin, Mayor Pro Tem

Town Staff present:
James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Traci Henderson, Town Secretary
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer
Ray Watson, Director of Economic Development

B. INVOCATION

Chaplain Mike Liles gave the invocation.

C. PLEDGES

Mayor Moore led the Pledge of Allegiance to the United States and Texas flags.

D. PUBLIC COMMENT

There were no requests to speak from the public.

E. ANNOUNCEMENTS

There were no announcements from the Mayor or Council members.

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

a. Independence Fest

Jill Deramus, Special Event Manager, provided a recap on the Children's Parade and Independence Fest.

b. Legislative Updates

Mr. Childers spoke to Governor Abbot's called Special Legislative Session with the specific interest of the Town being:

Property tax spending limits
Taxpayer funded lobbying
Police personnel records

Mr. Childers spoke to the absence of Mayor Pro Tem Ann Martin from this meeting. Mr. Childers informed the public Mayor Pro Tem Martin planned on attending tonight's council meeting. However, the required language for Ms. Martin to join the meeting remotely was not included on the agenda and therefore, she was unable to participate.

c. Employee Service Recognition

Mr. Childers recognized the following employees:

Fifteen (15) years of service:
Jennifer Arnold, Public Safety Communications Supervisor
Juliet Bhamdeo, Administrative Assistant, Information Technology

Thirty (30) years of service:
Jon Olson, Meter Services Manager, Financial Services

Not in attendance:
Twenty (20) years of service:
Christine Hastings, Animal Services Manager, Police Department

G. FUTURE AGENDA ITEM(S)

There were no future agenda item requests.

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members plan to be at the following meetings:

1. July 31/Aug 2 - Strategic Planning Retreat
2. August 4 - Regular Meeting (Budget)

I. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

ACTION: Deputy Mayor Pro Tem Adam Schiestel moved to approve the consent agenda I.1 - I.13. Council member Brian Taylor seconded the motion.

AYES: Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner

NAYS: None

ABSTAIN: None

RESULT: 4 : 0

1. Minutes - 7/7 - Consider approval of the minutes from a Town Council Regular Meeting; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special Meeting; and Crime Control and Prevention District Special Meeting held on July 7, 2025.
2. Wastewater Treatment Plant - SBR Repair - Consider approval of a repair estimate with Zone Industries for the repair of the Wastewater Sequencing Batch Reactor pump through Buy Board contract number 672-22, in the amount of \$81,375.00; and authorization for the Mayor to execute same on behalf of the Town.

3. Oncor Rate Change Effective Date Suspension - Consider approval of a resolution of the Town of Flower Mound suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change to permit the Town time to study the request and to establish reasonable rates.

RESOLUTION NO. 17-25

RESOLUTION OF THE TOWN OF FLOWER MOUND SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE.

4. HVAC replacement- FS4 - Consider the approval for the purchase and installation of 4 new HVAC units from Trane at Fire Station 4 for the amount of \$84,762.00.
5. HVAC replacement- FS5 - Consider the approval for the purchase and installation of 4 new HVAC units from Trane at Fire Station 5 for the amount of \$76,246.00.
6. Interlocal agreement for law enforcement services - Consider the approval for the Interlocal Cooperation Agreement for Law Enforcement Services for a portion of Canyon Falls Municipal Utility District in Argyle ETJ.

J. REGULAR ITEM(S)

1. HF Silveron Land, LP Chapter 380 Agreement - Public Hearing to consider approval of a Chapter 380 Agreement with HF Silveron Land, LP for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.

Ray Watson, Director of Economic Development, gave a presentation identifying or noting:

Location; site plan; renderings; revised incentives; cost benefit analysis; and payback period.

Applicant representative Brogan Miller, Development Manager Thompson Realty Capital, 1600 North Collins Boulevard, Richardson, Texas, gave a presentation identifying or noting:

Location; overall project plan; Phase 1A and 1B site plans; office and retail overview and renderings; infrastructure update and progress photos.

Town Council, applicant and staff discussed view optimization of the corp land, and history of the property.

Mayor Moore opened the public hearing, there being no requests to speak, Mayor Moore closed the public hearing.

ACTION: Deputy Mayor Pro Tem Schiestel moved to approve item J.1. Council member Drew seconded the motion.
AYES: None
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

2. AAB Venture Capital Chapter 380 Agreement and Purchase and Sale Agreement (PSA) - Public Hearing to consider approval of (1) a Chapter 380 Agreement with AAB Venture Capital and (2) a Purchase and Sale Agreement (PSA) for the sale of approximately 22 acres of Town-owned land along Denton Creek Road between FM 1171 and Canyon Falls Drive, for \$7,978,014.00; and to authorize the Mayor to execute both agreements on behalf of the Town.

Ray Watson, Director of Economic Development, gave a presentation identifying or noting:

Project overview; site plans one and two; and proposal.

Applicant Veerendra (Vee) Basappa, President and Chief Executive Officer, AAB Venture Capital and Clint Holland, Principal, Sterling Interests, gave a presentation identifying or noting:

Project review and excitement; and partnership with the Town.

Town Council, applicant and staff discussed project vision; development materials vision; anticipated completion date; phase approach; train track redesign at 377 and FM1171 limitations; grocery and entertainment options; market traction; area needs; future incentive options; close-out of warehouses in this area; and sales tax generation.

ACTION: Council member Brian Taylor moved to approve item J.2. Council member Chris Drew seconded the motion.
AYES: None
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

3. MISC25-0003 - Caliber Collision - Consider a request for a concept plan (MISC25-0003 - Caliber Collision) with a request for a deviation to computing

parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Justin Road and east of Long Prairie Road. (PZ recommended approval by a vote of 6 to 0 at its July 14, 2025, meeting.)

Lexin Murphy, Director of Development Services, gave a presentation identifying or noting:

General and detailed location; parking spaces; current zoning; comprehensive site plan; conceptual site plan; condition of future site plan application requirement; site photos; current shared parking agreement; and parking study calculations.

Applicant representative Heather Rimmer, Vice President, Cross Development, Carrollton, Texas, gave a presentation identifying or noting:

Desire to be in Flower Mound; utilizing existing building; business operations at this location; staff and customer traffic; vehicle safety; and hours of operation.

Town Council, applicant and staff discussed parking for this use only; traffic volume; location of vehicle parking; masonry fencing; and redevelopment of site.

ACTION: Deputy Mayor Pro Tem Schiestel moved to approve item J.3. Council member Werner seconded the motion.

AYES: None

NAYS: None

ABSTAIN: None

RESULT: 4 : 0

K. BOARDS/COMMISSIONS

There were no items for this category.

L. WORK SESSION ITEM

1. Discussion of Stormwater Fee Study.

Chris Ekrut, Chief Financial Officer, Newgen Strategies and Solutions, gave a presentation identifying or noting:

Recap of prior meeting; revenues generated; current three-tier structure; residential and non-residential equivalent residential unit (ERUs); tiered and non-tiered (flat) options; residential and non-residential fee comparisons; bill impacts; residential and commercial drainage utility fee comparison.

Next steps: six dollars (\$6.00) or higher for fee; flat fee for residential customers;

and a phase-in structure for non-residential customers. Staff to provide information at the August 21, 2025 budget work session.

Town Council, Mr. Ekrut, and staff discussed more than 5 acre properties related to runoff and impervious surface area; detention credits; three-tier vs. flat-rate; impervious vs pervious surface area; separate fee structures or phase implementation for non-residential; possible fee increase; flat fee for residential; fund balance, required city mapping; and other expenditures related to the fund.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the below-referenced items.

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:40 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

1. Consultation with Town Attorney.
 - a. Agenda posting process
 - b. Board and Commission Training
2. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.
3. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.
4. Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.
5. Discuss the duties of the Municipal Court Judge, including the June report regarding court activities.

N. RECONVENE

The Town Council reconvened into the open meeting at 8:30 p.m. There was no action taken as a result of the closed meeting.

O. ADJOURN

Mayor Moore adjourned the meeting at 8:30 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY



TOWN COUNCIL AGENDA I.2. CONSENT ITEM(S)

DATE: August 4, 2025
FROM: Jose Mendez, Director of Information Technology
ITEM: **Consider approval of purchase for annual computer replacements from CDWG through Sourcewell cooperative contract # 121923 in the amount of \$204,460.**

BACKGROUND: The Town maintains a standardized computer replacement schedule to ensure workstations remain current and consistent across departments, primarily using Dell models. CDWG has been identified as the most cost-effective and reliable reseller and will continue to serve as our procurement source this year. As part of our broader cloud modernization strategy, new devices are being deployed using Windows Autopilot and managed through Microsoft Intune, allowing for streamlined setup, improved security, and remote management.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: \$204,460

Proposed Expenditure/(Revenue)
\$204,460

Account Number(s):
100-655-599100-2180

LEGAL REVIEW: No alteration to the legal content of this (ordinance, resolution, etc) was made, which had originally been approved by Taylor, Olson, Adkins, Sralla, & Elam L.L.P.

ATTACHMENTS:

1. 24-25 CDWG Replacements

DRAFT MOTION: Move to approve as presented in the agenda caption.



Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

QUOTE CONFIRMATION

JOSE MENDEZ,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PMZH422	7/22/2025	DELL FINAL	3327280	\$204,460.00

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
DELL CTO PC16250 5 120U 512 16 W11P Mfg. Part#: 3000192515754 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	84	8452060	\$1,185.75	\$99,603.00
DELL CTO RB14250 U5-135U 512 16 W11P Mfg. Part#: 3000189580656 Rugged Laptops Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	10	8379521	\$1,837.07	\$18,370.70
DELL CTO 7350 U7-164U 512 32 W11P Mfg. Part#: 3000192392427 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	11	8448956	\$1,838.02	\$20,218.22
DELL CTO COLLAB KB&ACTIVE PEN Mfg. Part#: 3000189580943 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	11	8379589	\$217.80	\$2,395.80
DELL CTO QCM1250 U5-235T 512 16 W11P Mfg. Part#: 3000192140535 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	29	8441601	\$767.32	\$22,252.28
DELL CTO PM 16 U7-265H 512 32 W11P Mfg. Part#: 3000192141161 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	6	8442789	\$2,012.69	\$12,076.14
DELL CTO PRO THUNDERBOLT 4 SMART Mfg. Part#: 3000192141691 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	6	8440694	\$270.95	\$1,625.70
DELL CTO PM T2 U7-265 512 32 W11P Mfg. Part#: 3000191429800 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	3	8421380	\$1,849.46	\$5,548.38

QUOTE DETAILS (CONT.)				
DELL CTO 7230 I5-1240U 512 16 W11P	2	8377365	\$2,328.04	\$4,656.08
Mfg. Part#: 3000189580654 Rugged Tablets Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
DELL CTO 24 MONITOR - P2425H	20	8379538	\$152.33	\$3,046.60
Mfg. Part#: 3000189579787 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
DELL CTO PRO SMART DOCK- SD25	45	8421079	\$175.14	\$7,881.30
Mfg. Part#: 3000191428781 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
CDW AUTOPILOT ADVANCED DEPLOYMENT	142	5259567	\$26.00	\$3,692.00
Mfg. Part#: CDW AUTOPILOT ADV Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
Logitech BRIO 4K Ultra HD webcam - webcam	20	4473675	\$154.69	\$3,093.80
Mfg. Part#: 960-001105 UNSPSC: 45121520 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				

SUBTOTAL	\$204,460.00
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$204,460.00

PURCHASER BILLING INFO	DELIVER TO
Billing Address: TOWN OF FLOWER MOUND IT DEPT 2121 CROSS TIMBERS RD FLOWER MOUND, TX 75028-2699 Phone: (972) 539-6009 Payment Terms: Net 30 Days-Govt State/Local	Shipping Address: TOWN OF FLOWER MOUND IT DEPT 2121 CROSS TIMBERS RD FLOWER MOUND, TX 75028-2699 Phone: (972) 539-6009 Shipping Method: FEDEX Ground
Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515	



Sales Contact Info

Nick Trapani | (877) 325-2502 | nick.trapani@cdwg.com

LEASE OPTIONS			
FMV TOTAL	FMV LEASE OPTION	BO TOTAL	BO LEASE OPTION
\$204,460.00	\$5,786.22/Month	\$204,460.00	\$6,653.13/Month

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

Why finance?

- Lower Upfront Costs. Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.
- Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

Need Help?



My Account



Support



Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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TOWN COUNCIL AGENDA I.3. CONSENT ITEM(S)

DATE: August 4, 2025
FROM: Jose Mendez, Director of Information Technology
ITEM: **Consider the approval of the annual agreement with Freshworks Inc. to renew the use of the IT Service Management Tool for \$15,703.92.**

BACKGROUND: This is an annual agreement with Freshworks Inc. for \$15,703.92, which automatically renews and requires Town Council approval, as the recurring cost exceeds the Town Manager's \$50,000 approval threshold. This IT Service Management solution plays a critical role in streamlining support operations by providing centralized ticketing, asset tracking, service catalog management, and workflow automation. The IT Department utilizes Freshworks as the Town's IT support ticketing system, which is automated to ensure efficient response and service.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: \$15,703.92

Proposed Expenditure/(Revenue)
\$15,703.92

Account Number(s):
100-655-59100-5130

LEGAL REVIEW: Lindsey Hale, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the (contract, agreement, ordinance, resolution, etc.) as to form and legality.

ATTACHMENTS:

1. Freshworks 2025

DRAFT MOTION: Move to approve as presented in the agenda caption.

Service Order Form

CUSTOMER INFORMATION			
Billing Contact information		Shipping Contact Information	
Contact Name: Jose Mendez		Contact Name (Shipping):	
Organization: Town of Flower Mound		Organization:	
Email address: jose.mendez@flower-mound.com		Email address:	
Phone:		Phone:	
Bill-To Address: 2121 Cross Timbers Road Flower Mound 75028 Texas TX United States		Ship-To Address: Same as Billing	
Subscription Term Start Date:	07-Aug-2025	Subscription Term End Date:	07-Aug-2026
Subscription Term:	12 Months	Billing Frequency:	Annual
PO required on Invoice:	No	PO Number (If Applicable):	
Payment Method:	Wire Transfer	Payment Terms:	Net 30
Applicable Tax Registration:	FEIN	Tax Registration ID:	
Is Tax Exempt:	Yes		

Product Instance ID	Product Instance Domain	No. of Users
316706	flowermound.freshservice.com	14

Yearly

Type	Item Name	List Price	Net price/Unit	Duration (months)	Quantity	Net Price
Product	Freshservice - Pro Annual	\$ 95.00	\$ 87.94	12	14	\$ 14,773.92
Add-on	Freshservice - 500 Asset Packet V3	\$ 75	\$ 38.75	12	2	\$ 930.00
Total Price						\$ 15,703.92

Total Net Price:	\$ 15,703.92
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TOWN COUNCIL AGENDA I.4. CONSENT ITEM(S)

DATE: August 4, 2025
FROM: Jeremy Brudwick, Grants and Financial Analyst
ITEM: **Consider approval of a resolution authorizing the adoption of the 2025-2029 Consolidated Plan, 2025 Action Plan, and 2025-2029 Citizen Participation Plan for the Community Development Block Grant program and authorizing the Mayor to execute said plans on behalf of the Town and submit the plans to the U.S. Department of Housing and Urban Development.**

BACKGROUND: This item is to consider approval of Flower Mound's 2025-2029 Consolidated Plan, 2025 Action Plan, and 2025-2029 Citizen Participation Plan (the "Plans") for the Community Development Block Grant ("CDBG") program. The Plans affirm that CDBG funds will continue to be used to support planning and administration, to subsidize Town-wide transit service for the Town's elderly and adults with severe disabilities, and to continue funding the Residential Rehabilitation Program.

In 2002, the U.S. Department of Housing and Urban Development ("HUD") recognized Flower Mound (the "Town") as an Entitlement Community with a population exceeding 50,000 and awarded the Town a CDBG. According to HUD, the primary objective of the CDBG Program is to serve "the development of healthy communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

In May, HUD notified the Town that our jurisdiction's 2025 allocation is \$273,152. In order to receive funding, the law requires the Town to prepare and maintain a five-year Consolidated Plan and a yearly Action Plan declaring how CDBG funds will be used. Additionally, the Town must have a locally approved Citizen Participation Plan on file, which describes the policies and procedures for citizen participation in the development of these documents.

This year, the Town is required to update its five-year Consolidated Plan. Additionally, in the Action Plan adopted each year, the Town details its plan for annual activities and related funding needs in order to achieve the identified strategic goals found in its five-year Consolidated Plan. The Town's CDBG Advisory Committee evaluates available information and considers citizen input prior to making a recommendation to the Town Council as to how CDBG funds can be used most effectively.

BOARD REVIEW/CITIZEN FEEDBACK: Additionally, Grants staff held a public hearing on May 22, 2025 and another on June 17, 2025 to discuss the Plans. The Plans were also available for public comment for 30 business days on the Town website, the Town Library, and at Town Hall. Staff did not receive any comments during these opportunities for feedback.

ALTERNATIVES: N/A

FISCAL IMPACT: \$0.00

Proposed Expenditure/(Revenue)

Account Number(s):

\$273,152
\$(273,152)

CDBG Grant Fund
361-4605

LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the resolution and Plans as to form and legality.

ATTACHMENTS:

1. Resolution
2. 2025-2029 Consolidated Plan
3. 2025 Annual Action Plan
4. 2025-2029 Citizen Participation Plan

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ADOPTING THE TOWN'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2025-2029 CONSOLIDATED PLAN, PROGRAM YEAR 2025 ACTION PLAN, AND 2025-2029 CITIZEN PARTICIPATION PLAN; AUTHORIZING THE MAYOR TO TAKE NECESSARY ACTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound, Texas, (the "Town") participates in the Community Development Block Grant ("CDBG") program administered by the United States Department of Housing and Urban Development ("HUD"); and,

WHEREAS, the Town must adopt the 2025-2029 Consolidated Plan, Program Year 2025 Action Plan, and 2025-2029 Citizen Participation Plan (the "Plans") in order to fulfill the requirements of the Housing and Community Development Act of 1974, as amended, the National Affordable Housing Act of 1990, as amended, and the Stewart B. McKinney Act of 1987, as amended, and Title 24, Part 91.520 of the Code of Federal Regulations; and,

WHEREAS, the Plans have been made available for public review and comment for a thirty (30) business day period; and,

WHEREAS, two public hearings were held to allow for public comments regarding the Plans; and,

WHEREAS, the Town's CDBG Advisory Committee received no public comments during any of the aforementioned opportunities for feedback; and,

WHEREAS, the Town Council has determined that it is in the best interest of the residents of the Town to adopt the 2025-2029 Consolidated Plan, Program Year 2025 Action Plan, and 2025-2029 Citizen Participation Plan, and to authorize the Mayor to execute the Plans on behalf of the Town and submit same to the U.S. Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above recitations are true and correct legislative findings, and they are hereby incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2

The Town Council hereby adopts the Plans attached hereto as Attachments 2, 3, and 4 in order to comply with the requirements of the CDBG program.

SECTION 3

The Mayor is authorized to execute the Plans on behalf of the Town and submit the Plans to HUD.

SECTION 4

This Resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF _____ TO _____, ON THIS THE 4TH DAY OF AUGUST, 2025.

APPROVED:

Cheryl Moore, MAYOR

ATTEST:

Traci Henderson, TOWN SECRETARY



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules that consolidated the planning, application, reporting and citizen participation processes for four of its formula grant programs, including the Community Development Block Grant (CDBG) program. The new single-planning process was intended to more comprehensively fulfill three basic objectives: to provide decent housing, to provide a suitable living environment and to expand economic opportunities, especially for those of low-and moderate-income. It was termed the *Consolidated Plan for Housing and Community Development*.

According to HUD, the Consolidated Plan (Con Plan) is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers communities the opportunity to shape these community development programs into effective and coordinated community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context.

As an entitlement community, the Town of Flower Mound (Town) receives an annual share of federal CDBG funds. The Town has prepared its 2025-2029 Consolidated Plan to meet the guidelines set forth by HUD and outline how the CDBG funds will be utilized to meet federal and local goals. The major sections of the Con Plan include an overview of the process, a Needs Assessment, a Housing Market Analysis, a Strategic Plan and an Annual Action Plan (AAP). The AAP is submitted each year to HUD and outlines the activities that the Town will fund with its CDBG grant(s) to meet the goals laid out in this 2025-2029 Consolidated Plan.

The Town of Flower Mound has continually demonstrated a commitment to serving its residents with the greatest needs. In addition to carrying out its CDBG-funded projects, the Town reaffirms this commitment by executing numerous other activities that benefit the entire community, including Flower Mound's low-and moderate-income residents. These activities include improving and maintaining public facilities, parks, recreational facilities, streets and sidewalks; planting trees; funding residential rehabilitation; maintaining the standard residential homestead exemption, as well as the homestead exemption for those with disabilities and individuals sixty-five years and older; and fostering a balanced tax base and increased local employment by working to increase the number of businesses located in Flower Mound.

This Con Plan serves as a baseline for measuring program effectiveness and ensuring the Town meets its housing and community development goals. The information in this plan is gathered through consultation with local organizations, businesses, public officials and Town staff; public outreach and community meetings; and a review of demographic and economic data.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Con Plan requires that the Town assess its needs related to housing, homelessness and community services. Based on the level of CDBG funding expected to be received each year, priorities established by the Community Development Advisory Committee, feedback from public comments and surveys, and relevant local/state/national needs information, the Town has determined objectives for the next five years, including its two primary goals:

- 1) Preserve and rehabilitate the Town's aging housing stock.
- 2) Address the Town's lack of public transportation and its effects on seniors and residents with disabilities.

To address these needs, the Town proposes a five-year strategy that focuses on residential infrastructure and services for those of low- to moderate-income, especially seniors and adults with disabilities.

3. Evaluation of past performance

Progress towards Consolidated and Action Plan goals are reported every year through the Consolidated Annual Performance and Evaluation Reports (CAPER). The 2023 CAPER reported the results achieved in the fourth year of the Town's previous five-year 2019-2024 Con Plan. Currently, the Town has met or exceeded the majority of its housing and community development goals with the Residential Rehabilitation Program and the Town-wide transportation service.

The Town of Flower Mound's CDBG investments have been used to make long-lasting impacts on the Town's residents. The Town's CDBG accomplishments include the successful completion of 39 Residential Rehabilitation Program projects and subsidizing the Town-wide transportation service for the elderly and those with disabilities.

It is important to note that the Town expended all of its CDBG funds for activities that principally benefitted low-and moderate-income residents, with the exception of funds allocated toward Planning and Administration. Past performance of these activities helped lead Flower Mound to choose its goals and projects for this 2025-2029 Con Plan.

4. Summary of citizen participation process and consultation process

The Citizen Participation Process includes the integral participation of a 12-member Community Development Advisory Committee. The Committee is comprised of Town employees from various departments, as well as the Town Manager and CFO. In addition to oversight and input from the Committee, the Town also hosts at least two public hearings each year, as well as public comment periods for the Annual Action Plan and the CAPER that last 30 business days. The Town promotes the public meetings through local print media, as well as postings at Town Hall, the Library and information on social media and the Town's website.

During years in which the Town develops a Con Plan, the Town includes an additional public hearing and a more expansive public comment period. Additionally, while drafting Con Plans, the Town utilizes a public survey to solicit detailed concerns and comments from residents. The survey is available electronically on the Town's website and is promoted on the Town's social media site.

Throughout the development of the 2025-2029 Con Plan, the Town consults with a number of individuals, agencies, and service providers to help establish funding priorities and plan objectives for the course of the next five years. Some of these entities included the Town's Community Development Advisory Committee, the Denton County Homeless Coalition, local social service agencies and organizations, Town residents, and Town staff from various departments.

5. Summary of public comments

All comments were taken into consideration and incorporated into one of the adopted strategies as applicable.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The Con Plan sets forth objectives, strategies and goals for improving the quality of life for Town residents, especially those of low-to moderate-income. It assesses the needs and provides an analysis of housing, homelessness, and other community development issues. The Town will undertake these efforts in accordance with HUD guidance and requirements.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Con Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Con Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	FLOWER MOUND	
CDBG Administrator	Jeremy Brudwick	Financial Services/Town of Flower Mound

Table 1 – Responsible Agencies

Narrative

Leadership responsibility for the success of this program ultimately rests with the Town of Flower Mound and, more specifically, with the Financial Services Department. Financial Services staff assist in coordinating the efforts of the entities involved, making periodic progress reports to federal, state and local governmental bodies and encouraging involvement from the business community.

Con Plan Public Contact Information

Town of Flower Mound
c/o Jeremy Brudwick
Grants and Budget Analyst
2121 Cross Timbers Road
Flower Mound, TX 75028
972-874-6040
Jeremy.Brudwick@flowermound.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The Town of Flower Mound's Financial Services Division is responsible for coordinating the consultation process for the Con Plan and the Action Plan. The Citizen Participation Plan outlines the Town's policies and procedures for citizen input and participation in the grant process. The Con Plan and Action Plan are published on the Town's website and made available for review at Town Hall and the Flower Mound Library. The Citizen Participation Plan lays out the process for citizens and groups to provide the Town with information on housing and community development needs as part of the preparation of the Con Plan and Action Plan. Additionally, the Town conducts at least one public hearing during the development process before the Con Plan and Action Plan are published for comment and at least one public hearing during the 30-day comment period to obtain citizens' views and to respond to all comments and questions. Public hearings are held at Town Hall, which is easily accessed by all citizens. The Town also provides updates and information about the process at agency meetings such as the Agency Roundtable and the Denton County Homeless Coalition meetings.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As needed, the Financial Services Division provides technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Flower Mound. The Town will continue to promote and emphasize the need for greater coordination between all agencies active in Flower Mound so as to minimize the duplication of efforts. Efforts to enhance coordination between the public and private sector will ensure that needs are being properly addressed and that resources are being maximized.

In preparing the Con Plan and the Action Plan, the Town consulted with and collected information from other Town departments and outside agencies that have responsibility for administering programs covered by or affected by the Con Plan. Some of the key providers and agencies include:

- Denton Housing Authority
- Denton County Homeless Coalition

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Town of Flower Mound is an active member of the Denton County Homeless Coalition. According to the most recent PIT count data, there are three known homeless persons in Flower Mound and staff participates in the meetings to ensure that services are available should the need arise.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Although the Town does not receive an allocation of Emergency Solutions Grant funding, the Town coordinates with the local Continuum of Care (COC) through regular attendance, membership, and participation in the Denton County Homeless Coalition. The Town also has historically assisted the Coalition with the annual Point In Time Count and coordination with the COC and the Coalition in finalizing results and utilizing data for planning of homeless services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	SPAN Transit
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SPAN Transit is the primary provider for the Town-wide transportation service program.
2	Agency/Group/Organization	Town of Flower Mound
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Various Town departments were consulted to complete the Con Plan.
3	Agency/Group/Organization	City of Denton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town utilized information from the City of Denton's Community Services Department to complete the Con Plan.
4	Agency/Group/Organization	Denton Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Service - Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town utilized data from the City of Denton's Community Services Department to complete the Con Plan.
5	Agency/Group/Organization	Flower Mound Chamber of Commerce
	Agency/Group/Organization Type	Regional organization Planning organization Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town utilized information from the Chamber of Commerce to create the market analysis and understand economic development opportunities in the area.
6	Agency/Group/Organization	CHRISTIAN COMMUNITY ACTION (CCA)
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Christian Community Action is the primary service provider in Flower Mound. CCA provides various services to our area including a food pantry, rental assistance, utility assistance and a health clinic.
7	Agency/Group/Organization	Journey to Dream
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Journey to Dream provides services for at-risk youth, including a Transitional Living Program for homeless youth working toward independence.
8	Agency/Group/Organization	City of Lewisville
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town utilized information from the City of Lewisville's Neighborhood Services Department to complete the Con Plan.
9	Agency/Group/Organization	Denton County Friends of the Family, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Denton County Friends of the Family assists survivors of domestic violence with emergency shelter, basic service needs, legal assistance, etc.
10	Agency/Group/Organization	United Way of Denton County
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town utilized information from United Way and its efforts to end homelessness in Denton County. UWDC serves as the backbone organization for the Denton County Homeless Leadership Team, the Denton County Barriers Fund, coordinated entry, HMIS and the Point-in-Time Count.
11	Agency/Group/Organization	Denton County Homeless Coalition
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town utilized information provided by the Denton County Homeless Coalition, including its data dashboard to help develop the Consolidated Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

The Town made every effort to be inclusive in its consultation efforts throughout the planning process and did not intentionally exclude any particular agency.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Denton County Homeless Coalition	The Strategic Plan incorporates strategies and efforts implemented by the CoC

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To ensure coordination, notices were published in the local newspaper regarding public hearings and periodic updates were given at various meetings to social service agencies with an interest in Flower Mound, Denton County, and the region. The Town of Flower Mound consistently works closely with the City of Lewisville, the City of Denton and Denton County on joint efforts related to homelessness. As many services are provided to Flower Mound residents at the County level or by neighboring jurisdictions, the Town works with these efforts in mind in developing its Con Plan.

Narrative (optional):

Please see above.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Citizen Participation Process includes the integral participation of a 12-member Community Development Advisory Committee. The Committee is comprised of Town employees from various departments, as well as the Town Manager and Deputy Town Manager/CFO. In addition to oversight and input from the Committee, the Town also hosts two public hearings and provides a public comment period for 30 business days for the Con Plan. The Town promotes the public meetings through local print media as well as postings at Town Hall and the Library. Information is also published on the Town's social media accounts and the Town website.

Additionally, during the drafting of consolidated plans, the Town utilizes a public survey to solicit detailed feedback, concerns and comments from residents and stakeholders on community needs. This year's survey was available electronically and was promoted on the Town's website and social media accounts. The survey was open for four weeks, and the Town received 102 responses.

The Public Hearings for this year's Con Plan were held at Town Hall, which is easily accessible to all Town residents, including those with disabilities. All meeting notices stated that translation services were available upon request and that people with disabilities would be accommodated upon request. Public notices of the meeting were posted at Town Hall and Flower Mound Public Library (both of these buildings are accessible to those with limited mobility), and the Denton Record-Chronicle. The meetings took place at 6 p.m. on May 22, 2025 and June 17, 2025.

For the PY 2025-2029 Con Plan, the Town consults with and acquires information from a number of individuals, including Community Development Advisory Committee members, Denton County, Denton County Homeless Coalition, public service agencies and staff in various Town departments.

The culmination of these efforts is included throughout this plan and is integrated in establishing the Town's priority needs and subsequent goals.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	No response	No comments were received	Not applicable	Public Hearing May 22, 2025 at Town Hall
2	Public Hearing	Non-targeted/broad community	No response	No comments were received	Not applicable	Public Hearing June 17, 2025 at Town Hall
3	Newspaper Ad	Non-targeted/broad community	Not applicable	Not applicable	Not applicable	Notification of Public Hearings
4	Internet Outreach	Non-targeted/broad community	No response	All comments received were taken into consideration and incorporated into one of the adopted strategies as applicable.	Not applicable	Notification of Public Hearings and Citizen Comment Period

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Community Outreach	Non-targeted/broad community	102 surveys completed	All comments were taken into consideration and incorporated into one of the adopted strategies	Not applicable	Community Input Survey

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section addresses housing, homeless and special needs in the Town of Flower Mound. According to the County's most recent annual Point-in-Time Count, there are currently three individuals experiencing homelessness in the Town. There are also other significant needs the Town has, as detailed in this assessment.

The primary non-homeless special needs populations in Flower Mound are the elderly and those with disabilities. There is currently no public transportation in Flower Mound to connect the Town with neighboring areas, outside of the Town's current CDBG-funded Town-wide transportation program. Transportation for senior citizens and those with disabilities was given high priority among the citizen survey conducted as part of the needs assessment process.

Most of the housing in Flower Mound is single-family, owner-occupied and constructed after 1979. Therefore, there are few significant structural issues, including lead based paint hazards. However, housing cost burden is an important issue. This is especially true for the elderly and female single heads of households, due in large part to the relatively low number of one or two bedroom units available in the Town. As a result, rehabilitation of existing homes owned and occupied by low-to moderate-income residents is a high-priority need for the Town.

Needs of residents that were not captured in the market analysis conducted for the Con Plan will be collected through public meetings held with stakeholders and residents as well as a citizen survey. Through these outlets, residents have the opportunity to prioritize housing and community development needs in Flower Mound. Based on the surveys collected, the residents of Flower Mound identified senior citizen services and services for those with disabilities as a high priority.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As the population and median income in the Town of Flower Mound has continued to grow in recent years, so has the demand for single-family housing. As a result of this demand, the most common housing problem in the Town is cost burden (households paying more than 30% of gross household income in housing costs), as detailed in the pre-populated charts below. Additionally, most of the Town's limited multi-family housing units are above the County's fair market rent rate and are expensive units as a part of the Dallas, TX HUD Metro FMR Area. Finally, there are many aging single-family housing units in need of rehabilitation to ensure an adequate living space and prevent homeowners from living in sub-standard conditions or seeking housing elsewhere. The following section further details the housing needs in the Town of Flower Mound, utilizing ACS and CHAS data.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	68,650	78,855	15%
Households	22,230	26,235	18%
Median Income	\$122,999.00	\$139,703.00	14%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	925	810	2,630	1,800	20,065
Small Family Households	395	190	805	895	13,585
Large Family Households	175	45	280	90	2,000
Household contains at least one person 62-74 years of age	185	255	825	370	3,675
Household contains at least one person age 75 or older	60	190	460	115	760
Households with one or more children 6 years old or younger	295	65	380	285	3,445

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	70	30	130	4	4	4	0	12
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	0	10	20	0	0	130	0	130
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	20	0	35	135	0	4	0	139
Housing cost burden greater than 50% of income (and none of the above problems)	240	180	155	10	585	425	280	235	75	1,015

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	0	30	280	150	460	45	210	915	720	1,890
Zero/negative Income (and none of the above problems)	4	0	0	0	4	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	280	195	245	50	770	565	285	380	75	1,305
Having none of four housing problems	15	40	415	390	860	70	290	1,585	1,290	3,235
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	145	105	200	450	240	70	415	725
Large Related	20	15	65	100	20	25	25	70
Elderly	45	35	40	120	184	300	625	1,109
Other	70	60	155	285	34	100	85	219
Total need by income	280	215	460	955	478	495	1,150	2,123

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	85	85	210	40	0	250
Large Related	0	0	15	15	10	25	0	35
Elderly	45	35	10	90	180	165	140	485
Other	0	70	50	120	30	0	0	30
Total need by income	45	105	160	310	430	230	140	800

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	10	15	20	10	55	135	0	134	0	269

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	4	0	0	4
Total need by income	10	15	20	10	55	135	4	134	0	273

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

According to 2023 5-Year American Community Survey data, there is an estimated 27,831 total occupied households in Flower Mound, 16.7% of which are single-person households. Of those single-person households, American Community Survey estimates 32.9% or approximately 9,156 of them are occupied by an individual 65 years of age and older. Flower Mound's single residents with housing needs are often seniors living on a limited fixed income who settled in the Town before it grew rapidly, and whose homes are aging and in need of repair.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2023 5-Year ACS data, the Town of Flower Mound has an estimated 77,697 total civilian noninstitutionalized population with 5,395 individuals with a disability, which represents 6.9% of the population. Additionally, the general disability rate is much higher among residents over the age of 65, estimated at 23.4% of the population according to the ACS data. Many of Flower Mound's residents with disabilities are seniors who often need assistance with home repair, accessibility improvements and transportation services. There is currently no public transportation in Flower Mound.

In regard to domestic violence, dating violence, sexual assault and stalking, accurate and detailed statistics are often difficult to come by, because many of these incidences go unreported. However, it is estimated that 1 in 3 women are victims of domestic violence at some point in their lives, according to the World Health Report Fact Sheet. Additionally, according to the same report, nearly 1 in 3 women may experience sexual violence by an intimate partner in their lifetime. According to Denton County Friends of the Family, a nonprofit organization in Denton County dedicated to providing comprehensive, trauma-informed services to survivors of domestic violence, sexual assault, and other forms of interpersonal violence, the organization has provided over 2,454 services to Flower Mound residents over the last year and in 2023 over 90% of their clients fell beneath 50% of the Area Median Income (AMI).

What are the most common housing problems?

As detailed in the charts above, like many communities across the nation and especially in North Texas, severe cost burden is the biggest housing problem facing the Town of Flower Mound, especially for owner-occupied households. Additionally, those facing these significant cost burdens are unable to afford necessary rehabilitation to their aging housing units.

Are any populations/household types more affected than others by these problems?

As seen in the charts above, the lack of affordable housing has a disproportionate effect on small households and homes occupied by the elderly. Oftentimes, the elderly have additional issues such as a lack of means to make accessibility improvements to their existing home. Additionally, when looking at the percent of the total, the extremely low-income income range (30% AMI and below) are statistically more likely to have at least one housing problem compared to the other income ranges.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

HUD defines extremely low-income households as those that earn 0-30% AMI (Area Median Income), and a severe housing cost burden as housing expenses that exceed 50% of the household income. As detailed in Table 10 featuring 2016-2020 CHAS data, 45 extremely low-income renter households and 430 owner-occupied households have a severe housing cost burden of greater than 50%, putting them at a greater risk of becoming unsheltered.

According to the 2025 Point-in-Time (PIT) Count, there are currently three unsheltered homeless individuals in Flower Mound. Additionally, although the Town of Flower Mound does not receive ESG funding or any funding related to rapid-rehousing, as noted, any extremely low-income families and individuals who may currently be receiving rapid re-housing assistance would face difficulties in securing affordable housing in the Town of Flower Mound.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Town of Flower Mound does not provide specific estimates of the at-risk populations. However, as noted above, those most at risk include very low-income households, those facing an extreme cost burden, the elderly, those with disabilities and survivors of domestic violence, rape and sexual assault.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Due to the relatively young age of the housing stock and the very few households that are living in overcrowded conditions, housing cost burden (paying more than 50% of gross household income in housing costs) is the primary characteristic linked with instability and an increased risk of homelessness. Some of the other most common social and housing characteristics that lead to housing instability and homelessness include those fleeing domestic violence; loss of/inability to find stable employment; young adults aging out of foster care; persons recently released from prison; and medical or disability related conditions that may negatively affect earned income.

Discussion

Please see above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the jurisdiction as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provides information for the jurisdiction as a whole that can be useful in describing overall need.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems in greater proportion than the jurisdiction as a whole or than whites: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30 percent of Area Median Income (AMI).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	890	40	0
White	460	25	0
Black / African American	10	0	0
Asian	75	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	320	4	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	720	84	0
White	585	59	0
Black / African American	45	0	0
Asian	75	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	10	15	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,820	810	0
White	1,035	650	0
Black / African American	54	20	0
Asian	145	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	565	90	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	995	810	0
White	830	710	0
Black / African American	25	40	0
Asian	55	15	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	10	0
Hispanic	40	40	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

According to the 2023 5-Year ACS data, the Town of Flower Mound's population totals 77,886 and is 70.8 percent white, 13.5 percent Asian, 3.4 percent African American and 13 percent Hispanic or Latino of any race. Taking this into account while also looking at the tables above, the greatest disproportionality is seen in the 0-30 percent earning level.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Flower Mound households that have severe housing needs by income and race and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent. The information is used to compare the existence of severe housing problems amongst racial groups against that of the jurisdiction as whole in an effort to determine if any group(s) share a disproportionate burden of the area's severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	845	85	0
White	450	35	0
Black / African American	10	0	0
Asian	60	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	300	24	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	480	330	0
White	395	250	0
Black / African American	25	20	0
Asian	55	25	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	25	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	625	2,000	0
White	390	1,295	0
Black / African American	24	50	0
Asian	45	150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	155	500	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	125	1,680	0
White	95	1,435	0
Black / African American	4	55	0
Asian	25	50	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	10	0
Hispanic	0	80	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

According to the 2023 5 Year ACS data, the Town of Flower Mound's population totals 77,886 and is 70.8 percent white, 13.5 percent Asian, 3.4 percent African American and 13 percent Hispanic or Latino of any race. Taking this into account while also looking at the tables above, the greatest disproportionality is seen in the 0-30 percent earning level, especially among White and Hispanic or Latino households. This is in line with the likelihood that households experiencing a severe housing problem would increase when incomes are lowest.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. Cost burden is experienced when a household pays between 30% and 50% of their gross household monthly income toward housing costs, including utilities, insurance and property taxes. Severe cost burdened households are those that spend more than 50% of their gross monthly income on these housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,890	3,550	1,760	30
White	16,215	2,435	1,265	15
Black / African American	705	130	70	0
Asian	1,905	310	190	10
American Indian, Alaska Native	45	4	0	0
Pacific Islander	10	0	0	0
Hispanic	1,575	615	185	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

When reviewing the data above of those who are severely cost burdened, spending more than 50% of their income on housing, 6.7% of the jurisdiction as a whole fits into that category. Of that 6.7%, the racial/ethnic breakdown is as follows: 10.7% Asian, 3.9% Black/African American, 10.5% Hispanic, and 71.8% White.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the disproportionate needs discussions above.

If they have needs not identified above, what are those needs?

The primary need is for housing that is more affordable to low- and moderate-income residents.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are no ethnic group concentrated areas in Flower Mound.

NA-35 Public Housing – 91.205(b)

Introduction

The Town of Flower Mound does not have a public housing authority or a Housing Choice Voucher (HCV) program, nor are there any public housing developments within the Town limits. Flower Mound residents can apply for HCV vouchers through the Denton County Housing Authority (DCHA). According to the HUD data in the table below, approximately 1,450 Housing Choice Vouchers are in use through the DCHA.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,450	0	1,439	0	1	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,406	0	12,307	0	16,176
Average length of stay	0	0	0	5	0	5	0	6
Average Household size	0	0	0	2	0	2	0	2
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	398	0	398	0	0
# of Disabled Families	0	0	0	344	0	341	0	1
# of Families requesting accessibility features	0	0	0	1,450	0	1,439	0	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	780	0	777	0	0	0
Black/African American	0	0	0	627	0	619	0	1	0
Asian	0	0	0	37	0	37	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	193	0	193	0	0	0
Not Hispanic	0	0	0	1,257	0	1,246	0	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

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Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Not applicable. There are no public housing tenants in the Town of Flower Mound.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In the past, the Town of Flower Mound has consulted with the PHA that serves Flower Mound residents through the Housing Choice Voucher program. The Denton County Housing Authority administers the Section 8 program for Denton County. While the Housing Authority receives funding for the Flower Mound area, it gives preference to those citizens living within the cities of Denton and Lewisville. This preference reduces the amount of funding available for those new applicants who do not reside in Denton or Lewisville. Because of this preference and an overall funding shortage in the Section 8 program, the Housing Authority routinely runs out of funding before it is able to provide services to all residents who are requesting for the first time. This situation creates a gap in service delivery.

That being said, for residents of Public Housing and Housing Choice voucher holders, the most immediate need will always be affordable housing and/or a higher income that will help allow them to become self-sufficient and enable them to move out of publicly assisted housing.

How do these needs compare to the housing needs of the population at large

As mentioned, housing that is affordable for all current and potential residents of the Town of Flower Mound is a need. This need is amplified in those who may be current residents of Public Housing and Housing Choice voucher holders, because families served by PHAs are very low-income. Also, compared to the population at large, these families are more likely to be elderly or have individuals with a disability, both of which may require additional accommodations to meet their sometimes unique housing needs.

Discussion

Please see above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

HUD has advocated for Continuum of Care (CoC) programs to address homeless needs. According to HUD, a CoC exists to serve the needs of homeless persons on city or county levels. The main goals of CoCs are to offer housing assistance, support programs and shelter services to homeless persons and ultimately break the cycle of homelessness. CoCs collaborate with different community organizations, local governments and local homeless advocate groups to identify homeless needs in their community and in turn develop the best means of addressing these issues and optimize self-sufficiency.

The Town of Flower Mound is part of the Balance of State Continuum of Care. More specifically, the Town is a member of the Denton County Homeless Coalition (DCHC), a work group of the Denton County Homeless Leadership Team, which works on the County level to carry out various homelessness prevention efforts. Additionally, the DCHC carries out the County's annual Point-in-Time count. Through this Count, as detailed in the tables below, no homeless individuals were found in the Town of Flower Mound. However, to ensure that services are available should the need arise, Flower Mound utilizes its membership in the DCHC to build community connections among service providers and even allocates a portion of its General Fund dollars to provide grants to local service providers that help address the various needs of those experiencing homelessness or are at risk of becoming homeless.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0

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Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Adults	0	3	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Town of Flower Mound itself has three individuals that are classified as homeless. However, the Denton County Homeless Coalition has established the Denton County Homelessness Dashboard, which obtains data from the county-wide Homelessness Management Information System (HMIS) that assists emergency shelters, housing providers, and supportive service providers collect and store client data. According to this Dashboard, as of April 30, 2025, there were 520 actively homeless households in Denton County. Of those, 171 were

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chronically homeless, which means they are households that include at least one member living with a disability who has been homeless for 12 consecutive months or four times within the past three years (totaling 12 months). Additionally, of those actively homeless households, 22 were veterans and 50 were fleeing domestic violence.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2025 Denton County State of Homelessness report, there are currently three homeless individuals in Flower Mound. Yet there is no County data available detailing the number of families with children in need of housing assistance. However, the 2025 PIT Count did survey 103 homeless unaccompanied youth (ages 18-24) in the County. Additionally, the PIT Count surveyed 24 homeless veterans. Furthermore, the Denton County Homelessness Dashboard shows that as of April 30, 2025 there are 520 actively homeless with 171 chronically homeless, 22 veterans and 50 fleeing domestic violence.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Of the 690 persons counted as part of the 2025 Denton County Point-in-Time Count, 55.4% were White, 26.7% were Black of African American, 11% were Hispanic/Latino, 0.4% were Asian, and the remaining were either American Indian or Alaskan Native or of multiple races.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2025 Denton County Point-in-Time Count, of the 690 persons counted, 41% were unsheltered and 59% were sheltered.

Discussion:

The Point-in-Time Count only offers a snapshot of the issue of homelessness in the County. As always, even though there are only three known homeless individuals in Flower Mound, the Town acts as a referral source for households at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services as needed by these individuals and families.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section provides an overview of the housing and supportive service needs of non-homeless special populations in Flower Mound. HUD defines non-homeless special needs populations as the elderly, frail elderly, persons with disabilities (mental, physical, and/or developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. Because these individuals face unique housing challenges and are vulnerable to becoming homeless, a variety of support services may be needed in order for them to achieve and maintain a suitable living environment.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly Persons

According to 2023 5-Year American Community Survey data, 9,416 Flower Mound residents were age 65 or older. While elderly is defined as persons over age 62, “extra elderly” persons are those over 75. Within the Town’s elderly population, about 3.8% or 2,941 individuals are considered “extra elderly.” Since 2020, the Town’s elderly population (those over 65) has grown from 9.1% to 12.1% of the total population.

Individuals with Disabilities (Mental, Physical and/or Developmental)

According to 2023 5-Year American Community Survey data, there are an estimated 5,395 individuals in Flower Mound with a disability, or an overall rate of 6.9%. Those age 65 and older experienced the highest rate of disability, with 23.4%.

Persons with Alcohol or Other Drug Addictions

A report was released by the Substance Abuse and Mental Health Services Administration for the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA). The report found that during 2005 through 2010, an annual average of 641,000 persons aged 12 or older used an illicit drug in the past year. This represented 13.2% of the MSA population. Additionally, some 400,000 individuals representing 8.2% of persons aged 12 or older were classified as having a substance use disorder in the past year in the MSA.

Persons with HIV/AIDS

See discussion below.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly Persons

As the Town's elderly population continues to grow, providing housing options and supportive services, such as access to health care, shopping and transportation is essential. Additionally, home repair and/or modification and financial support to make such modifications is also a need for this population. A total of 89% of respondents to the Town's Housing and Community Development Survey indicated a medium to high need for services benefitting senior residents.

Individuals with Disabilities (Mental, Physical and/or Developmental)

The Town's Housing and Community Development Survey asked residents to prioritize the need for services benefitting those with disabilities. A total of 91% of respondents indicated a medium-to-high need for these types of services. These needs can vary depending on the type of disability and the range of skill and ability within those types. For those with physical disabilities, transportation or accessible housing options may be a need. For those with cognitive disabilities, various developmental support services might be more fitting.

Persons with Alcohol or Other Drug Addictions

Those struggling with alcohol and other drug addictions need a strong support network in their fight for sobriety. The National Coalition for the Homeless states that other needs for this population will sometimes include transportation, work programs and therapy access. The Town's Community Development Survey indicates that 69% of respondents deem services for this population a medium to high need in the Town.

Persons with HIV/AIDS

See discussion below.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2021 Texas HIV Surveillance Report, there were 94 HIV cases in Denton County, which represents a rate of 10.0 per 100,000. In addition, there were 795 HIV cases in Dallas County, which represents a rate of 30.7 per 100,000 and 311 HIV cases in Tarrant County, which represents a rate of 14.6 per 100,000. The total cases of HIV infection in Texas at the end of 2021 was 4,377 and a rate of 14.8. Of the 4,377 cases, men comprised 3,628. Regarding the race of the 4,377 cases, Black individuals comprised 1,514 cases, Hispanic individuals comprised 1,869 cases, and White individuals comprised 793 cases.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

There are many special populations in the Town of Flower Mound. With an aging population, the needs of these populations are more important than ever. This, as well as the direction gathered from the Town's Community Development Survey, ensures that the Town continues to evaluate and prioritize these needs on a regular basis.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Flower Mound is a relatively young municipality, and its current facilities are not generally in need of significant improvements. The Town's public parks need enhancements to a more comprehensive set of amenities. Flower Mound opened a new Senior Center in 2015 with enhanced amenities for the Town's senior residents. The previous Senior Center needed improvements to adapt to the large senior population who participates in Town programs. The Town also has a Community Activity Center that opened in 2008 with fitness equipment, a walking track, indoor and outdoor pools, and many programs and special events. The Town offers discounted memberships to the CAC to the Town's seniors. Additionally, the Town opened its new Town Hall in 2018, which allowed the Town to bring its Environmental Services Department, Facilities Management division, and Development Services Department under the same roof as other administrative services, such as Human Resources, Utility Billing and Financial Services. In the fall of 2020, the Town renovated and expanded the Library building. In 2023-2024, the Town's residents actively participated and provided feedback for a Community Activity Center Expansion and Renovation Feasibility Study, which was approved through a May 2025 bond election.

How were these needs determined?

These needs were determined by a combination of interviews with Town departments, a review of Town construction projects, a review of the Community Activity Center Feasibility Study, a review of the Parks Master Plan, and interviews with stakeholders.

Describe the jurisdiction's need for Public Improvements:

Infrastructure is a never ending cycle of deterioration and replacement. Roads and utilities are expected to last between 30 and 50 years. Some of Flower Mound's roads, especially in the older communities, need improvements. A portion of the Town's sidewalks are also in need of repair and upgrades to ADA compliance with proper curb cuts. A variety of Water and Wastewater improvements are also needing to be addressed through repair or replacement. The Town considers code enforcement, particularly in older areas of the Town, as important.

How were these needs determined?

These needs were determined by a combination of interviews with Town departments, a review of Town construction projects, the Town CIP Plan, and interviews with stakeholders.

Describe the jurisdiction's need for Public Services:

Flower Mound does not currently have public transportation. Town-wide transportation services funded by the Town and CDBG are available for those 65 years or older and/or residents with verifiable disabilities. These will continue to be provided on a call-in basis. This is a Town-wide project to be carried out within the boundaries of the Town.

How were these needs determined?

These needs are determined via feedback from public service providers and Town departments, results of the resident survey, and interviews with stakeholders. According to the Town's Citizen Survey, 88% of respondents would like to see public transportation services continue.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This Housing Market Analysis looks at the housing market and supply in the Town of Flower Mound and analyzes trends in structure, age, price and tenure. Additionally, this section looks at the availability of homeless shelter facilities, special needs services and housing, and non-housing community development resources.

The Market Analysis revealed that like many communities in Texas, housing costs in Flower Mound have continued to increase during the past five years. For example, the median home value in Flower Mound has increased 53% since 2019, according to American Community Survey data. Additionally, median contract rent prices have increased 24% since 2019. However, despite this increase in costs, the Town has very low vacancy rates for rental properties and relatively quick sales of single-family, owner-occupied properties, and most owners and renters earn enough to avoid being cost burdened by these price increases.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing in Flower Mound is overwhelmingly single family (86.6%) and consists of primarily of properties with three or more bedrooms (86.7%). This section provides an overview of the housing supply in Flower Mound.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,341	85
1-unit, attached structure	319	1
2-4 units	216	1
5-19 units	979	3
20 or more units	2,039	7
Mobile Home, boat, RV, van, etc.	585	2
Total	28,479	100

Table 27 – Residential Properties by Unit Number

Alternate
Data Source: 2023 ACS 5
Year DP04
Housing
Characteristics

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	572	2		
1 bedroom	1,246	4		
2 bedrooms	1,977	7		
3 or more bedrooms	24,684	87		
Total	28,479	100%	0	0%

Table 28 – Unit Size by Tenure

Alternate
Data Source: 2023 ACS 5
Year DP04
Housing
Characteristics

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Currently, the Denton County Housing Authority provides Section 8 vouchers to 26 families in Flower Mound. The Denton Housing Authority is funded by HUD and offers Section 8 rental assistance, homebuyer's club and family self-sufficiency for the Denton County area.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No units are expected to be lost from the affordable housing inventory. However, as prices in the area continue to rise, it is likely that fewer units will be affordable in the future.

Does the availability of housing units meet the needs of the population?

From a quantitative standpoint, as the Town continues its growth and development, there are ample units available to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for those of low-to moderate-income, as demonstrated by the increase in households with a cost burden. Cost burden occurs when households pay more than 30 percent of their household income toward their rent or mortgage.

Describe the need for specific types of housing:

Analysis of cost burden data indicates that more affordable rental and single-family owner-occupied housing is needed, particularly for families and individuals with incomes at or below 50% of median, many of which are disabled or elderly. Persons with disabilities often have difficulty locating a wide choice of accessible units. In the homebuyer market, affordability for lower income first-time homebuyers is a continuing challenge, particularly as supply of affordable properties continues to be limited and transportation options remain limited. Though some housing may be more affordable, these homes are often in need of repair.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section describes rental and homeownership affordability in Flower Mound. It is informed by a rental gaps analysis that compares the supply of rental housing at various income levels to the number of renters who can afford such rents. The section also examines how housing costs have changed relative to income growth of Flower Mound households.

Cost of Housing

	Base Year:	Most Recent Year:	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than \$500	170	4.5%
\$500-999	370	9.9%
\$1,000-1,499	940	25.1%
\$1,500-1,999	1,400	37.3%
\$2,000 or more	865	23.1%
Total	3,745	99.9%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	24	No Data
50% HAMFI	117	245
80% HAMFI	702	1,025
100% HAMFI	No Data	2,635
Total	843	3,905

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1426	1500	1758	2212	2847
High HOME Rent	1235	1325	1592	1830	2023
Low HOME Rent	966	1035	1241	1434	1600

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not enough data to determine the number of affordable units for owners of the lowest earning households, so there does not appear to be sufficient housing for the Town's lowest income renters and homeowners. These households are a diverse group—some seniors, some persons with disabilities, some families. Many occupy jobs in low-paying retail and service industries, which support the Town's other employment industries and workers.

According to the 2023 5 Year ACS data, housing affordability has declined for those wanting to own a home in Flower Mound. The median home price in Flower Mound has increased by 53% between 2019 and 2023. That is an annual average of more than 10% per year. During the same period, owner incomes increased by 5.72% from a median of \$139,508 to \$147,490. That is an annual average of 1.14% per year.

Because housing prices rose faster than household incomes, housing purchasing power has decreased. For those Flower Mound residents with high incomes relative to housing costs, this decrease in purchasing power could be managed. Yet new residents—especially younger workers with modest earnings looking to buy a starter home—may have trouble affording housing in Flower Mound.

Similar trends occurred for rental units. According to ACS DP04 5-Year estimates, the median rent increased by 28% (almost 6% annually) between 2019 and 2023. In 2023, the median contract rent was \$2,221, which is significantly higher than the national median of \$1,348.

How is affordability of housing likely to change considering changes to home values and/or rents?

The housing values and rents have increased more than the median income in Flower Mound. Most of the disparity is due to the development of new high-end subdivisions increasing the median and average rents and home values. As a result, higher income residents have greater housing options, yet if this trend continues the availability of affordable housing for those of low-to moderate-income will decline.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Rent Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases. As discussed previously in this section, housing prices, including rentals, have continued to increase in the past few years. Median Contract Rent in Flower Mound in 2019 was \$1,837. According to ACS data 81% of renters live in a three bedroom or more housing unit. Comparing the median rent in Flower Mound of \$2,221 with the fair market rent, the median rent is much higher for one and two bedroom units, but similar for 3-bedroom units. The limited number of multi-family units in Flower Mound impacts the affordability of rental units.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides an overview of the condition of housing in Flower Mound.

The vast majority of the housing in Flower Mound was constructed after 1979. Out of the 28,479 housing units in Flower Mound, 95% of them were built after 1979. As a result, the condition of the housing ranges from poor (very few units) to excellent, with very few substandard and even fewer dilapidated, not suitable for rehabilitation.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

A building that is deemed dilapidated or substandard is defined as a structure that has become deteriorated or damaged through exposure to the elements to the extent that it no longer provides protection from the elements, is in danger of collapse, is not connected to an approved wastewater disposal system, or is hazardous to public health/safety/welfare. Substandard units suitable for rehabilitation are those for which the necessary rehabilitation would be less than 50 percent of the value of the property.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,340	19%	1,435	38%
With two selected Conditions	15	0%	80	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	4	0%	0	0%
No selected Conditions	18,110	81%	2,235	60%
Total	22,469	100%	3,750	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,975	38.5		
1980-1999	15,949	56		
1950-1979	1,461	5.1		
Before 1950	94	.3		
Total	28,479	100		

Table 34 – Year Unit Built

Alternate Data Source: 2023 ACS 5 Year DP04 Housing Characteristics

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	1,555	5		
Housing units built before 1980 with children present	N/A	N/A		

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint has been recognized as a major environmental hazard facing children. Elevated blood lead levels in young children can lead to a range of problems from relatively subtle developmental disabilities to severe impairment or even death. Common effects include impaired cognition and functioning, slowed learning abilities and behavioral disorders. Often these manifestations are subtle

during early childhood but become more pronounced as children progress through school.

The use of lead-based paint was banned from residential usage in 1978. However, a majority of the structures constructed prior to the ban are at risk of containing lead-based paint. Lead poisoning is most likely to occur in old, poorly maintained dwellings with deteriorated paint. Remodeling homes with lead paint will exacerbate exposure if lead hazards have not been mitigated.

Only 5% of Flower Mound's housing units were built before 1979.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Low- and moderate-income renters needing housing assistance in Flower Mound are primarily served by the Denton Housing Authority. The Town of Flower Mound does not operate any Public Housing Units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,525			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

N/A. There are no public housing developments in Flower Mound.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A. There are no public housing developments in Flower Mound.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A. There are no public housing developments in Flower Mound.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A. There are no public housing units in Flower Mound.

Discussion:

Please see above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are homeless or at risk of homelessness in Flower Mound. The chronically homeless population has traditionally been very small in Flower Mound. As of the most recent Point-in-Time Count, carried out by the Denton County Homeless Coalition, there are three actively homeless individuals living in Flower Mound. Flower Mound has no traditional shelter to serve the homeless, although to ensure that services are available should the need arise, Flower Mound participates in the Denton County Homeless Coalition. This Coalition has a network in place to address chronically homeless needs and provides General Fund support to local service providers that address the needs of the homeless and those at risk of becoming homeless.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Town of Flower Mound annually awards a portion of its General Fund dollars to local social service and health care providers that offer a range of services to low-income residents, including those who are homeless or at risk of becoming homeless. Food provision, information and referral, emergency financial assistance, housing and rental assistance, physical and mental health care services to uninsured or underinsured residents are among the health, mental health and employment services these providers make available.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Christian Community Action (CCA), located in Lewisville, is the largest provider of homeless assistance in the Flower Mound area. CCA provides comprehensive rescue, relief and restorative services to low-and moderate-income families and individuals in crisis. The following services were provided to the homeless population, populations at risk of becoming homeless and those transitioning through homelessness: information and referral, counseling and/or advocacy, emergency financial assistance, medical care and/or assistance, transportation, home maintenance and/or repair, after school care and/or activities, food, utilities, clothing and shelter assistance. Over the last two fiscal years, CCA provided more than \$85,000.00 in financial and non-financial services to residents in Flower Mound through services and programs such as the organization's food pantry, family assistance services and back-to-school services.

In addition to Christian Community Action, the Town also funds the following organizations providing services to people who are homeless and those who are at risk of homelessness:

- CASA of Denton County – provides advocacy services for children who have been removed from their homes by Child Protective Services
- Children's Advocacy Center of Denton County – coordinates the investigation and prosecution of severe child abuse cases and provides family advocacy services and counseling services to children and families
- Denton County Friends of the Family – provides comprehensive services to those impacted by rape, sexual abuse and domestic violence
- Denton County MHMR – provides comprehensive services for those with the most severe and persistent mental illness and most challenging developmental disabilities
- Journey to Dream – provides services for at-risk and homeless youth, including education, counseling, basic life needs and safe shelter

- PediPlace – provides pediatric primary-care healthcare services for the uninsured or underserved

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section supplements NA 45 (Non-Homeless Special Needs Assessment) with a description of the facilities and services available in Flower Mound.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly: The supportive housing needs for this population can vary widely depending on the general health and fitness level of the individuals. In general, as people age, disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and home modifications that accommodate the individual's unique needs and therefore support their independent living.

Persons with Disabilities (mental, physical, developmental): Individuals with disabilities encompass a wide range of skill levels and abilities. Often, these individuals have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing, but individuals that need more support or specialized housing have fewer options. Some of these individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of housing needs, a common thread is the need for continuous support services dependent on the level of ability among each individual.

Alcohol and/or Other Drug Addictions: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance that they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and a support network. Additionally, detoxification facilities are necessary when addiction is first recognized.

Persons with HIV/AIDS: Medical and social support is important for those living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. The individual's support network and medical facilities in close proximity are also important.

For additional information, please see NA-45 for a discussion on the characteristics and needs of special populations in Flower Mound.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are no specific supportive housing programs in Flower Mound for persons returning from mental and physical health institutions. However, the Denton County Homeless Coalition has a discharge policy to ensure that these individuals are evaluated for appropriate housing options. Through fostering relationships with local hospitals, services are matched to persons in need of housing assistance.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Flower Mound intends to continue providing general funds to nonprofit partners for supportive services. The Community Support funds average more than \$200,000 per year. Flower Mound supports organizations such as Christian Community Action, Children's Advocacy Center, Denton County Friends of the Family, and PediPlace. These and similar organizations are best equipped to meet the housing and supportive service needs for non-homeless residents with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As part of the process of developing its Con Plan, the Town updated its Analysis of Impediments to Fair Housing Choice. While the review did not reveal any overt barriers to fair housing choice, the analysis did reveal several areas that may lead to unanticipated barriers in the future. There is implicit recognition that:

- Even though no barriers to fair housing choice have been identified at this time, the Town recognizes that, in specific cases, zoning can create barriers. To guard against this, the Town has created a SMART Growth Commission to review development criteria and to ensure they do not occur in the future. In addition, the Fair Housing Committee will also review Town policies, zoning and ordinances, to further verify that impediments to fair housing are not occurring;
- As the Town population increases, the need for goods and services, as well as jobs and a balanced property and sales tax base will also increase;
- Town citizens may not have easy access to or knowledge of fair housing information and organizations; and,
- To effectively facilitate affordable housing, resources must be available and targeted to the specific need.

Finally, the Town recognizes that like many other cities, a potential barrier to affordable housing development is always the Not-in-My-Backyard Syndrome (NIMBYism), which can be mitigated with education and outreach to residents.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an overview of the economic and community development climates in Flower Mound. The discussions are informed by the Town's Economic Development Division and the Chamber of Commerce. The narrative also incorporates data from the HUD pre-populated tables. Unemployment, commuting times, education and business activity are all analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	204		.5		
Arts, Entertainment, Accommodations	2,910		6.9		
Construction	1,819		1.7		
Education and Health Care Services	8,016		19.1		
Finance, Insurance, and Real Estate	5,566		13.2		
Information	1,456		3.5		
Manufacturing	3,484		8.3		
Other Services	1,515		3.6		
Professional, Scientific, Management Services	7,687		18.3		
Public Administration	1,225		2.9		
Retail Trade	3,777		9.0		
Transportation & Warehousing	2,593		6.2		
Wholesale Trade	1,469		3.5		
Grand Total	41,721		96.7		

Table 40 - Business Activity

Alternate Data Source: 2023 ACS 5 Year DP03 Economic Characteristics

Labor Force

Total Population in the Civilian Labor Force	43,414
Civilian Employed Population 16 years and over	42,012
Unemployment Rate	2.3%
Unemployment Rate for Ages 16-24	N/A
Unemployment Rate for Ages 25-65	N/A

Table 41 - Labor Force

Alternate Data Source: 2023 ACS 5
Year DP03
Economic
Characteristics

Occupations by Sector	Number of People
Management, business and financial	25,650
Farming, fisheries and forestry occupations	204
Service	3,304
Sales and office	8,940
Construction, extraction, maintenance and repair	1,568
Production, transportation and material moving	2,550

Table 42 – Occupations by Sector

Alternate Data Source: 2023 ACS 5
Year DP03
Economic
Characteristics

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,213	56.6
30-59 Minutes	12,017	39.5
60 or More Minutes	1,135	3.7
Total	30,365	99.8

Table 43 - Travel Time

Alternate Data Source: 2023 ACS 5
Year B08012
Travel Time to
Work

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	648	22	271
High school graduate (includes equivalency)	3,019	22	1,090
Some college or Associate's degree	6,766	114	1,943
Bachelor's degree or higher	25,097	820	3,657

Table 44 - Educational Attainment by Employment Status

Alternate Data Source: 2023 ACS 5
Year B23006
Education by
Employment

Educational Attainment by Age

	Age				
	18–24 yr	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma	785				
High school graduate, GED, or alternative	1,637	5,519	10,921	26,088	9,012
Some college, no degree	1,749	5,519	10,921	26,088	9,012
Associate's degree	1,749	5,519	10,921	26,088	9,012
Bachelor's degree	1,012	3,481	8,355	17,738	4,450
Graduate or professional degree	1,012	3,481	8,355	17,738	4,450

Table 45 - Educational Attainment by Age

Alternate Data Source: 2023 ACS 5
Year S1501
Education
Attainment

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,757
High school graduate (includes equivalency)	58,905
Some college or Associate's degree	64,213
Bachelor's degree	93,103
Graduate or professional degree	123,302

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source: 2023 ACS 5 Yr
B20004 Median
Earnings Past
12 Month

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the information in Table 40 above, the employment industries that provide the greatest share of jobs within the Town of Flower Mound are: Education and Healthcare, Professional and Management, and Finance, Insurance, and Real Estate.

Most employed residents in Flower Mound have an occupation in Education and Healthcare (19.1% of workers); Professional and Management Services (18.3% of workers); and Finance, Insurance and Real Estate (13.2% of workers).

Describe the workforce and infrastructure needs of the business community:

The business community in Flower Mound currently operates primarily with a diverse and highly-educated workforce that pulls largely from across Denton County, ranked the 7th largest county in the State of Texas based on population, which is an increase of 16.75% since 2020. The Town's proximity to major employers throughout the Dallas-Fort Worth area allows numerous opportunities for jobs, and according to information from the Town's Economic Development Division, more than 85% of the Town's adult population has a post-secondary education, offering employers some of the highest skilled workers in the North Texas area. As of January 2025, more than 2,000 businesses operate in Flower Mound with approximately 33% in the management/business/financial category, 30% in the professional category, 10% in sales, 10% in administrative support, 5% in transportation/material moving, 2% in construction/extraction, 2% in installation/maintenance/repair, and the rest falling into other industry classifications. Over 3,680 new jobs have been created in Flower Mound in the past three years, 36% of which are classified as Office (Professional), 21% as Industrial, and 18% as Restaurant (Service). With such a diverse offering of industries in the community and a rapidly expanding industrial & flex office business district, the workforce needs of Flower Mound are also varied and require a wide range of skills and trained abilities. Located only three miles north of DFW International Airport, the Town of Flower Mound business community is largely attracted by the roadway and transportation infrastructure that can be provided through major thoroughfares, which emphasizes the need for carefully maintained infrastructure.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Due to its location, low tax rate, pro-business environment, and strategic location in the DFW Metroplex, Flower Mound is a highly sought after and growing community. According to Livability, a research organization that uses education, sustainability, transportation, housing, and economic data, Flower Mound is the #1 Most Livable Small City in the United States. In addition, the Town competes

with some of the largest cities in North Texas for projects and has the capacity to take on major projects that could greatly change the trajectory of business development and focus of the community; and those opportunities are very real possibilities for the Town as we move into the future term of the planning period. For this reason, as well as because the State of Texas, and North Texas specifically, are such highly desired locations for business, the chances of a major change that could have economic impact and affect job and business growth are immense and imminent. Auto manufacturers and parts distributors are flocking into the area and require highly skilled workers, the medical industry continues to see massive growth in the region and offers educated employees a hefty average salary, technology groups are relocating their small-but-specialized headquarters to the area in lieu of Silicon Valley and the intense costs of doing business there. The stage is set for rapid growth in North Texas to continue for decades and Flower Mound is in a prime location in the Metroplex and has available space for business tenants that meet the Town's rigorous standards.

With this kind of growth potential, needs will include having a skilled and available workforce, residential options for relocated workers in and around the community, well-maintained and adequate roadways and inter-local thoroughfares for transportation efforts and commuters, solid community organization networks, business and transitional support opportunities, and considerable quality of life amenities that help to distinguish the community as a place to both work and live.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Due to being located in the Dallas-Fort Worth metro area, Flower Mound has access to a large pool of skilled labor. For those companies that need specialized labor, the local universities and community colleges have programs and curriculum in place to address those needs. Additionally, as mentioned, more than 85% of the Town's adult population has a post-secondary education, offering employers some of the highest skilled workers in the North Texas area.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Con Plan.

The Town of Flower Mound is proud to feature a 32,000 square-foot North Central Texas College (NCTC) extension campus right in the heart of its historic Parker Square. The campus is home to a Small Business Development Center (SBDC), which provides free professional consulting services to individuals looking to start or grow their small business. Various management training opportunities, seminars, and information are available at no cost to participants and can provide a leading edge for private employers.

Additionally, there are more than 25 four-year colleges and universities located within 50 miles of Flower Mound, including one of the top 50 largest university in the United States, the University of North Texas, and the largest university primarily for women in the United States, Texas Woman's

University. There are many more two-year/community colleges located within 50 miles of the Town, which provide a wide variety of specialized training and certification programs for almost any workforce need.

The Town of Flower Mound Economic Development Office works closely with the Texas Workforce Commission on Skills Development Fund and Skills of Small Business Program grants as well, offering assistance with workforce training when initiatives are not already locally viable. The Flower Mound Chamber of Commerce partners with the Service Corps Of Retired Executives (SCORE) to provide top-quality assistance for all business and management needs within the community, including focused training and management guidance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

See discussion below.

If so, what economic development initiatives are you undertaking that may be coordinated with the Con Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As it relates to long-term planning for economic development, the Town of Flower Mound utilizes a Comprehensive Economic Development Plan based on the Town's Master Plan. Additionally, The Town's Economic Development Division has developed an Incentive Policy to establish standards and guidelines that govern the granting of financial initiatives to facilitate economic growth. Finally, the Town is supported by the Flower Mound Chamber of Commerce, which serves as the front door of the business community in Flower mound and is comprised of more than 630 local businesses.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. An area has a high concentration of multiple housing problems when a census tract has two or more housing problems that are disproportionately high. A housing problem is disproportionately high if the percentage of households that have that problem exceed 10% of the jurisdiction's average.

Housing problems are often much more common in low-income households, as seen in the Needs Assessment. As such, areas with higher concentrations of poverty are more likely to have higher concentrations of housing problems. According to HUD's CPD Mapping Tool, a very small portion of households experiencing poverty at a higher rate than the rest of the jurisdiction is located along the Town's southern border with the City of Grapevine. This is seen in the Map below.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The definition of racial and ethnic minority concentration is any census tract or grouping of census tracts where minority population is 10% or more over the jurisdiction's average. While some concentrations of racial or ethnic minorities exist in Flower Mound, they are minor and are primarily located in east Flower Mound.

A low-income family is defined as a family whose income does not exceed 80 percent of the median income for the Dallas, Texas HUD Metro FMR Area, as determined by HUD, with adjustments for smaller or larger families. Concentration is defined as any census tract or grouping of census tracts where the MHI is 80% or less than the jurisdiction's MHI. Concentrations of poverty is discussed above.

What are the characteristics of the market in these areas/neighborhoods?

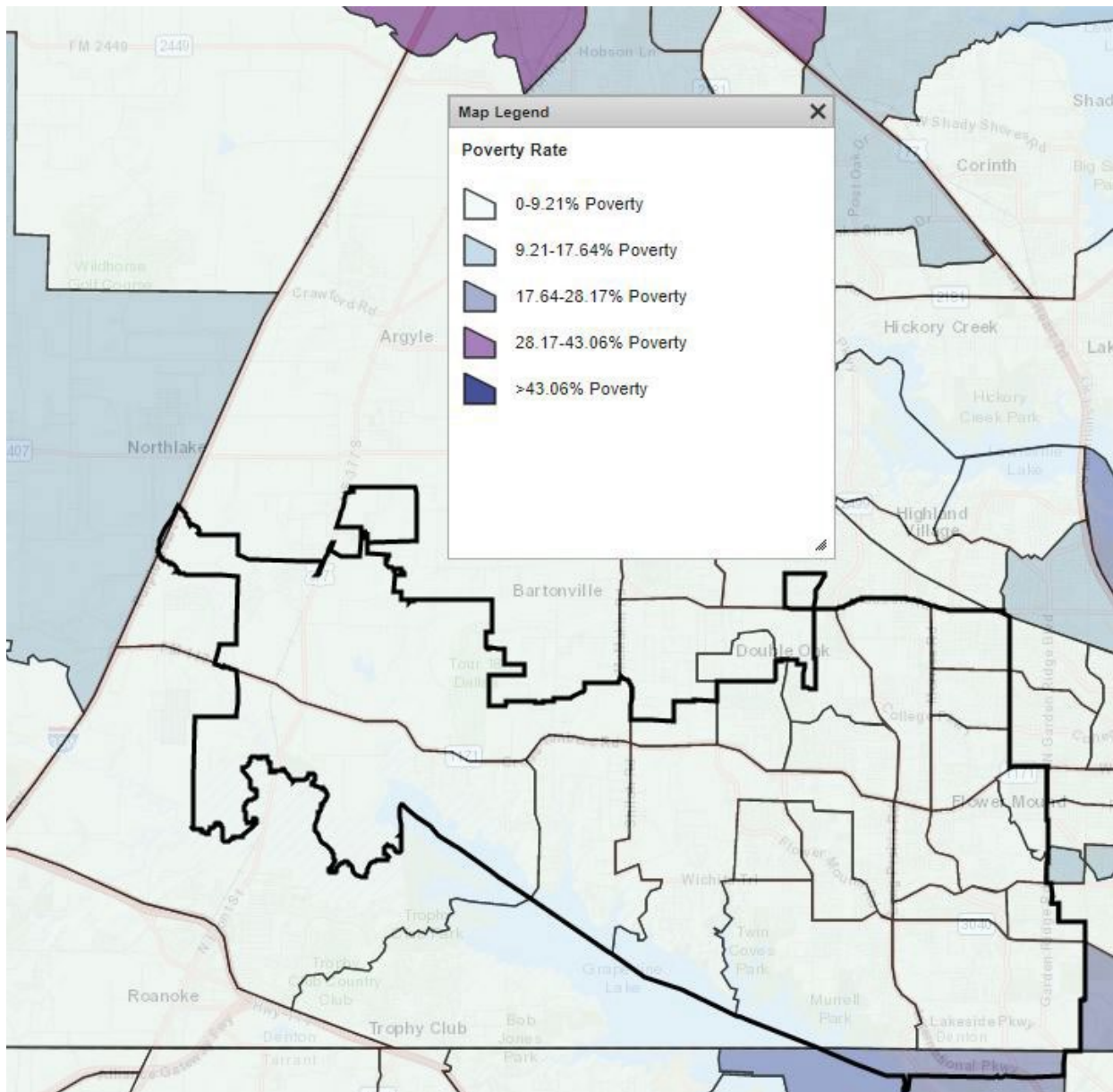
These areas are characterized by older, more affordable housing stock; lower income levels, and a higher incidence of repair and rehabilitation needs.

Are there any community assets in these areas/neighborhoods?

Assets of these neighborhoods include close proximity to major transportation corridors and Town Hall, good supply of affordable housing, quality public schools, established and mature neighborhoods, parks and walking trails and proximity to shopping.

Are there other strategic opportunities in any of these areas?

These areas offer strategic opportunities for increasing access to affordable housing stock that is suitable for habitation through renovation.



Poverty Rate Map

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission, high-speed Internet access, or broadband, is critical to economic opportunity, job creation, education and civic engagement. As a result, closing the digital divide between those who have access to cutting-edge communications services and those who do not, especially those of low-and moderate-income is essential.

According to FCC datasets, all consumers in Flower Mound have access to wired internet providers available at their address. According to ACS 5 Year data, 97.6% of households in Flower Mound have a broadband Internet subscription. Additionally, 93.37% of people living in Flower Mound have residential fiber service (higher quality than broadband) available to them. As a result, Flower Mound has been recognized as a Fiber Friendly Certified City by BroadbandNow. Flower Mound is also ranked as the 16th most connected city in Texas.

When looking at network tech across the Town, there are diverse options including AT&T DSL, BelWave Communications for fixed wireless internet, as well as the Town's two primary providers Spectrum and Frontier. Spectrum offers speeds up to 1 Gbps with plans starting at \$30 per month and Frontier provides fiber with speeds up to 200 Mbps with plans starting at \$29.99.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Choice in broadband Internet service helps to ensure that residents, especially those of low-and moderate-income, have access to affordable high-speed Internet service. This competition among providers serving a jurisdiction also ensures that rates and services are fair and responsive to resident's needs and demand.

Broadband competition is above-average in Flower Mound compared with other Texas cities, with a total of 9 internet service providers. Four out of nine providers have an availability of 88% or higher. The increased competition lowers prices, which increases the likelihood that lower income residents are able to afford such services.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the National Aeronautics and Space Administration (NASA), Texas is ranked first in the U.S. in the variety and frequency of natural disasters. At least one major disaster event is declared every year in the state of Texas. In the North Texas region, where Flower Mound is located, these natural hazard risks include tornados, hailstorms, flash flooding and thunderstorm winds. Additionally, extreme temperatures in the summer can create conditions that lead to severe droughts and widespread wildfires. The potential impacts of climate change may only exacerbate these events, especially for the North Texas region. By the middle of the century, the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic flooding, an increase in electricity costs and ruined crops.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Natural hazards become natural disasters when people's lives and livelihoods are destroyed. Human and material losses caused by natural disasters are a major obstacle to sustainable development. This impact can be especially felt by those of low- and moderate-income. According to the Substance Abuse and Mental Health Services Association, research findings suggest that not only are those of low- and moderate-income more vulnerable when faced with natural hazards, but they are more likely to suffer serious consequences, such as property damage, homelessness and physical/financial impacts. They simply have less available resources to combat the impacts of natural hazards.

For example, with an extended period of extreme heat, there is often high humidity. During that time, a body can be pushed beyond its limits. Young children, the elderly, those who are sick or overweight are more susceptible to extreme temperatures. As noted in the Needs Assessment, the elderly are often classified as low-to moderate-income and may not have the financial means to maintain their homes in a condition that mitigates the risk of extreme heat and other natural hazards. Furthermore, low- and moderate-income households oftentimes do not have the financial means to repair homes damaged by incidences such as hailstorms or flash flooding.

The Town of Flower Mound strives to inform and prepare the general public for multi-hazard mitigation. Information can be found on the Town's Emergency Management webpage, social media accounts, and through emergency alerts disseminated through the Town of Flower Mound Everbridge Notification System. This system enables the Town to provide residents with critical information related to emergency events such as severe weather, evacuations, inclement weather closings, etc. Residents can choose to receive time-sensitive messages to their home, cell or business phones; email addresses; text

messages; and more. Residents may also utilize the “Everbridge ContactBridge” app to receive push notifications on their smart device.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Town's Con Plan lays out the direction the Town intends to take in the distribution of its Community Development Block Grant (CDBG) funds for housing and community development activities, beginning October 1, 2025 through September 30, 2030. The strategies and goals set forth in the Strategic Plan are tailored to address the housing, community development, and public services needs of the Town, while satisfying HUD's required national objectives. They provide the framework for implementing the Con Plan and subsequent annual Action Plans, by detailing the projects and activities to be undertaken.

According to HUD, "the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level."

The strategies and goals listed in this section were determined through consultation with service providers as well as Town staff and consideration of resident feedback provided through a community survey that was conducted as part of the planning process.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Town of Flower Mound
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Town of Flower Mound.
	Include specific housing and commercial characteristics of this target area.	The Target area includes all of the Town of Flower Mound.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Town has not designated any general target areas because low-to moderate-income individuals and families reside in many parts of the Town. Additionally, the Town has chosen to benefit the entire community instead of focusing on a small portion of residents.
	Identify the needs in this target area.	The two largest needs of the Town of Flower Mound are transportation services and preservation of the existing housing stock.
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

During the course of the five planning years from 2025 through 2029, the Town of Flower Mound intends to distribute CDBG funds throughout the Town based on a variety of factors, including level of need and the capacity to meet needs. Therefore, funds will be available Town-wide.

However, CDBG activity types may be located in specific geographic areas based on low/moderate income criteria established by HUD for area-wide benefit activities, which must have at least 33 percent concentration of low/moderate income population. Allowable locations for projects are determined based on the percentage of low- to moderate-income persons residing there. The majority of Flower Mound's HUD funds are used for direct benefit purposes that are available to low/moderate income residents who may live anywhere throughout the Town so geographic priorities do not apply.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Service- Transportation
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Town of Flower Mound
	Associated Goals	Planning and Administration Transportation Services
	Description	Subsidize Town-wide transit service for the Town's elderly who are 65 years and older and adults with severe disabilities who are 18 years and older. Flower Mound does not currently have public transportation. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas. The Town will contract with Special Programs for Aging Needs (SPAN) to provide the service. Flower Mound General Funds will be used to provide services for those riders who are not CDBG project participants.
	Basis for Relative Priority	The basis for this prioritization was feedback garnered from the Town's Citizen Survey, input from Town staff and the Town's Market Analysis and Needs Assessment.
2	Priority Need Name	Housing Rehabilitation
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly
Geographic Areas Affected	Town of Flower Mound
Associated Goals	Planning and Administration Preserve Existing Housing Stock
Description	Housing rehabilitation of up to \$60,000 for low/moderate income Flower Mound residents.
Basis for Relative Priority	The basis for this prioritization was the need to preserve and maintain the Town's housing stock, especially in older neighborhoods, feedback from the Town's Citizen Survey, the Needs Assessment and discussion with Town staff.

Narrative (Optional)

The Town's housing priority is the Residential Rehabilitation Program for low-to moderate-income residents.

The Town's public service priority is transportation services for the Town's elderly and adults with disabilities.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Town does not anticipate funding TBRA in the near future.
TBRA for Non-Homeless Special Needs	The Town does not anticipate funding TBRA for non-homeless special needs in the near future.
New Unit Production	The Town does not anticipate funding new housing production.
Rehabilitation	The continued aging of the Town's housing stock and the growth of the Town's senior population are the primary reasons why the Town will continue to prioritize rehabilitation of existing homes.
Acquisition, including preservation	While the Town does not expect to be able to make acquisition a feasible endeavor in the near future, preservation of existing, affordable housing is a high priority for the Town, for the reasons listed above. The Town's residential Rehabilitation Program is the cornerstone of these preservation efforts.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section discusses the resources that will be used to meet the goals of the 2025-2029 Con Plan. The amounts below are only estimated amounts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	273,152			273,152	1,092,608	Funds will be put toward the Town-wide transportation program and the Residential Rehabilitation Program. The expected amount available for the remainder of the Con Plan is four times the Year 1 Annual Allocation.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The Town's Financial Services Department is the lead agency for the implementation of the Town's Community Development Plan. Internally, the Financial Services Department works in collaboration with all Town departments to deliver projects, services and other benefits to eligible clients. Externally, the Department works with clients and sub-recipients of the program.

The Financial Services Department is the lead agency for the administration of CDBG funding. To effectively implement the Community Development Plan, funding for the Department comes from CDGB funds as well as the Town Council. The Town Council makes available an estimated \$200,000 a year in General Fund dollars to fund agencies that are actively engaged in the provision of social services and cultural arts in Flower Mound.

In exchange for the funding, the agencies and organizations work toward the provision of social services to residents in need. The Town, along with the City of Lewisville, hosts a quarterly roundtable for those who provide services to Town residents as an outlet for collaboration and networking.

There are no matching requirements for CDBG funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town does not intend to use publicly owned land or property to fulfill the goals of the 2025-2029 Con Plan.

Discussion

The Town will utilize its CDBG funding over the course of the Con Planning period to fund the goals and objectives as outlined by this Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its Con Plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FLOWER MOUND	Government	Non-homeless special needs neighborhood improvements public services	Jurisdiction
SPAN, INC.	Non-profit organizations	public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system include the level of coordination between the Town and its sub-recipients and other service providers as well as between the Town and Denton County. A strength of the Town's CDBG program is the Community Development Advisory Committee, comprised of Town staff from various departments as well as the Town Manager and Deputy Town Manager/CFO. These individuals bring issues, opportunities and solutions to the table to facilitate the identification of services needed.

The Town is an active member of the Denton County Homeless Coalition. The Town sends a representative to the meetings to improve coordination and collaboration with the nonprofit service providers and the other cities on the Coalition that are located in Denton County. This collaboration improves the strength of the local and county-wide system. The Town of Flower Mound and the City of Lewisville also host quarterly social service agency roundtables to provide an opportunity for collaboration and networking.

The primary gap in the institutional delivery system is the limited CDBG entitlement funding for activities such as the rehabilitation of the Town's older housing stock. The other major gap is the 15% cap on public services. The public service cap limits the Town's ability to address all of the transportation needs of the Town's elderly and those with disabilities, which is a high priority for the Town. As a result, some issues may not be addressed or may only be addressed on a limited basis.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The County-wide service delivery system aims to meet the needs of homeless and special needs populations through membership, participation, and coordination with the Denton County Homeless Coalition (DCHC). DCHC conducts monthly meetings and is attended by representatives from area cities, service providers, and faith-based groups. The meetings provide a forum for community collaboration, including coordinated access network, collective impact evaluation, shared data and case management infrastructure. Agencies that serve a wide variety of special needs in locations throughout the cities of Flower Mound, Lewisville and Denton regularly attend and participate. Finally, DCHC along with the Town of Flower Mound coordinate an annual Point-in-Time homeless count in Denton County. Results are reported and shared in the area as well as with Texas Homeless Network.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The ability of Flower Mound to rely on a variety of agencies to serve the Town's special needs and homeless populations is a strength. This network of organizations leverages the services each is able to provide within its limited resources, assuring that distinct needs are addressed.

The largest gap in meeting the needs of Flower Mound's special needs populations and persons who are homeless is lack of funding.

As for the gaps in services for families and special needs populations, the following issues require attention and will have to be addressed in time. With the aging of its population, Flower Mound is faced with an increased number of seniors requiring affordable housing. There are a limited number of affordable housing units available in Flower Mound that accommodate the physically impaired and which have convenient access to transportation and the necessary supportive services. An increased number of well distributed affordable housing units throughout the Town are needed to allow families and special needs populations to live in dignity and with independence. Addressing the housing needs of these populations is vital to preventing these individuals from possibly becoming homeless.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Town of Flower Mound is committed to encouraging increased cooperation and coordination among organizations within the region. The Town will continue to reach out to these organizations to ensure collaboration. The Town will continue its membership in the Denton County Homeless Coalition and will seek out additional opportunities for collaborative efforts to increase effective service delivery throughout the Town.

Additionally, at this time, the Town of Flower Mound plans to continue utilizing a portion of its General Fund to support local social service organizations that endeavor to provide assistance to the homeless and/or near homeless, such as Christian Community Action.

The Town also plans to supplement the work of various Town-funded social service agencies by promoting the preservation and maintenance of existing housing through its Residential Rehabilitation Program.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Housing Stock	2025	2029	Affordable Housing	Town of Flower Mound	Housing Rehabilitation	CDBG: \$1,140,410	Homeowner Housing Rehabilitated: *3 Household Housing Units Per Year
2	Transportation Services	2025	2029	Non-Homeless Special Needs	Town of Flower Mound	Public Service-Transportation	CDBG: \$204,865	Public service activities other than Low/Moderate Income Housing Benefit: *125 Persons Assisted Per Year
3	Planning and Administration	2025	2029	Planning and Administration	Town of Flower Mound	Housing Rehabilitation Public Service-Transportation	CDBG: \$20,485	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Existing Housing Stock
	Goal Description	Continue to fund the Town's Residential Rehabilitation Program to assist low-to moderate-income homeowners with repairs they would otherwise be unable to afford. This program is designed to expand the supply of decent, safe, sanitary and affordable housing, to correct health and safety hazards in deteriorated housing and to extend the useful life of existing housing units.
2	Goal Name	Transportation Services
	Goal Description	Continue to fund the Town's town-wide transit service for the Town's elderly who are 65 years and adults 18 years and older with severe disabilities. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas.
3	Goal Name	Planning and Administration
	Goal Description	Up to 20 percent of total CDBG grant expenditures will be used for planning and program administration.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Town anticipates approximately three families will be assisted each year through the Residential Rehabilitation Program funded through the Town's CDBG grant.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Town does not have any public housing units.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As part of the process of developing its Con Plan, the Town updated its Analysis of Impediments to Fair Housing Choice. While the review did not reveal any overt barriers to fair housing choice, the analysis did reveal several areas that may lead to unanticipated barriers in the future. There is implicit recognition that:

- Even though no barriers to fair housing choice have been identified at this time, the Town recognizes that, in specific cases, zoning can create barriers. To guard against this, the Town has created a SMART Growth Commission to review development criteria and to ensure they do not occur in the future. In addition, the Fair Housing Committee will also review Town policies, zoning and ordinances, to further verify that impediments to fair housing are not occurring;
- As the Town population increases, the need for goods and services, as well as jobs and a balanced property and sales tax base will also increase;
- Town citizens may not have easy access to or knowledge of fair housing information and organizations; and,
- To effectively facilitate affordable housing, resources must be available and targeted to the specific need.

Finally, the Town recognizes that like many other cities, a potential barrier to affordable housing development is always the Not-in-My-Backyard Syndrome (NIMBYism), which can be mitigated with education and outreach to residents.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address the identified issues and ensure that unanticipated barriers to affordable housing do not develop in the future, the Town will benefit by:

- The SMARTGrowth Commission continuing its periodic review of development criteria to help mitigate the ill effects of overcrowding and congestion, including overburdened infrastructure, facilities, and services.
- The Fair Housing Committee continuing its routine review of the Town's zoning and subdivision ordinances, building codes and impact fees; and when necessary, bringing any potential impediments to the attention of management and the Town Council.
- The Economic Development Division working closely with the Chamber of Commerce to provide business and retention development programs, with incentives for economic development. This will help to ensure an increase in the number of businesses that locate in Flower Mound, resulting in a more balanced tax base and increased local employment opportunities.

- The Financial Services Department continuing to foster partnerships with community agencies, established to provide the necessary resources for affordable housing. Services should be targeted to those areas where larger percentages of low- and moderate-income families reside, and to populations in need of services, such as the elderly, youth, and female head-of-households living below the poverty level with children.
- The Library Services Department ensuring that residents living in those Census Tracts with a high percentage of poverty-level incomes are made aware of job training and job search workshop opportunities at the Library.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Flower Mound's strategy to address the needs of those experiencing homelessness and the needs of persons who are not homeless but require supportive help is to identify and partner with those community agencies that have resources to provide the necessary services, to maintain an awareness of the level of need, and to address specific needs as they are identified. As an example, the Town continues to allocate a portion of its General Funds to local service providers such as Christian Community Action, which provide services to these individuals.

Additionally, Town staff actively participates in the Denton County Homeless Coalition. The Coalition serves as a catalyst for coordinating available services and leveraging resources, which has proven to be an effective strategy for serving the homeless throughout the area. The Coalition uses data from the United Way Denton, which provides homelessness data within the county. The Coalition also helps ensure Continuum of Care without gaps in service, as participants move from service provider to service provider. A new resource is the website – www.findhelp.org – which serves as a referral network of geographic based assistance regarding housing, mental health services, food pantries, medical care, and more. On a continuing basis, the Coalition inventories available resources and identifies gaps and priorities in available services.

Addressing the emergency and transitional housing needs of homeless persons

Flower Mound plans to continue participating in the Denton County Homeless Coalition during the next five years. The Coalition utilizes coordinated entry, which helps match any household experiencing homelessness with available and appropriate services in the County. These service providers offer a number of beds, including emergency and transitional housing options. These options range in length of stay from short-term to transitional housing options to meet the varying needs of homeless households. The Town also participates in the annual Point-in-Time Count that assesses the homeless environment in Denton County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As mentioned above, Flower Mound plans to continue participating in the Denton County Homeless Coalition during the next five years. This network of providers serves as a catalyst for developing and providing needed services to those individuals and families who are homeless or at risk of homelessness throughout the County.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Town participates in the Denton County Homeless Coalition, which continues its efforts to follow discharge plans through partnerships with local hospitals and other systems of care to help ensure that individuals are not discharged into homelessness. These efforts utilize resources within the County to place in-need persons with available service providers.

Additionally, the Town will serve as a referral source for individuals and families with children at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services needed by the individuals and families

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

For residents receiving assistance under the Town's Residential Rehabilitation Program where a lead-based paint hazard is present, the Town complies with federal regulations when levels are greater than the minimum standards. To determine if a lead-based paint hazard is present, houses built before 1978 are tested for the presence of lead by a certified technician. In the event lead-based paint is present, the Town follows HUD guidelines in conjunction with the Town's program specifications to address the lead issues. All CDBG-funded projects will meet all applicable regulations related to lead-based paint. The Town also provides—and will continue to provide—information to all program applicants regarding the hazards of lead-based paint during the five-year Con Planning cycle.

How are the actions listed above related to the extent of lead poisoning and hazards?

Testing of elevated blood levels in children suggests that lead based paint hazards in Flower Mound are relatively low: The Texas Department of Health's Childhood Lead Poisoning Prevention Program found very few Flower Mound children with elevated blood levels: of the approximately 3,921 tested in Denton County from 2018-2022, just 46, or 1.17% of 0-5 year olds, tested positive for elevated blood lead levels. Data is only available on a county-wide basis, not individual cities.

Based on the age of housing stock in Flower Mound, an estimated 859 residential units could have lead-based paint risks. These risks are mitigated through efforts to build awareness and continued availability of the Residential Rehabilitation Program, which requires testing of all homes built before 1978 for lead-based paint. In carrying out all activities under this Con Plan over the next five years, the Town will:

- Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation and repair activity performed by the Town on homes constructed prior to 1978, and
- Seek out and take advantage of opportunities to educate Town staff, public, customers, and contractors regarding the hazards of lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

The Town of Flower Mound has fully integrated into all of its HUD-funded housing rehabilitation, repair, and construction program policies and procedures the requirements of HUD's Lead Safe Housing Rule under 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Data from the 2023 American Community Survey 5-year Estimates show that, at 4.0%, Flower Mound's poverty level is well below the 7.0% throughout Denton County and the 13.8% throughout the State of Texas. Despite this, Flower Mound is committed to goals, programs, and policies that further reduce the Town's poverty level, including leveraging resources and serving as a referral source.

In an effort to leverage resources, Town staff will continue to liaise with various agencies, such as the Denton County Housing Authority, which offers rental assistance and self-sufficiency training; the Denton Workforce Center/Texas Workforce Commission, which offers training and supportive services leading to employment; and the Texas Department of Housing and Community Affairs and the Denton County Housing Finance Corp., which offer homebuyer assistance. The Town also annually allocates a portion of its General Fund dollars to nonprofit organizations that provide services to those in poverty and help families become self-sufficient. Finally, the Town will continue to participate in the Denton County Homeless Coalition, which serves as a catalyst for coordinating available services and leveraging resources, which has proven to be an effective strategy for providing services to those in poverty and helping them gain a higher level of self-sufficiency.

In regard to serving as a referral source, the Town plans to help ensure those citizens needing services are aware of available providers by maintaining established links to service providers on the Town website.

These actions will assist in reducing the number of poverty-level families by increasing employment opportunities and providing a referral network for those families seeking rental and other assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Town's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing additional stability and resources to low-income households. For example, the Town of Flower Mound provides a portion of its General Fund dollars every year to local nonprofit organizations that assist in helping alleviate poverty among those in our area. Services such as rental assistance and healthcare for uninsured residents help to reduce the effects of poverty and ensure that families can maintain financial stability and self-sufficiency.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town of Flower Mound continually monitors programs and projects to ensure compliance with all applicable laws and regulations.

Financial Services staff will administer financial monitoring for all projects, programs and activities funded by CDBG. They will ensure that all drawdowns are made after all ledgers and records have been reconciled and approved. Additionally, the financial operations and expenditures of the Town are audited on an annual basis by an independent accounting firm.

To ensure compliance with grant requirements, effectiveness in solving neighborhood and community problems, as well as adherence to the goals laid out in this Con Plan, Town staff will conduct monitoring of all operational projects identified in its Plan. Technical assistance will be provided on a continuing basis.

Additionally, under the Town's Residential Rehabilitation Program, Town staff will administer and continuously monitor all projects implemented under this Program. Projects requested by residents will be thoroughly evaluated for adherence to the program guidelines, including income eligibility. An environmental compliance checklist will be completed for each project and the potential repairs are assessed for eligibility during an on-site evaluation by staff.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This section discusses the estimated resources that will be used to meet the goals of the 2025-2029 Con Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	273,152	0.00	0.00	273,152	1,092,608	Funds will be put to transportation projects, Residential Rehabilitation, expected amount remainder of the Con Plan the Year 1 Annual

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Town's Financial Services Department is the lead agency for the implementation of the Town's Community Development Plan. Internally, the Financial Services Department works in collaboration with all Town departments to deliver projects, services and other benefits to eligible clients. Externally, the Department works with clients and sub-recipients of the program.

The Financial Services Department is the lead agency for the administration of CDBG funding. To effectively implement the Community Development Plan, funding for the Department comes from CDGB funds as well as the Town Council. The Town Council makes available an estimated \$200,000 a year in General Fund dollars to fund agencies that are actively engaged in the provision of social services and cultural arts in Flower Mound.

In exchange for the funding, the agencies and organizations work toward the provision of social services to residents in need. The Town, along with the City of Lewisville, hosts a quarterly roundtable for those who provide services to Town residents as an outlet for collaboration and networking.

There are no matching requirements for CDBG funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town does not intend to use publicly owned land or property to fulfill the goals of the 2025-2029 Con Plan.

Discussion

The Town will utilize its CDBG funding over the course of the Con Planning period to fund the goals and objectives as outlined by this Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Housing Stock	2025	2029	Affordable Housing	Town of Flower Mound	Housing Rehabilitation	CDBG: \$228,082	Homeowner Housing Rehabilitated: 3 Household Housing Units
2	Transportation Services	2025	2029	Non-Homeless Special Needs	Town of Flower Mound	Public Service-Transportation	CDBG: \$40,973	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
3	Planning and Administration	2025	2029	Planning and Administration	Town of Flower Mound	Housing Rehabilitation Public Service-Transportation	CDBG: \$4,097	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Existing Housing Stock
	Goal Description	The Town of Flower Mound will continue to fund its Residential Rehabilitation Program. This Program is designed to expand the supply of decent, safe, sanitary and affordable housing, to correct health and safety hazards in deteriorated housing and to extend the useful life of existing housing units for low-to-moderate-income homeowners.
2	Goal Name	Transportation Services
	Goal Description	Continue to fund the Town's Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas.
3	Goal Name	Planning and Administration
	Goal Description	Up to 20 percent of total CDBG grant expenditures will be used for planning and administration activities to ensure that its Programs are carried out effectively.

Projects

AP-35 Projects – 91.220(d)

Introduction

This document serves as the Town of Flower Mound’s 2025 Action Plan for the Community Development Block Grant (CDBG) Program. In accordance with 24 CFR Part 91.220, which accompanies Title I of the Housing and Community Development Act of 1974, as amended, the Town of Flower Mound is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development. The plan outlines the specific projects and services that will be funded during the 2025 program year to address Flower Mound’s strategies stated in the 2025-2029 Con Plan for Housing and Community Development. The following five-year goals were identified in the 2025-2029 Con Plan:

- Preserve the Town’s existing housing stock through the Residential Rehabilitation Program.
- Planning and Administration.
- Transportation services through a Town-wide program for age 65 or older and adults with disabilities.

This section details the projects proposed for the 2025-2026 program year.

Projects

#	Project Name
1	Residential Rehabilitation Program
2	Town-wide Transit
3	Planning and Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocation priorities are based on the needs to preserve and maintain the Town’s housing stock, as well as assist elderly and disabled individuals. These needs were identified through the Town’s Market Analysis and Needs Assessment, feedback from the Town’s Citizen Survey, and input from Town staff.

AP-38 Project Summary

Consolidated Plan

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Project Summary Information

1	Project Name	Residential Rehabilitation Program
	Target Area	Town of Flower Mound
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$228,082
	Description	Provide for substantial rehabilitation of owner-occupied housing. The goals of the Program are to expand the supply of decent, safe, sanitary and affordable housing, to correct health and safety hazards in deteriorated housing and to extend the useful life of existing housing units for low-to moderate-income residents.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Town estimates to complete 3 units annually and will benefit low-to moderate-income households who financially qualify for the Program.
	Location Description	This activity will be carried out within the boundaries of the Town of Flower Mound. Specific locations are determined at the time of application submittal and qualification review by staff of the applicant.
	Planned Activities	Funding for owner-occupied unit home repair. The Program pays for repairs up to \$60,000.
2	Project Name	Town-wide Transit
	Target Area	Town of Flower Mound
	Goals Supported	Transportation Services
	Needs Addressed	Public Service- Transportation

	Funding	CDBG: \$40,973
	Description	Subsidize the cost in providing a Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities that are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service. Flower Mound General Funds will also be used as needed.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Subsidize the increase in cost in Town-wide transit service for the number of Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service. Flower Mound General Funds will be used to provide services for those riders who are not CDBG project participants. The Town hopes to provide at least 1,000 rides per year.
	Location Description	This project will be undertaken within the boundaries of Denton County.
	Planned Activities	This Program will subsidize the cost of a Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service.
3	Project Name	Planning and Administration
	Target Area	Town of Flower Mound
	Goals Supported	Planning and Administration
	Needs Addressed	Public Service- Transportation Housing Rehabilitation
	*Estimated Funding	CDBG: \$4,097
	Description	Administration costs of the CDBG Program, including contract administration, publication of public notices, office equipment and supplies, planning, monitoring, and all other related expenses.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Town Hall: 2121 Cross Timbers Road, Flower Mound, Texas 75028
	Planned Activities	This will fund the administration costs of the CDBG Program, including contract administration, developing an internal cost estimate for the rehabilitation projects, onsite progress inspections of the rehabilitation projects, planning, monitoring, and all other related expenses.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Because of the size of the Town's allocation, the Advisory Committee decided not to target a certain area of the Town. All of the activities are intended to have a Town-wide benefit.

Geographic Distribution

Target Area	Percentage of Funds
Town of Flower Mound	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During the course of the plan year, the Town of Flower Mound does not intend to target a specific area of interest. Instead, funds will be utilized to provide programs that serve low-to moderate-income residents throughout the Town.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section summarizes the affordable housing goals for the 2025 Action Plan. Regardless of the final CDBG allocation amount, the Town of Flower Mound will allocate **83.5 percent** of its total 2025 CDBG allocation to fund the rehabilitation of homes owned and occupied by low-to moderate-income households through the Residential Rehabilitation Program. A large portion of the households applying for funds have members who are elderly and/or have a disability.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	3
Total	3

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Regardless of the final CDBG allocation amount, the Town of Flower Mound will allocate **83.5 percent** of its annual CDBG allocation to fund the rehabilitation of low-to moderate-income owner-occupied houses. It is anticipated that three households will be served through the Residential Rehabilitation Program.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable. Flower Mound currently has no public housing, and there are no plans for public housing in the Town of Flower Mound at this time.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the activities planned during the 2025-2026 program year to address the needs of people who are homeless and other non-homeless special needs.

The Town will not allocate funds this plan year to directly address the needs of the homeless. Instead, the Town's strategy to address the needs of the homeless and the needs of persons who are not homeless but require supportive help is to identify and partner with community agencies that have the resources to provide necessary services, to maintain an awareness of the level of need and to address specific needs as they are identified. Flower Mound has made efforts to identify and locate the chronically homeless. In the most recent Point in Time count, the Denton County Homeless Coalition conducted a count of homeless persons throughout Denton County. Three homeless individuals were identified in Flower Mound during the count.

Potential obstacles to completing these action steps include limited funding available to the Denton County Homeless Coalition, Christian Community Action, and similar organizations, each of which play a major role in advocating for and addressing the needs of the most vulnerable members of our community.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to persons experiencing homelessness is carried out through the Town's partners, such as Christian Community Action and Journey to Dream. Flower Mound allocates a portion of general funds each year to support Journey to Dream and its efforts to provide support to a growing population of homeless teens, including life skills training and access to community resources. Additionally, the organization runs Kyle's Place, which is a transitional living program for homeless and foster youth. Aside from giving teens a safe place to sleep and basic necessities, Kyle's Place offers programs and the support homeless youth need to get back on their feet and succeed. A portion of the Town's General Fund dollars also supports Christian Community Action and its efforts to prevent homelessness, including rental assistance, a food pantry and comprehensive case management. The Town also collaborates with the Denton County Homeless Coalition (DCHC). DCHC conducts monthly meetings and is attended by representatives from area cities, service providers and faith-based groups. The meetings provide a forum for problem solving, information sharing and referral services. Agencies that serve a wide variety of special needs in locations throughout the cities of Flower Mound, Lewisville and Denton regularly attend and participate.

Addressing the emergency shelter and transitional housing needs of homeless persons

Flower Mound Staff will continue to participate in the Denton County Homeless Coalition over the next year. This network of providers serves as a catalyst for developing and providing needed services to those individuals and families who are homeless or at risk of becoming homeless in the Denton County. Barriers to achieving this would include a lack of funding sources available to the Coalition.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Flower Mound Staff will continue to participate in the Denton County Homeless Coalition over the next year. This network of providers serves as a catalyst for developing and providing needed services to those individuals and families who are homeless or at risk of homelessness in Denton County. Through the use of coordinated entry, the DCHC uses locations within the County to assess the needs of homeless persons and families. This service will assess the current housing situations of the household and connect them with any available housing resources. These efforts help reduce the time the households experience homelessness, as well as prevent homelessness by linking households with services in an efficient manner for all service providers within the County. Barriers to achieving this would include a lack of funding sources available to the Coalition.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Town will serve as a referral source for individuals and families with children at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services needed by individuals and families. Additionally, the Denton County Homeless Coalition, of which the Town is a part, follows discharge plans through partnerships with local hospitals and other systems of care to help ensure that persons are not being discharged into homelessness. These efforts utilize existing resources within the County to help connect those in need with available service providers.

Discussion

Please see above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Fair Housing Committee meets annually to review the Analysis of Impediments to Fair Housing Choice. This year, during its in-depth analysis and update of the AIFH as part of the Con Planning process, no overt barriers to fair housing were identified in the analysis. However, the report did note that the Town will benefit from certain activities to help ensure that unanticipated barriers do not develop.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Fair Housing Committee discussed a few items that the Town should continue to address in order to ensure that unanticipated barriers to affordable housing do not develop. To address the identified issues and ensure that unanticipated barriers do not develop in the future, the Town will benefit from:

- The SMARTGrowth Commission continuing its periodic review of development criteria to help mitigate the ill effects of overcrowding and congestion, including overburdened infrastructure, facilities, and services.
- The Fair Housing Committee continuing its routine review of the Town's zoning and subdivision ordinances, building codes and impact fees; and when necessary, bringing any potential impediments to the attention of management and the Town Council.
- The Economic Development Division working closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development.
- The Financial Services Department continuing to foster partnerships with community agencies established to provide the necessary resources for affordable housing and identifying populations such as the elderly, youth, and female head-of-households living below the poverty level and ensuring services are targeted to those areas where larger percentages of low- and moderate-income families reside.
- The Library Services Department ensuring that residents are made aware of job training and job search workshop opportunities available at the Town of Flower Mound Library.

Discussion:

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the Town will undertake during the 2025-2026 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Limited funding and resources to address the most complicated situations are the primary obstacles to meeting underserved needs in Flower Mound. The Town will allocate an estimated \$200,000 in General Fund dollars to its social service partners to help meet the basic unmet needs of residents, including food, medical care, clothing and emergency housing assistance.

Actions planned to foster and maintain affordable housing

Housing priorities and objectives Flower Mound hopes to achieve during the next year include continuing the Residential Rehabilitation Program, facilitating the availability of affordable housing for disabled and senior citizens, and fostering a balanced tax base:

- Residential Rehabilitation Program - Based on citizen input and direction from Town Council, Flower Mound started a Residential Rehabilitation Program in 2013. The Program is designed to assist low- and moderate- income homeowners in Flower Mound with the rehabilitation of their single-family, owner-occupied houses. The Program will pay for the rehabilitation up to \$60,000.
- Affordable housing for the disabled and senior citizens – the Town has a \$150,000 exemption on the appraised value of residence homesteads owned by those with disabilities and/or individuals 65 years of age or older. For the most recent year, this increase affected about 4,500 property accounts. The Town also recently approved a 12.5% homestead exemption for all Flower Mound homeowners, which went into effect in 2024.
- Fostering a balanced tax base - The current ratio of assessed residential taxable values compared with assessed commercial taxable values is 72% residential to 28% commercial with the remaining land being undeveloped. The Town's Land Use Plan projects a build out percentage of assessed residential taxable value to assessed commercial taxable value that is 64% residential to 36% commercial.

During the next year, Town staff will continue working closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development. This will help ensure an increase in the number of businesses locating to Flower Mound resulting in a more balanced tax base and increased local employment opportunities.

Actions planned to reduce lead-based paint hazards

The Town of Flower Mound's housing activity, the Residential Rehabilitation Program, is carried out through the Community Development Block Grant. The Town of Flower Mound has no housing activities that are carried out through programs such as HOME, the Emergency Shelter Grant or Housing Opportunities for Persons with AIDS.

In 2003, the Town formed a Lead-based Paint Task Force to determine what activities need to be undertaken to reduce any existing or potential lead-based paint hazards and ensure compliance with the Lead-based Paint Hazard Reduction Act of September 15, 2000. During the year, the Task Force (a) researched and analyzed Flower Mound's ordinances, laws, regulations, public policies, practices, procedures, records and reports for any references to lead-based paint; (b) identified the locations of the 859 houses in Flower Mound built before 1978; and (c) obtained and developed educational materials about the dangers of lead-based paint. These materials were made available for public access at Town Hall and posted on the Town's website.

Based on Task Force recommendations, the Town's Environmental Services Department was identified as Flower Mound's point of contact for lead-based paint issues. This Department will continue to maintain and update the supply of educational materials available at Town Hall, as well as information on the Town website. For the Residential Rehabilitation Program, occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards and all projects will be subject to implementation of the Federal Lead-Based Paint Regulations in accordance with the most recently published CDBG grant management manual chapter on Lead-Based Paint.

Actions planned to reduce the number of poverty-level families

Flower Mound's actions to reduce the number of poverty-level families during the next year include economic development, tax exemptions for senior citizens and those with disabilities, leveraging resources, and serving as a referral source:

- Economic development – Data from the 2023 American Community Survey 5-year Estimates show that, at 4.0%, Flower Mound's poverty level is well below the 7.0% throughout Denton County and the 13.8% throughout the State of Texas
- Additionally, according to 2023 ACS 5-Year Estimates, the Town's unemployment rate of 2.3% is lower than Denton County's rate of 2.8%, the State's 3.3% rate, and the Nation's rate of 3.3%. Flower Mound's lower rates can be attributed to the Town's proximity to numerous major employers and educational institutions throughout the Dallas-Fort Worth area. Despite this, Flower Mound is committed to goals, programs, and policies that further reduce the Town's poverty level, including leveraging resources and serving as a referral source. Additionally, it should be noted that within Town limits, only 28% of the tax base is commercial. While Flower

Mound's property, county and school taxes are among the lowest in the surrounding area, 72% of the Town's tax base is comprised of residential development, placing a disproportionate tax burden on homeowners. Community efforts during the past few years have resulted in an increase in commercial properties in Flower Mound. During the next year, Town staff will continue to work closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development.

- Tax exemptions for senior citizens and those with disabilities - In 2024, the Town provided an exempted amount of the appraised value of residence homesteads of those with disabilities and individuals 65 years of age or older at \$150,000. This affected about 4,500 property accounts. During the next year, the Town's goal is to maintain the exemption. The Town also recently approved a 12.5% homestead exemption for all Flower Mound homeowners, which went into effect in 2024.
- Leveraging resources - Town staff will continue to liaison with community agencies established to provide the necessary resources for affordable housing and other needed services. These include the Denton Housing Authority, which offers rental assistance and self-sufficiency training and the Denton Workforce Center/Texas Workforce Commission, which offers training and supportive services leading to employment. In addition, the Town will continue to participate in the Denton County Homeless Coalition.
- Serving as a referral source - To help ensure residents who need services are aware of available providers, Town staff will maintain established links to service providers on the Town website. In addition, the Town will continue to post information about available job training and job search workshop opportunities on the Town's website, at the library, and on the Town's cable television station.

These actions will assist in reducing the poverty level of Flower Mound families by increasing local employment opportunities, reducing homeowner costs for senior citizens and those with disabilities and providing a referral network for those families seeking rental and other assistance.

Actions planned to develop institutional structure

The Town will promote and emphasize the need for greater coordination between all agencies active in Flower Mound so as to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers so as to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will ensure that needs are properly addressed and that resources are maximized. Additionally, the Town's continued involvement with the Denton County Homeless Coalition will help ensure open communication and networking opportunities between the Town and the various service providers in the area.

Actions planned to enhance coordination between public and private housing and social service agencies

During the next year, Flower Mound will continue to share information and leverage funds with area public and private housing, health, and social service agencies. This will help to ensure that access to needed services is available. Town staff will continue to liaison with the Denton County Housing Authority. Town staff will serve as a referral source to families with low- and moderate- incomes to assist them considering their needs. Additionally, the Town will continue to maintain the links to housing rights, access groups, and other service providers on the Flower Mound website. Town staff will continue to participate in the Denton County Homeless Coalition. This organization includes a network of public and private housing, health, and social service representatives throughout Denton County. Agencies within the Coalition also apply for and receive grants to serve Denton County's homeless and near-homeless population. In addition, Town staff will continue to attend and participate in HUD-sponsored activities, which are informative and offer a ready network of Community Development Block Grant representatives and advisors.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The Town expects to receive no program income during PY 2025 and will expend all of its PY 2025 funds directly on low- to moderate-income individuals, with the exception of funds put toward Planning and Administration. The Town will ensure that **100 percent** of the housing rehabilitation and public service allocations will be for low-to-moderate-income individuals.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

3. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Appendix - Alternate/Local Data Sources

1	Data Source Name
	2023 American Community Survey (ACS)
	List the name of the organization or individual who originated the data set.
	US Census
	Provide a brief summary of the data set.
	Data details various demographic information for the Town of Flower Mound.
	What was the purpose for developing this data set?
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2	Data Source Name
	2023 ACS 5 Year DP04 Housing Characteristics
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	US Census
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	Data on selected housing characteristics
	What was the purpose for developing this data set?
	Housing characteristics
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	Across the US

3	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2023 5 Year Data
	What is the status of the data set (complete, in progress, or planned)? Complete
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5	Data Source Name 2023 ACS 5 Year B23006 Education by Employment
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. Educational attainment by employment status
	What was the purpose for developing this data set? Understand educational attainment by employment status
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Covers all of the US
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Projects

AP-35 Projects – 91.220(d)

Introduction

This document serves as the Town of Flower Mound’s 2025 Action Plan for the Community Development Block Grant (CDBG) Program. In accordance with 24 CFR Part 91.220, which accompanies Title I of the Housing and Community Development Act of 1974, as amended, the Town of Flower Mound is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development. The plan outlines the specific projects and services that will be funded during the 2025 program year to address Flower Mound’s strategies stated in the 2025-2029 Consolidated Plan for Housing and Community Development. The following five-year goals were identified in the 2025-2029 Consolidated Plan:

- Preserve the Town’s existing housing stock through the Residential Rehabilitation Program.
- Planning and Administration.
- Transportation services through a Town-wide program for age 65 or older and adults with disabilities.

This section details the projects proposed for the 2025-2026 program year.

Projects

#	Project Name
1	Residential Rehabilitation Program
2	Town-wide Transit
3	Planning and Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocation priorities are based on the needs to preserve and maintain the Town’s housing stock, as well as assist elderly and disabled individuals. These needs were identified through the Town’s Market Analysis and Needs Assessment, feedback from the Town’s Citizen Survey, and input from Town staff.

AP-38 Project Summary

Project Summary Information

1	Project Name	Residential Rehabilitation Program
	Target Area	Town of Flower Mound
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$228,082
	Description	Provide for substantial rehabilitation of owner-occupied housing. The goals of the Program are to expand the supply of decent, safe, sanitary and affordable housing, to correct health and safety hazards in deteriorated housing and to extend the useful life of existing housing units for low-to moderate-income residents.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Town estimates to complete 3 units annually and will benefit low-to moderate-income households who financially qualify for the Program.
	Location Description	This activity will be carried out within the boundaries of the Town of Flower Mound. Specific locations are determined at the time of application submittal and qualification review by staff of the applicant.
	Planned Activities	Funding for owner-occupied unit home repair. The Program pays for repairs up to \$60,000.
2	Project Name	Town-wide Transit
	Target Area	Town of Flower Mound
	Goals Supported	Transportation Services
	Needs Addressed	Public Service- Transportation

	Funding	CDBG: \$40,973
	Description	Subsidize the cost in providing a Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities that are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service. Flower Mound General Funds will also be used as needed.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Subsidize the increase in cost in Town-wide transit service for the number of Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service. Flower Mound General Funds will be used to provide services for those riders who are not CDBG project participants. The Town hopes to provide at least 1,000 rides per year.
	Location Description	This project will be undertaken within the boundaries of Denton County.
	Planned Activities	This Program will subsidize the cost of a Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service.
3	Project Name	Planning and Administration
	Target Area	Town of Flower Mound
	Goals Supported	Planning and Administration
	Needs Addressed	Public Service- Transportation Housing Rehabilitation
	*Estimated Funding	CDBG: \$4,097
	Description	Administration costs of the CDBG Program, including contract administration, publication of public notices, office equipment and supplies, planning, monitoring, and all other related expenses.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Town Hall: 2121 Cross Timbers Road, Flower Mound, Texas 75028
	Planned Activities	This will fund the administration costs of the CDBG Program including: contract administration, developing an internal cost estimate for the rehabilitation projects, onsite progress inspections of the rehabilitation projects, planning, monitoring, and all other related expenses.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Because of the size of the Town's allocation, the Advisory Committee decided not to target a certain area of the Town. All of the activities are intended to have a Town-wide benefit.

Geographic Distribution

Target Area	Percentage of Funds
Town of Flower Mound	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

During the course of the plan year, the Town of Flower Mound does not intend to target a specific area of interest. Instead, funds will be utilized to provide programs that serve low-to moderate-income residents throughout the Town.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section summarizes the affordable housing goals for the 2025 Action Plan. Regardless of the final CDBG allocation amount, the Town of Flower Mound will allocate **83.5 percent** of its total 2025 CDBG allocation to fund the rehabilitation of homes owned and occupied by low-to moderate-income households through the Residential Rehabilitation Program. A large portion of the households applying for funds have members who are elderly and/or have a disability.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	3
Total	3

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Regardless of the final CDBG allocation amount, the Town of Flower Mound will allocate **83.5 percent** of its annual CDBG allocation to fund the rehabilitation of low-to moderate-income owner-occupied houses. It is anticipated that three households will be served through the Residential Rehabilitation Program.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable. Flower Mound currently has no public housing, and there are no plans for public housing in the Town of Flower Mound at this time.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the activities planned during the 2025-2026 program year to address the needs of people who are homeless and other non-homeless special needs.

The Town will not allocate funds this plan year to directly address the needs of the homeless. Instead, the Town's strategy to address the needs of the homeless and the needs of persons who are not homeless but require supportive help is to identify and partner with community agencies that have the resources to provide necessary services, to maintain an awareness of the level of need and to address specific needs as they are identified. Flower Mound has made substantial efforts to identify and locate the chronically homeless. In the most recent Point in Time count, the Denton County Homeless Coalition conducted a count of homeless persons throughout Denton County. However, no homeless were identified in Flower Mound during the count.

Potential obstacles to completing these action steps include limited funding available to the Denton County Homeless Coalition, Christian Community Action, and similar organizations, each of which play a major role in advocating for and addressing the needs of the most vulnerable members of our community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to persons experiencing homelessness is carried out through the Town's partners, such as Christian Community Action and Journey to Dream. Flower Mound allocates a portion of general funds each year to support Journey to Dream and its efforts to provide support to a growing population of homeless teens, including life skills training and access to community resources. Additionally, the organization runs Kyle's Place, which is a transitional living program for homeless and foster youth. Aside from giving teens a safe place to sleep and basic necessities, Kyle's Place offers programs and the support homeless youth need to get back on their feet and succeed. A portion of the Town's General Fund dollars also supports Christian Community Action and its efforts to prevent homelessness, including rental assistance, a food pantry and comprehensive case management. The Town also collaborates with the Denton County Homeless Coalition (DCHC). DCHC conducts monthly meetings and is attended by representatives from area cities, service providers and faith-based groups. The meetings provide a forum for problem solving, information sharing and referral services. Agencies that serve a wide variety of special needs in locations throughout the cities of Flower Mound, Lewisville and Denton

regularly attend and participate.

Addressing the emergency shelter and transitional housing needs of homeless persons

Flower Mound Staff will continue to participate in the Denton County Homeless Coalition over the next year. This network of providers serves as a catalyst for developing and providing needed services to those individuals and families who are homeless or at risk of becoming homeless in Denton County. Barriers to achieving this would include a lack of funding sources available to the Coalition.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Flower Mound Staff will continue to participate in the Denton County Homeless Coalition over the next year. This network of providers serves as a catalyst for developing and providing needed services to those individuals and families who are homeless or at risk of homelessness in Denton County. Through the use of coordinated entry, the DCHC uses locations within the County to assess the needs of homeless persons and families. This service will assess the current housing situations of the household and connect them with any available housing resources. These efforts help reduce the time the households experience homelessness, as well as prevent homelessness by linking households with services in an efficient manner for all service providers within the County. Barriers to achieving this would include a lack of funding sources available to the Coalition.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Town will serve as a referral source for individuals and families with children at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services needed by the individuals and families. Additionally, the Denton County Homeless Coalition, of which the Town is a part, follows discharge plans through partnerships with local hospitals and other systems of care to help ensure that persons are not being discharged into homelessness. These efforts utilize existing resources within the County to help connect those in need with available service providers.

Discussion

Please see above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Fair Housing Committee meets annually to review the Analysis of Impediments to Fair Housing Choice. This year, during its in-depth analysis and update of the AIFH as part of the Consolidated Planning process, no overt barriers to fair housing were identified in the analysis. However, the report did note that the Town will benefit from certain activities to help ensure that unanticipated barriers do not develop.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Fair Housing Committee discussed a few items that the Town should continue to address in order to ensure that unanticipated barriers to affordable housing do not develop. To address the identified issues and ensure that unanticipated barriers do not develop in the future, the Town will benefit from:

- The SMARTGrowth Commission continuing its periodic review of development criteria to help mitigate the ill effects of overcrowding and congestion, including overburdened infrastructure, facilities, and services.
- The Fair Housing Committee continuing its routine review of the Town's zoning and subdivision ordinances, building codes and impact fees; and when necessary, bringing any potential impediments to the attention of management and the Town Council.
- The Economic Development Division working closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development.
- The Financial Services Department continuing to foster partnerships with community agencies established to provide the necessary resources for affordable housing and identifying populations such as the elderly, youth, and female head-of-households living below the poverty level and ensuring services are targeted to those areas where larger percentages of low- and moderate-income families reside.
- The Library Services Department ensuring that residents are made aware of job training and job search workshop opportunities available at the Town of Flower Mound Library.

Discussion:

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the Town will undertake during the 2025-2026 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Limited funding and resources to address the most complicated situations are the primary obstacles to meeting underserved needs in Flower Mound. The Town will allocate an estimated \$200,000 in General Fund dollars to its social service partners to help meet the basic unmet needs of residents, including food, medical care, clothing and emergency housing assistance.

Actions planned to foster and maintain affordable housing

Housing priorities and objectives Flower Mound hopes to achieve during the next year include continuing the Residential Rehabilitation Program, facilitating the availability of affordable housing for disabled and senior citizens, and fostering a balanced tax base:

- Residential Rehabilitation Program - Based on citizen input and direction from Town Council, Flower Mound started a Residential Rehabilitation Program in 2013. The Program is designed to assist low- and moderate- income homeowners in Flower Mound with the rehabilitation of their single-family, owner-occupied houses. The Program will pay for the rehabilitation up to \$60,000.
- Affordable housing for the disabled and senior citizens – the Town has a \$150,000 exemption on the appraised value of residence homesteads owned by those with disabilities and/or individuals 65 years of age or older. For the most recent year, this increase affected about 4,500 property accounts. The Town also recently approved a 12.5% homestead exemption for all Flower Mound homeowners, which went into effect in 2024.
- Fostering a balanced tax base - The current ratio of assessed residential taxable values compared with assessed commercial taxable values is 72% residential to 28% commercial with the remaining land being undeveloped. The Town's Land Use Plan projects a build out percentage of assessed residential taxable value to assessed commercial taxable value that is 64% residential to 36% commercial.

During the next year, Town staff will continue working closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development. This will help ensure an increase in the number of businesses locating to Flower Mound resulting in a more balanced tax base and increased local employment opportunities.

Actions planned to reduce lead-based paint hazards

The Town of Flower Mound's housing activity, the Residential Rehabilitation Program, is carried out through the Community Development Block Grant. The Town of Flower Mound has no housing activities that are carried out through programs such as HOME, the Emergency Shelter Grant or Housing Opportunities for Persons with AIDS.

In 2003, the Town formed a Lead-based Paint Task Force to determine what activities need to be undertaken to reduce any existing or potential lead-based paint hazards and ensure compliance with the Lead-based Paint Hazard Reduction Act of September 15, 2000. During the year, the Task Force (a) researched and analyzed Flower Mound's ordinances, laws, regulations, public policies, practices, procedures, records and reports for any references to lead-based paint; (b) identified the locations of the 859 houses in Flower Mound built before 1978; and (c) obtained and developed educational materials about the dangers of lead-based paint. These materials were made available for public access at Town Hall and posted on the Town's website.

Based on Task Force recommendations, the Town's Environmental Services Department was identified as Flower Mound's point of contact for lead-based paint issues. This Department will continue to maintain and update the supply of educational materials available at Town Hall, as well as information on the Town website. For the Residential Rehabilitation Program, occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards and all projects will be subject to implementation of the Federal Lead-Based Paint Regulations in accordance with the most recently published CDBG grant management manual chapter on Lead-Based Paint.

Actions planned to reduce the number of poverty-level families

Flower Mound's actions to reduce the number of poverty level families during the next year include economic development, tax exemptions for senior citizens and those with disabilities, leveraging resources, and serving as a referral source:

- Economic development – Data from the 2023 American Community Survey 5-year Estimates show that, at 4.0%, Flower Mound's poverty level is well below the 7.0% throughout Denton County and the 13.8% throughout the State of Texas
- Additionally, according to 2023 ACS 5-Year Estimates, the Town's unemployment rate of 2.3% is lower than Denton County's rate of 2.8%, the State's 3.3% rate, and the Nation's rate of 3.3%. Flower Mound's lower rates can be attributed to the Town's proximity to numerous major employers and educational institutions throughout the Dallas-Fort Worth area. Despite this, Flower Mound is committed to goals, programs, and policies that further reduce the Town's poverty level, including leveraging resources and serving as a referral source. Additionally, it should be noted that within Town limits, only 28% of the tax base is commercial. While Flower

Mound's property, county and school taxes are among the lowest in the surrounding area, 72% of the Town's tax base is comprised of residential development, placing a disproportionate tax burden on homeowners. Community efforts during the past few years have resulted in an increase in commercial properties in Flower Mound. During the next year, Town staff will continue to work closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development.

- Tax exemptions for senior citizens and those with disabilities - In 2024, the Town provided an exempted amount of the appraised value of residence homesteads of those with disabilities and individuals 65 years of age or older at \$150,000. This affected about 4,500 property accounts. During the next year, the Town's goal is to maintain the exemption. The Town also recently approved a 12.5% homestead exemption for all Flower Mound homeowners, which went into effect in 2024.
- Leveraging resources - Town staff will continue to liaison with community agencies established to provide the necessary resources for affordable housing and other needed services. These include the Denton Housing Authority, which offers rental assistance and self-sufficiency training and the Denton Workforce Center/Texas Workforce Commission, which offers training and supportive services leading to employment. In addition, the Town will continue to participate in the Denton County Homeless Coalition.
- Serving as a referral source - To help ensure residents who need services are aware of available providers, Town staff will maintain established links to service providers on the Town website. In addition, the Town will continue to post information about available job training and job search workshop opportunities on the Town's website, at the library, and on the Town's cable television station.

These actions will assist in reducing the poverty level of Flower Mound families by increasing local employment opportunities, reducing homeowner costs for senior citizens and those with disabilities and providing a referral network for those families seeking rental and other assistance.

Actions planned to develop institutional structure

The Town will promote and emphasize the need for greater coordination between all agencies active in Flower Mound so as to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers so as to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will ensure that needs are properly addressed and that resources are maximized. Additionally, the Town's continued involvement with the Denton County Homeless Coalition will help ensure open communication and networking opportunities between the Town and the various service providers in the area.

Actions planned to enhance coordination between public and private housing and social service agencies

During the next year, Flower Mound will continue to share information and leverage funds with area public and private housing, health, and social service agencies. This will help to ensure that access to needed services is available. Town staff will continue to liaison with the Denton County Housing Authority. Town staff will serve as a referral source to families with low- and moderate- incomes to assist them considering their needs. Additionally, the Town will continue to maintain the links to housing rights, access groups, and other service providers on the Flower Mound website. Town staff will continue to participate in the Denton County Homeless Coalition. This organization includes a network of public and private housing, health, and social service representatives throughout Denton County. Agencies within the Coalition also apply for and receive grants to serve Denton County's homeless and near-homeless population. In addition, Town staff will continue to attend and participate in HUD-sponsored activities, which are informative and offer a ready network of Community Development Block Grant representatives and advisors.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The Town expects to receive no program income during PY 2025 and will expend all of its PY 2025 funds directly on low- to moderate-income individuals, with the exception of funds put toward Planning and Administration. The Town will ensure that **100 percent** of the housing rehabilitation and public service allocations will be for low-to-moderate-income individuals.

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Reference 24 CFR 91.220(l)(1)

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Total Program Income:	0

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	Provide a brief summary of the data set. Median earnings past 12 months
	What was the purpose for developing this data set? Understand median earnings past 12 months
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Covers all of the US
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2023 5 Year
	What is the status of the data set (complete, in progress, or planned)? Complete

TOWN OF FLOWER MOUND, TEXAS
COMMUNITY DEVELOPMENT BLOCK GRANT
CITIZEN PARTICIPATION PLAN

This plan sets forth the Town of Flower Mound's (the "Town") policies and procedures for citizen participation in the development of Community Development Block Grants (CDBG) awarded by the U. S. Department of Housing and Urban Development (HUD), as required by Title 24 of the Code of Federal Regulations (CFR) Section 91.105. It provides for and encourages the citizens of the Town to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the annual action plan and performance report. These requirements are designed especially to encourage participation by low- and moderate-income persons, particularly those living in areas where CDBG funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The Town will take whatever actions are appropriate to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

The Town will encourage, in conjunction with consultation with public housing authorities, the participation of residents of public and assisted housing developments in the process of developing and implementing the Consolidated Plan, along with the participation of other low-income residents of targeted revitalization areas in which the developments are located. The Town will make every effort to provide information to the housing agency about Consolidated Plan activities related to its developments and surrounding communities so that the housing agency can make this information available at the annual public hearing required under the HUD Comprehensive Grant program.

The Town will provide its citizens with a reasonable opportunity to comment on this original Citizen Participation Plan and on substantial amendments to the Citizen Participation Plan and will make the Citizen Participation Plan public. During the 30-business-day comment period, a copy of the proposed plan will be placed on the Town web page, at www.flowermound.gov, at the Town Library located at 3030 Broadmoor Lane, and at Town Hall located at 2121 Cross Timbers Road. After the initial comment period, the final Citizen Participation Plan will be housed at Town Hall. Any substantial amendments to the Citizen Participation Plan will be addressed as described in Section B below. The plan will be provided in a format accessible to persons with disabilities or non-English speaking persons upon request.

- A. **DEVELOPMENT OF THE CONSOLIDATED PLAN:** Before the Town of Flower Mound adopts a Consolidated Plan, the Town will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the jurisdiction expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income. It is assumed that no activities will result in involuntary displacement of persons. However, should such displacement occur, the Town of Flower Mound will follow the

procedures described in the Town's Residential Anti-Displacement and Relocation Assistance Plan.

To ensure that interested groups, agencies, organizations, and individuals are involved in the development of the Consolidated Plan, public notices will be published in the newspaper and on the Town web page. Signs announcing the public hearings will be posted at public buildings and facilities. In addition, a copy of the proposed Consolidated Plan will be housed at the Town Library and at the Town Hall. Copies of the proposed plan will be provided to citizens and groups who request it.

The Town will provide a period of not less than 30 business days to receive comments from citizens on the Consolidated Plan. The Town will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefor, will be attached to the final Consolidated Plan.

B. AMENDMENTS: The Town will amend its approved plan whenever it makes one of the following decisions:

1. To make a change in its allocation priorities or a change in the method of distribution of funds;
2. To carry out an activity using funds from any program covered by the Consolidated Plan (including program income) not previously described in the Action Plan; or
3. To change the purpose, scope, location, or beneficiaries of an activity.

Substantial amendments will be subject to a citizen participation process. A substantial amendment is one in which: (1) a change greater than 25% of the amount of total funds allocated is anticipated among allocation priorities; (2) an activity not previously described in the action plan is expected to be carried out; (3) a change greater than 25% in the use of CDBG funds from one eligible activity to another is anticipated; or (4) any event in which the purpose, scope, location or beneficiaries of an activity are changed.

Reasonable notice and opportunity to comment will be given by placing a copy of the proposed substantial amendment on the Town web page, at the Town Library, and at Town Hall. Citizens will be provided with not less than 30 days' notice and an opportunity to provide comments on substantial amendments. The Town will consider any comments or views of citizens received in writing, or orally at any public hearings, in preparing the substantial amendment of the Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, will be attached to the substantial amendment of the Consolidated Plan. Upon completion, the Town will make the amendment public and will notify HUD that an amendment has been made. The Town will submit a copy of each amendment to HUD as it occurs. Letters transmitting copies of amendments will be signed by the Mayor of Flower Mound.

Disaster/Emergency Events That May Require Expedited Substantial Amendments

The Town of Flower Mound may need to amend its Consolidated Plan or Action Plans in the event of a declared disaster or emergency. There are three types of disasters or emergency events that may need an expedited substantial amendment process, including:

1. Man-Made Disasters: Chemical spills, mass rioting, power outages, plant explosions, etc.
2. Natural Disasters: Flooding, tornadoes, earthquakes, and public health issues, including wide-spread disease such as the coronavirus pandemic (COVID-19).
3. Terrorism: bomb threats, biochemical attacks, etc.

Substantial amendments in the event of a declared disaster or emergency may include funding new activities and/or reprogramming funds, including canceling activities to meet urgent community needs. Therefore, the Town of Flower Mound may utilize CDBG funds to meet these community needs with an amended public comment period as allowed by law instead of a 30-day public comment period, which is normally required for substantial amendments.

In the event that the Town of Flower Mound is closed to the public or has declared an emergency, or national/local health authorities recommend social distancing and limiting public gatherings for public health reasons, the following public participation will be modified as allowed by law.

1. Virtual public meetings/hearings may be used in place of in-person public meetings/hearings.
 2. Real-time responses and accommodations for persons with disabilities and/or limited English proficiency will be made when possible.
 3. Public review of the Consolidated Plan or Action Plans will be limited to an online review on the Town's website.
 4. Public comments will be accepted by email, phone, fax, and during a virtual public hearing.
- C. **PERFORMANCE REPORTS:** The Town will provide citizens with not less than 15 days' notice and an opportunity to comment on performance reports. A copy of the performance report will be placed on the Town web page, at the Town Library, and at Town Hall. The Town will consider any comments or views of citizens received in writing, or orally at any public hearings, in preparing the performance report. A summary of these comments or views will be attached to the performance report. The letter transmitting the performance report will be signed by the Mayor of Flower Mound.
- D. **PUBLIC HEARINGS:** To obtain the views of citizens on housing and community development needs, including priority non-housing community development needs, at least one public hearing will be held during the development of the Consolidated Plan. At least one additional public hearing will be held each year to obtain citizens' views and to respond to proposals and questions. Together, the hearings will address housing and community development needs, development of proposed activities, and review of program performance. The hearings will

be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. Public notices will be published in the newspaper and on the Town web page. Signs will be posted at public buildings and facilities. The needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate. Citizens will be given at least ten days' advance notice of each of the hearings.

- E. MEETINGS: Citizens will be provided with reasonable and timely access to local meetings. Public notices will be published in the newspaper and on the Town web page. Signs announcing the meeting will be posted at public buildings and facilities.
- F. AVAILABILITY TO THE PUBLIC: The Consolidated Plan, as adopted, substantial amendments, and the performance report will be available to the public, including the availability of materials in a form accessible to persons with disabilities, upon request. These documents will be housed at the Town Hall.
- G. ACCESS TO RECORDS: As required under the Texas Public Information Act, the Town will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the jurisdiction's Consolidated Plan and the jurisdiction's use of assistance under the programs covered by this part during the preceding five years. Requests must be submitted in writing to the Town Secretary's Office, Attn: Lisa Vineyard, 2121 Cross Timbers Road, Flower Mound, TX 75028, or by e-mail to Lisa.Vineyard@FlowerMound.gov.
- H. TECHNICAL ASSISTANCE: The Town will provide technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan, with the level and type of assistance determined by the Town. This assistance does not include the provision of funds to the groups.
- I. COMPLAINTS: Complaints related to the Consolidated Plan, amendments, and performance report should be sent in writing to the Town of Flower Mound, Grants and Budget Analyst, 2121 Cross Timbers Road, Flower Mound TX 75028, or by e-mail to Jeremy.Brudwick@flowermound.gov. The Town will provide a timely, substantive, written response to every written citizen complaint within 15 business days, where practicable. A log containing the dates complaints were received and addressed will be maintained at Town Hall.
- J. USE AND JURISDICTION RESPONSIBILITY OF THE CITIZEN PARTICIPATION PLAN: While the Town will follow its citizen participation plan, the requirements for citizen participation do not restrict the responsibility or authority of the Town to develop and execute its Consolidated Plan.



TOWN COUNCIL AGENDA I.5. CONSENT ITEM(S)

DATE: August 4, 2025

FROM: Meg Jakubik, Director of Budget Services

ITEM: **Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to schedule a public hearing for August 18, 2025, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September 15, 2025, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.**

BACKGROUND: The purpose of this agenda item is to schedule the August 18, 2025, public hearing on the Town of Flower Mound Crime Control and Prevention District (Crime District) budget and schedule the September 15, 2025, adoption of the FY 2025-2026 Crime District budget.

At the March 3, 2008, Town Council meeting, the Town Council acting as the Board of Directors for the Crime District, adopted alternative budget procedures for the Crime District to follow similar procedures and dates to the Town's annual budget.

Section 9.06 of the Town Charter requires the Town Council to fix the time and place of the public hearing on the budget and to publish a notice in the official newspaper of the Town, as required by law.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

None

DRAFT MOTION: Move to approve as presented in the agenda caption.



TOWN COUNCIL AGENDA I.6. CONSENT ITEM(S)

DATE: August 4, 2025
FROM: Meg Jakubik, Director of Budget Services
ITEM: **Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to schedule a public hearing for August 18, 2025, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 15, 2025, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.**

BACKGROUND: The purpose of this agenda item is to schedule the August 18, 2025, public hearing on the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District (Fire District) budget and schedule the September 15, 2025, adoption of the FY 2025-2026 Fire District budget.

At the March 3, 2008, Town Council meeting, the Town Council acting as the Board of Directors for the Fire District, adopted alternative budget procedures for the Fire District to follow similar procedures and dates to the Town's annual budget.

Section 9.06 of the Town Charter requires the Town Council to fix the time and place of the public hearing on the budget and to publish a notice in the official newspaper of the Town, as required by law.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
None

DRAFT MOTION: Move to approve as presented in the agenda caption.



TOWN COUNCIL AGENDA I.7. CONSENT ITEM(S)

DATE: August 4, 2025
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the purchase of one 2025 Ford F-550 Regular Cab Dump Truck from Sames Bastrop Ford through TIPS Cooperative Contract #240901, for Public Works Drainage Division, VERF recommendation, for a total of \$83,177.00.**

BACKGROUND: The Public Works Department Drainage division is requesting the purchase of a Ford F550 4X2 Regular Cab Dump Truck with a Plow Hitch. The unit will be purchased from Sames Bastrop Ford through TIPS Cooperative contract #240901 for \$83,177.00. This unit is a replacement for a 2015 F350 Dump Truck. This purchase was approved for replacement under the FY25 vehicle replacement fund (VERF). This request is in accordance with the Fleet Department's recommendation.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: \$83,177.00

Proposed Expenditure/(Revenue)
\$83,177.00

Account Number(s):
565-450-84500-6130

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Fleet Req
2. Quote
3. Bid Award Recommendation
4. TIPS-USA Contract Verified _Sames Bastrop Ford

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date: 7/14/2025
 Suggested Vendor: Sames Bastrop Ford
 Contact (if known): David Lowry
 Address (if available): 1115SH 71
Bastrop Tx, 78602
 Phone/Fax: 254-424-5232



Ship/Bill To: Town of Flower Mound
 ATTN: FLEET SERVICES
 Address: 1101 Duncan Lane
Flower Mound, TX 75028
 PO #: _____
 Department Name: Drainage/ROW

G/L Account # (if Decision Package)	\$ Budget Estimate	Qty.	Unit Description (Specifications)	\$ Updated Quote	Amount
VERF	\$80,000	1	New Ford F-550 reg cab 4x4 dump bed Spec for sander and plow.	\$83,177	\$ 83,177.00
					-
					-
					-
					-
All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights				TOTAL:	\$ 83,177.00

Name/Phone Ext.: Ty Bickford Ext: 6413
 Approved By: _____
 Unit #(s) to be replaced
 or specify NEW Unit: 94100-01
 Spec Name: F550 Dump

APPROVALS:

Fleet Manager: Bill Sterner

Bid/Solicitation #: _____

Co-Op/Contract #: TIPS 240901

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

QUOTE#: SAG862
DATE: 07/11/2025
EXPIRES: 08/11/2025

QUOTE FROM:
Sames Bastrop Ford
1115 SH 71
Bastrop, TX 78602
QUOTE GENERATED BY: David Lowry
OUTSIDE SALES MANAGER: NORTH TEXAS
INSIDE SALES MANAGER: FANNY MATA | FMATA@SAMES.NET
EMAIL: QUOTES@SAMES.NET

QUOTE FOR:
Town of Flower Mound
1101 Duncan Lane
Flower Mound, TX 75028

VEHICLE INFORMATION:

YEAR MAKE MODEL	CONTRACT#	COLOR	QUANTITY	PRICE	TOTAL
2026 Ford F-550 Super Duty CC DRW Reg Cab 4X4 169 in. Wheelbase- DRW XL F5H	TIPS 240901	WHITE	1	\$60454.00	\$60,454.00

DESCRIPTION:
2026 Ford Super Duty F-550 DRW XL 4WD Reg Cab 169" WB 84" CA, Oxford White, Transmission: TorqShift 10-Speed Automatic, Order Code 660A, Engine: 7.3L 2V DEVCT NA PFI V8 Gas, Medium Dark Slate HD Vinyl 40/20/40 Split Bench Seat, Tires: 225/70Rx19.5G BSW A/P, 4.88 Axle Ratio.

OPTIONS | UPGRADE

DESCRIPTION	QUANTITY	PRICE	TOTAL
			\$0.00

UPFITTER INFORMATION

QUOTE#	CONTRACT #	QUANTITY	PRICE	TOTAL
STAR TRAILER PLACE 102117		1	\$21823.00	\$21,823.00

DESCRIPTION:
9' CM Steel Dump Body (3–4 yards / 6 tons), Venco Hoist, Electric/Hydraulic Pump, Cab Protector, Pull Tarp, ICC Rear Bumper, 6 D-Ring Tie Points on Sides, Powder Coated Black, Dump Body Installation, RKI Backpack Box with 24" Side Boxes (Primed & Painted Black)

TRADE-IN INFORMATION

YEAR MAKE MODEL	VIN#	TOTAL
		-
		-
		TRANSPORT \$900.00
		GRAND TOTAL \$83,177.00

TERMS AND CONDITIONS:

BALANCE ON THE VEHICLE IS DUE 30 DAYS AFTER DELIVERY TO THE UPFITTER OR CUSTOMER. \$500 MONTHLY FLOOR PLAN INTEREST WILL BE ADDED TO ANY UNPAID BALANCE BEYOND THE NET 30 TERMS. PRICES PROVIDED IN THIS QUOTE ARE BASED ON CURRENT MARKET CONDITIONS AND ARE SUBJECT TO CHANGE. PRICES MAY BE AFFECTED BY CHANGES IN TARIFFS, TRADE REGULATIONS, AND OTHER FACTORS BEYOND OUR CONTROL. ANY RESULTING PRICE ADJUSTMENTS WILL BE COMMUNICATED PRIOR TO FINAL PURCHASE.



Bid Award Recommendation

Date: 7/14/2025 – VERF

Description: **2025 F550 4x2 Regular Cab Dump Truck**

Qty.: 1

Replaces: 94100-01 – a 2015 F350 Dump Truck – Drainage/ROW

Bidder: Sames Bastrop Ford, David Lowry 254-424-5232, dlowry@sames.net
Quote SAG571, TIPS Cooperative Contract# 240901

Item: 1 – 2025 Ford F550 Cab and Chassis with Dump Body and options as identified on Quote SAG862.

Total Cost of Vehicles, Equipment & Installation:

\$83,177.00

It is Fleet Services recommendation to award the bid to **Sames Bastrop Ford** in the amount of **\$83,177.00** utilizing the **TIPS Cooperative Contract # 240901**.

Fleet Services Manager

7/14/2025

Date



THE INTERLOCAL PURCHASING SYSTEM

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EMAIL PO & VENDOR QUOTE TO: T'PSPO@T'PS-USA9.COM

PO MUST REFERENCE VENDOR'S T'PS CONTRACT NUMBER

ATTACH PO AS A PDF - ONLY ONE PO (WITH QUOTE) PER ATTACHMENT!

Not for Use:

Many Vendors utilize specific warranties, subscription agreements, license agreements, EULAs, etc. ("Supplemental Agreements") when you purchase specific goods or services from that Vendor. Since the Supplemental Agreements do not necessarily apply to every Member, every jurisdiction, or every purchase, T'PS does NOT now negotiate the terms of those agreements on Members' behalf. If you are required to sign such a supplementary agreement by the T'PS Vendor, T'PS strongly encourages Members not to proceed with a purchase until they have carefully reviewed and negotiated all applicable Supplemental Agreements. T'PS recommends you work with your entity's legal counsel to ensure compliance with the legal requirements of your entity and your jurisdiction.

[T'PS Member IO Process](#)

OVERVIEW	DUE DILIGENCE	CONTACTS	PRINT PROFILE	RESELLERS
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[Print](#)

VENDOR [Sames Bastrop Ford](#)

1115 HIGHWAY 71 W BASTROP TX 78602

WEBSITE WWW.SAMESAUTOGROUP.COM/government-fleet

Sames Bastrop Ford, INC DBA Sames Bastrop Ford, Sames Auto Group has been in the car business for over a hundred years and is Texas's oldest dealership. We offer quality new and used cars and aim to build long-term relationships with our customers. We now sell and service Ford, Chevrolet, Mazda, Honda, Nissan, Chrysler, Dodge, Jeep, Ram, and Kia vehicles, along with a wide range of pre-owned cars at our Super Center locations.

SERVICE/PRODUCTS DESCRIPTION

CONTRACT: [240901 Transportation Vehicles](#)

End Date: Nov-30-2027 [EDGAR COMPLIANCE](#) [View Doc!](#)





TOWN COUNCIL AGENDA I.8. CONSENT ITEM(S)

DATE: August 4, 2025

FROM: John Zagurski, Chief Financial Officer

ITEM: **Consider approval of an ordinance adopting the 2025-2026 annual update to the River Walk Public Improvement District No. 1 (PID) Service and Assessment Plan (SAP) and Assessment Roll.**

BACKGROUND: The Riverwalk Public Improvement District No. 1 (PID) was created on April 19, 2013, to finance certain improvement projects for the benefit of the property in the PID. A service and assessment plan (SAP) was prepared when the PID was created and pursuant to Chapter 372, Texas Local Government Code, must be reviewed and updated annually. The Town also adopted an assessment roll that identifies the assessment on each parcel within the PID. The annual update to the SAP also updates the Assessment Roll.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: No alteration to the legal content of this ordinance was made, which had originally been approved by Taylor, Olson, Adkins, Sralla, & Elam L.L.P.

ATTACHMENTS:

1. Ordinance
2. Riverwalk PID-Annual SAP Update - 2025-26

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL(S) FOR THE RIVERWALK PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013 AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 19, 2013, the Town Council of the Town of Flower Mound, Texas ("TOWN") approved Ordinance No. 20-13 establishing the Riverwalk Public Improvement District No. 1 ("the PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the Town has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 27-14 which ordinance also approved the Riverwalk Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll, dated as of May 15, 2014 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the Town Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Flower Mound, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

The Riverwalk Public Improvement District No. 1 Annual Service Plan Update, attached hereto as "Attachment 1" and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

ORDINANCE NO. _____

SECTION 3

The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 4

This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The Town Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ON THIS 4th DAY OF AUGUST, 2025.

APPROVED:

Cheryl Moore, MAYOR

ATTEST:

Traci Henderson, TOWN SECRETARY

**RIVERWALK
PUBLIC IMPROVEMENT DISTRICT NO. 1**

TOWN OF FLOWER MOUND, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/25 - 8/31/26)**

**AS APPROVED BY TOWN COUNCIL ON:
AUGUST 4, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

RIVERWALK PUBLIC IMPROVEMENT DISTRICT No. 1

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/25 – 8/31/26)

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I. INTRODUCTION

The Riverwalk Public Improvement District No. 1 (the “PID”) was created pursuant to the PID Act and a resolution of the Town Council on April 19, 2013 to finance certain public improvement projects for the benefit of the property in the PID. The Town of Flower Mound, Texas Special Assessment Revenue Bonds, Series 2014 (Riverwalk Public Improvement District No. 1) (the “Series 2014 Bonds”) in the aggregate principal amount of \$16,000,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town of Flower Mound, Texas Special Assessment Revenue Refunding Bonds, Series 2021 (Riverwalk Public Improvement District No. 1) (the “Series 2021 Refunding Bonds”) in the aggregate principal amount of \$14,635,000 were issued to refinance the Series 2014 Bonds.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the Town identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for the Series Refunding 2021 Bonds on February 9, 2021 (the “Updated Service and Assessment Plan”). Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2025-26 (the “Annual Service Plan Update”).

The Town also adopted an assessment roll (the “Assessment Roll”) identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or

paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan as updated from time to time.

(The remainder of this page is intentionally left blank.)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the Developer's Quarterly Improvement Implementation Report dated as of December 30, 2020, the actual costs of the Authorized Improvements were equal to \$12,910,000.

As described in the Developer's Quarterly Improvement Implementation Report dated as of December 30, 2020, the Authorized Improvements were accepted by the Town on December 8, 2020.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2014 Bonds.

For additional PID development-related information, refer to the link below:

<https://emma.msrb.org/P11616629-P11246324-P11670397.pdf>

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Table II-A-1
Sources and Uses of Funds

Sources of Funds	Final Budget	Actual Costs ¹	Variance
Bond par amount	\$16,000,000	\$16,000,000	\$0
Other funding sources	\$0	\$0	\$0
Total Sources	\$16,000,000	\$16,000,000	\$0
Uses of Funds			
Authorized Improvements			
Road improvements	\$7,210,000	\$7,210,000	\$0
Water distribution system improvements	\$1,190,000	\$1,190,000	\$0
Sanitary sewer improvements	\$830,000	\$830,000	\$0
Storm drainage improvements	\$2,065,000	\$2,065,000	\$0
Miscellaneous	\$1,615,000	\$1,615,000	\$0
<i>Subtotal</i>	<i>\$12,910,000</i>	<i>\$12,910,000</i>	<i>\$0</i>
Bond issuance costs	\$3,090,000	\$3,090,000	\$0
Total Uses	\$16,000,000	\$16,000,000	\$0

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2020.

Authorized Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to be reported at this time.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years.

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

The actual budget for the Authorized Improvements is shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown by Table II-B-1 on the following page.

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Table II-B-1
Projected Annual Installments (2014-2031)

Assessment Year ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Bonds	Projected Annual Installments^{1,2}
2014-2025	\$16,000,000	\$14,635,000	\$0	\$13,317,309
2026	\$0	\$0	\$0	\$1,001,522
2027	\$0	\$0	\$0	\$1,002,015
2028	\$0	\$0	\$0	\$1,000,560
2029	\$0	\$0	\$0	\$1,003,633
2030	\$0	\$0	\$0	\$1,001,072
2031	\$0	\$0	\$0	\$1,003,040
Total	\$16,000,000	\$14,635,000	\$0	\$19,329,151

1 – Assessment years ending 2014 through 2026 reflect actual Annual Installments and are net of capitalized interest and include applicable investment fund income and applicable credits, if any. Assessment years 2027 through 2031 reflect projected Annual Installments and will be updated in future Annual Service Plan Updates.

2 – Projected Annual Installments for Assessments Years ending 2014-2021 were for the Series 2014 Bonds and projected Annual Installments for Assessment Years 2022-2031 are for the Series 2021 Refunding Bonds.

C. STATUS OF DEVELOPMENT

According to the Town, greater than 95 percent of the total building permits expected to be issued within the PID have been issued as of June 30, 2025. Pursuant to Section 4 (a)(vi) of the Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

See Appendix C for 2025 assessed values of all Parcels within the PID.

D. SERIES 2021 REFUNDING ANALYSIS

The Series 2021 Refunding Bonds were issued in February 2021 refunding the Series 2014 Bonds. At the time of refunding, the total projected outstanding principal, interest, and additional interest reserve amounts for the Series 2014 Bonds were \$14,600,000, \$13,592,500, and \$989,800, respectively. The total projected outstanding principal, interest, and additional interest reserve amounts for the Series 2021 Refunding Bonds are \$14,335,000, \$7,348,206, and \$346,075, respectively. As a result, the total projected savings from the 2021 refunding of the Series 2014 Bonds is \$7,153,019. See Table II-D-1 on the following page for a summary of the refunding savings.

Table II-D-1
Refunding Savings Analysis (Cumulative)

	Principal	Interest	Additional Interest Reserve	Total
Series 2014 Bonds	\$14,600,000	\$13,592,500	\$989,800	\$29,182,300
Series 2021 Refunding Bonds ¹	\$14,335,000	\$7,348,206	\$346,075	\$22,029,281
Net Refunding Related Savings	\$265,000	\$6,244,294	\$643,725	\$7,153,019

1 – Totals include projected principal, interest, and additional interest reserve amounts from assessment year ending 9/1/2022 through 9/1/2043.

The projected average Annual Installment savings per Equivalent Unit for outstanding projected Annual Installments is shown in Table II-D-2 on the following page.

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Table II-D-2
Summary of Refunding Savings (Per Equivalent Unit)

Assessment Year ending 08/31	Series 2014 Projected Annual Installments^{1,2}	Series 2021 Projected Annual Installments^{1,3}	Projected Annual Installment Savings
2026	\$2,114	\$1,534	\$580
2027	\$2,075	\$1,537	\$538
2028	\$2,037	\$1,535	\$502
2029	\$2,149	\$1,539	\$610
2030	\$2,100	\$1,536	\$565
2031	\$2,049	\$1,539	\$511
2032	\$1,998	\$1,541	\$457
2033	\$2,097	\$1,539	\$558
2034	\$2,035	\$1,537	\$499
2035	\$2,125	\$1,541	\$583
2036	\$2,052	\$1,536	\$516
2037	\$2,131	\$1,538	\$592
2038	\$2,048	\$1,541	\$507
2039	\$2,113	\$1,534	\$579
2040	\$2,016	\$1,541	\$475
2041	\$2,063	\$1,539	\$525
2042	\$2,099	\$1,534	\$565
2043	\$1,980	\$1,535	\$445
Total	\$37,282	\$27,676	\$9,606

1 – Projected Annual Installment amounts include principal, interest, additional interest for reserves, and collection costs.

2 – The Series 2014 Bonds Annual Installments include interest calculated at an average effective interest rate of 6.67 percent.

3 - The Series 2021 Refunding Bonds Annual Installments include interest calculated at an average effective interest rate of 3.85 percent.

E. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2014 Bonds. The Series 2021 Refunding Bonds were issued in February 2021 to refund the Series 2014 Bonds. Eighteen (18) Annual Installments remain outstanding for the Series 2021 Refunding Bonds.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series Bonds commencing with the issuance of the Series Bonds. The effective interest rate on the Bonds is 3.64 percent for 2025-26. The Additional Interest Reserve was fully funded at the closing of the Series 2021 Refunding Bonds and the Town will not begin collecting Additional Interest until it is required to be collected pursuant to Section 6.7(b) of the applicable Indenture. These payments, the “Annual Installments” of the Assessments, shall be billed by the Town, or any other party designated by the Town, in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Assessment Ordinance or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the Series Bonds will be paid from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other district administration expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2025-26

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2025-26 as shown by Table II-E-1 on the following page.

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Table II-E-1
Budget for the Annual Installments
to be Collected for 2025-26

Descriptions	<u>Series 2021 Refunding</u> <u>Bonds</u>
Interest payment on March 1, 2026	\$223,261
Interest payment on September 1, 2026	\$223,261
Principal payment on September 1, 2026	\$515,000
<i>Subtotal debt service on bonds</i>	<i>\$961,522</i>
Annual collection costs	\$40,000
<i>Subtotal Expenses</i>	<i>\$1,001,522</i>
Available reserve fund income	\$0
Available collection costs account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installment to be collected	\$1,001,522

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2026 in the amount of \$223,261 and on September 1, 2026, in the amount of \$223,261, which equal interest on the outstanding Assessments balance of 12,281,344 for six months each and an effective interest rate of 3.64 percent. Annual Installments to be collected include a principal amount of \$515,000 due on September 1, 2026. As a result, the total principal and interest due in 2025-26 is estimated to be equal to \$961,522.

Annual Collection Costs

Annual Collection Costs for the PID include the annual administrative expenses. The administrative expenses include the Trustee, Dissemination Agent, Administrator, and contingency fees. As shown in Table II-E-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be \$40,000.

Table II-E-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/1/25-8/31/26)
Administrator	\$27,000
Trustee	\$7,000
Dissemination Agent	\$3,500
Contingency	\$2,500
Total	\$40,000

Available Reserve Fund Income

As of June 30, 2025, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2025-26 Annual Installment.

Available Administrative Expense Account

As of June 30, 2025, there was \$52,263 in administrative expense funds available. The available balance is anticipated to be used for future administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2025-26 Annual Installment.

F. ANNUAL INSTALLMENTS PER UNIT

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Bonds, (ii) to fund the Prepayment Reserve Account and the Delinquency Reserve Account, and (iii) to cover administrative expenses of the PID.

According to the revised development plan, 662.76 total Equivalent Units were estimated to be built within the PID. According to the Trustee, fourteen Parcels representing 12.80 Equivalent Units have prepaid their Assessments in full and one Parcel representing 0.51 Equivalent Units has partially prepaid their Assessment, lowering the total outstanding Equivalent Units to 649.45. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment Per Unit

Budget Item	Net Budget Amount ¹	Annual Installment per Equivalent Unit ²
Principal	\$515,000.00	\$792.98
Interest	\$446,522.26	\$687.54
Annual Collection Costs	\$40,000.00	\$61.59
Total	\$1,001,522.26	\$1,542.11

1 – Refer to Table II-E-1 of this report for additional budget details.

2 – Based on the current outstanding 649.45 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in the PID for 2025-26 is shown in Table II-F-2 on the following page.

Table II-F-2
Annual Installment per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
1 - Single Family Villa	\$1,542.11	1.00	\$1,542.11
2 - Interior Townhome	\$1,542.11	0.90	\$1,381.23
3 - Multi-Family	\$1,542.11	0.24	\$370.11
4 - Assisted Living	\$1,542.11	0.21	\$323.84
6 - Retail ¹	\$1,542.11	0.69	\$1,064.05
7 - Office ¹	\$1,542.11	0.46	\$709.37
8 - Hotel	\$1,542.11	0.20	\$308.42
9 - Periphery Townhome	\$1,542.11	0.76	\$1,177.61

1 – Retail and office lots are billed on a per 1,000 square foot basis.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Annual Collection Costs, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D.

G. BOND REDEMPTION RELATED UPDATES

The Series 2014 Bonds were refunded in February 2021 and the Series 2021 Refunding Bonds were issued to refinance the Series 2014 Bonds. Pursuant to Section 4.3 of the Indenture of Trust for the Series 2021 Refunding Bonds, the Town reserves the right and option to redeem Series 2021 Refunding Bonds maturing on or after September 1, 2036, before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the Town, at the Redemption Price of par plus accrued and unpaid interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2021 Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the PID Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited.

According to the Developer, the initial plan for a single category of townhomes in the PID has been revised to include two townhome categories based on the location of such townhomes with respect to the amenity area. As a result, Land Use Class 2 has been updated as follows and a new land use class (“Land Use Class 9”) has been created for the second category of townhomes as follows:

“Land Use Class 2” means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single-family dwelling unit on individually platted lots adjacent to the River Walk amenity area.

“Land Use Class 9” means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single-family dwelling unit on individually platted lots located along the outer periphery of the CBD.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

The identification of each Parcel as Benefited Property, Assessed Property, and Non-Assessed Property; (ii) the Assessment for each Parcel, including any adjustments authorized by the Updated Service and Assessment Plan or in the Act; (iii) the Principal Portion of the Assessment for each Parcel, including any adjustments authorized by this Updated Service and Assessment Plan or in the Act; (iv) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (v) payments of the Assessment, if any, as provided by Section VI.C of the Updated Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix D. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the equivalent units to be built on each newly subdivided Parcel
- D = the sum of the equivalent units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

According to the Trustee, fourteen (14) Parcels have prepaid their Assessments in full, and one Parcel has partially prepaid their Assessment as of June 30, 2025. Please see Appendix B for a complete list of Parcels that have prepaid their Assessments.

The complete Assessment Roll is available for review at Flower Mound Town Hall, located at 2121 Cross Timbers Road, Flower Mound, Texas 75028.

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APPENDIX A
PID MAP

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
667648	01/17/18	\$21,353	Full
652931	03/27/18	\$23,840	Full
667645	01/02/19	\$20,946	Full
652930	02/05/19	\$23,386	Full
652972	03/20/19	\$23,386	Full
667418	07/26/19	\$20,946	Full
667635	02/06/20	\$20,537	Full
693521	04/28/20	\$20,537	Full
652932	01/29/21	\$22,471	Full
652959	07/01/21	\$21,048	Full
675223	08/20/21	\$16,155	Full
675239	02/15/22	\$15,445	Full
715579	09/19/22	\$18,977	Full
715553	10/13/23	\$18,316	Full
652947	02/28/25	\$10,000	Partial
Total		\$297,342	

APPENDIX C
ASSESSED VALUE

Appendix C
Riverwalk Public Improvement District No. 1
Assessed Value of the PID

PID	Parcels¹	2025 Assessed Value^{2,3}
Riverwalk PID No. 1	440	\$368,468,938
Total	440	\$368,468,938

1 - Parcels include 361 residential lots, 11 un-subdivided parent parcels and commercial lots, and sixty-eight open space and other unassessed

2 - Parcel assessed values are in accordance with Denton Central Appraisal District online records as of 7.19.25

3 - Values shown reflect the 2025 Certified assessed values.

APPENDIX D
ASSESSMENT ROLL SUMMARY – 2025-26

**Assessment Roll Summary - Riverwalk PID
2025-26**

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
563269	Retail	6	25.39	\$480,171.60	\$20,135.29	\$17,457.97	\$1,563.91	\$39,157.16
655447	Multi-Family	3	85.92	\$1,624,777.25	\$68,132.63	\$59,073.27	\$5,291.85	\$132,497.76
705216	Retail	6	12.08	\$313,590.33	\$13,149.95	\$11,401.44	\$1,021.36	\$25,572.75
	Office	7	4.51					
705222	Retail	6	4.14	\$78,288.85	\$3,282.93	\$2,846.41	\$254.98	\$6,384.32
711952	Assisted Living	4	52.50	\$992,793.36	\$41,631.32	\$36,095.75	\$3,233.50	\$80,960.57
744740	Retail	6	14.49	\$274,010.97	\$11,490.24	\$9,962.43	\$892.45	\$22,345.12
744741	Retail	6	8.97	\$169,625.84	\$7,113.01	\$6,167.22	\$552.47	\$13,832.69
757920	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
757921	Office	6	22.05	\$416,943.93	\$17,483.93	\$15,159.15	\$1,357.97	\$34,001.05
757922	Various	Various	45.87	\$867,437.39	\$36,374.70	\$31,538.09	\$2,825.22	\$70,738.01
757923	Hotel	8	19.80	\$374,424.92	\$15,700.95	\$13,613.25	\$1,219.49	\$30,533.70
966339	Retail	6	20.84	\$655,016.69	\$27,467.16	\$23,814.94	\$2,133.37	\$53,415.47
	Office	7	13.80					
1011391	Retail	6	5.18	\$134,395.86	\$5,635.69	\$4,886.33	\$437.72	\$10,959.75
	Office	7	1.93					
496684	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
649981	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
649982	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
649992	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
649993	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
649994	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
649996	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
652930	Single Family Villa	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
652931	Single Family Villa	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
652932	Single Family Villa	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
652933	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652934	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652935	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652936	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652937	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652938	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652939	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652940	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652941	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652942	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652943	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652944	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652945	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652946	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652947	Single Family Villa	1	0.49	\$9,305.25	\$390.20	\$338.32	\$30.31	\$758.83
652948	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652949	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652950	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652951	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652952	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652953	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652954	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652955	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652956	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652957	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652958	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652959	Single Family Villa	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
652963	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652964	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652965	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652966	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652967	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652968	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652969	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652970	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652971	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652972	Single Family Villa	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
652973	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652974	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652975	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652976	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
652977	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652978	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652979	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652980	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652981	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652982	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652983	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
652984	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
652985	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
652986	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
652987	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652988	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652989	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652990	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652991	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652992	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652993	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652994	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652995	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652996	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652997	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652998	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
652999	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653000	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653001	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653002	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653003	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653004	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653005	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653006	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653007	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653008	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653009	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653010	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653011	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653012	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653013	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653014	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653015	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653016	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653017	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653018	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653019	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653020	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653021	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653022	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653023	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653024	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653025	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653026	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653027	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653028	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653029	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653030	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653031	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653032	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653033	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653034	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
653035	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653036	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653037	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
653038	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
655450	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667418	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
667423	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667598	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667599	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667600	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667601	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667602	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667603	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667604	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667605	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
667606	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667607	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667608	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667609	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667610	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667611	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667612	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667613	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667614	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667615	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667616	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667617	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667618	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667619	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667620	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667621	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667622	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667623	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667624	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667625	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667626	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667627	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667628	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667629	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667630	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667631	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667632	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667633	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667634	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667635	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
667636	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667637	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667638	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667639	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667640	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667641	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667642	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667643	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667644	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667645	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
667646	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667647	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667648	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
667649	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667650	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667651	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667652	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667653	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667654	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667655	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667656	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667657	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667658	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667659	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667660	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667661	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667662	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667663	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667664	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667665	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667666	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667667	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667668	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667669	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667670	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667671	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667672	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667673	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
667674	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
667675	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675215	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675216	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675217	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
675218	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675219	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675220	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675221	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675222	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675223	Periphery Townhome	9	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
675224	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675225	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675226	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675227	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675228	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675229	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675230	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675231	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675232	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675233	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675234	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675235	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675236	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675237	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675238	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675239	Periphery Townhome	9	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
675240	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675241	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675242	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675243	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675244	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675245	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675246	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675247	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675248	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675249	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675250	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675251	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675252	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675253	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675254	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675255	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675256	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675257	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675258	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675259	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675260	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675261	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675262	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675263	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675264	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675265	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675266	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675267	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675268	Periphery Townhome	9	0.38	\$7,185.93	\$301.33	\$261.26	\$23.40	\$586.00
1008382	Periphery Townhome	9	0.38	\$7,185.93	\$301.33	\$261.26	\$23.40	\$586.00
675269	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675270	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675271	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675272	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675273	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675274	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675275	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675276	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675277	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675278	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675279	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675280	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675281	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675282	Periphery Townhome	9	0.76	\$14,440.63	\$605.55	\$525.03	\$47.03	\$1,177.61
675283	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675284	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
675285	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
693466	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693467	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693468	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693469	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
693470	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693471	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693472	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693473	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693474	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693475	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693476	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693477	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693478	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693479	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693480	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693481	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693482	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693483	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693484	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693485	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693486	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693487	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693488	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693489	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693490	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693491	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693492	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693493	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693494	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693495	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693496	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693498	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
693499	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
693500	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
693501	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
693502	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693503	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693504	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693505	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693506	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693507	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693508	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693509	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693510	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
693511	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693512	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693513	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693514	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693515	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693516	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693517	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693518	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693519	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693520	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693521	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
693522	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693523	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
693524	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
705217	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
705218	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
705219	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
705220	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
705223	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715531	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715532	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715533	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715534	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715535	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715536	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715537	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715538	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715539	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715540	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715541	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715542	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715543	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715544	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
715545	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715546	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715547	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715548	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715549	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715550	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715551	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715552	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715553	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
715554	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715555	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715556	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715557	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715558	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715559	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715560	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715561	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715562	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715563	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715564	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715565	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715566	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715567	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715568	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715569	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715570	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715571	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715572	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715573	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715574	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715575	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715576	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715577	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715578	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715579	Interior Townhome	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	\$0.00
715580	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715581	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715582	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715583	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715584	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715585	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715586	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715587	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715588	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715589	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715590	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715591	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715592	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715593	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715594	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715595	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715596	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715597	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715598	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715599	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715600	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715601	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715602	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715603	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715604	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715605	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715606	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715607	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715608	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715609	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715610	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715611	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715612	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715613	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715614	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715615	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715616	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715617	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22

Parcel	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Administrative Expense	Annual Installment
715618	Interior Townhome	2	0.90	\$16,937.49	\$710.25	\$615.81	\$55.16	\$1,381.22
715619	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715620	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715621	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
715622	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
744723	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
744724	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
744725	Single Family Villa	1	1.00	\$18,910.35	\$792.98	\$687.54	\$61.59	\$1,542.11
744738	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
744739	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
744742	N/A	Non-Assessed	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			649.45	\$12,281,344.43	\$515,000.00	\$446,522.26	\$40,000.00	\$1,001,522.26

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE TOWN OF FLOWER MOUND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Flower Mound, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Riverwalk Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas



TOWN COUNCIL AGENDA J.1. REGULAR ITEM(S)

DATE: August 4, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD25-0004 – Churchill Crossing PD Amendment) to amend Planned Development No. 28 (PD-28) with Retail District-2 uses to modify development standards related to the building design guidelines. The property is generally located at the southwest corner of Long Prairie Road and Churchill Drive. (PZ recommended approval by a vote of 6 to 0 at its July 28, 2025, meeting.)**

BACKGROUND:

- Size – Approximately 1.5102 acres.
- Existing Zoning –Planned Development District-28 (PD-28) with Retail District-2 uses.
- Modification Request – Rather than PD-28 building design standards, subject site will use the design standards contained in the Town’s Urban Design Plan and may also use nichiha as a primary material.
- SMARTGrowth – N/A, review not triggered
- Traffic Analysis – N/A, review not triggered
- Incentives – N/A
- [Planning and Zoning Commission Staff Report Link](#)

BOARD REVIEW/CITIZEN FEEDBACK: The Planning & Zoning Commission recommended approval by a vote of 6 to 0 at its July 28, 2025, meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

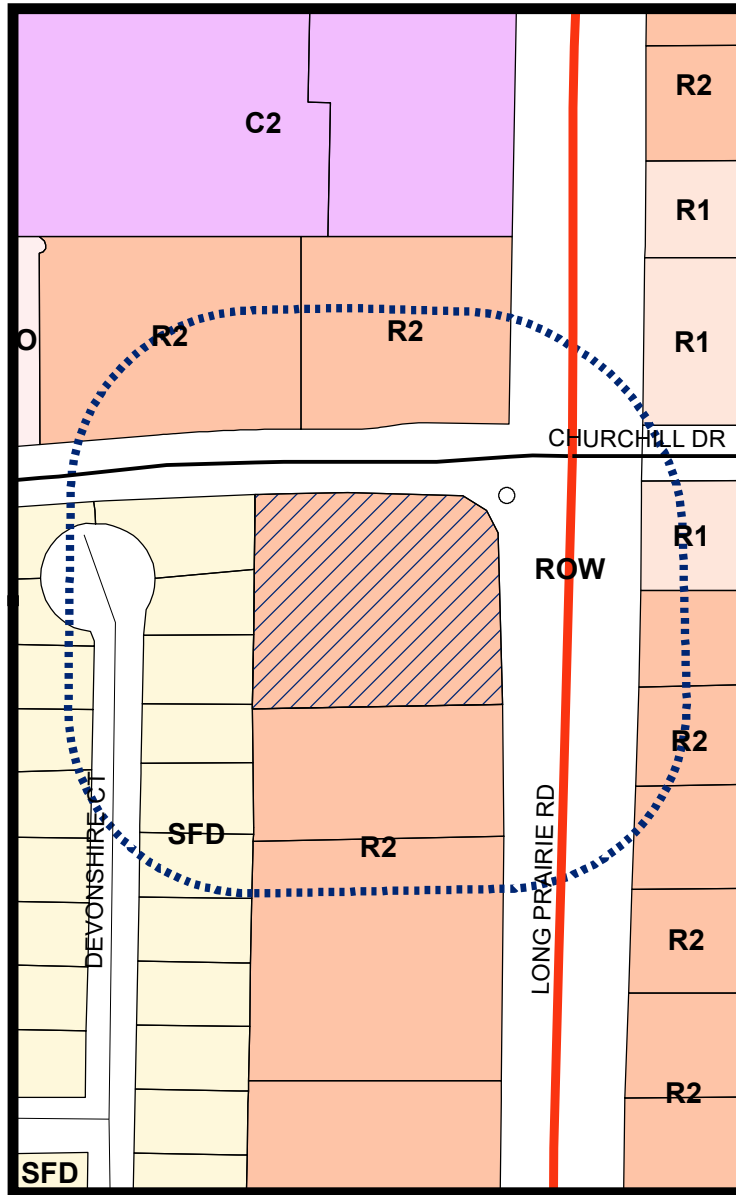
ATTACHMENTS:

1. Zoning & Aerial Map
2. DRAFT Ordinance
3. Example Elevations

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

ZPD25-0004: Churchill Crossing PD Amendment



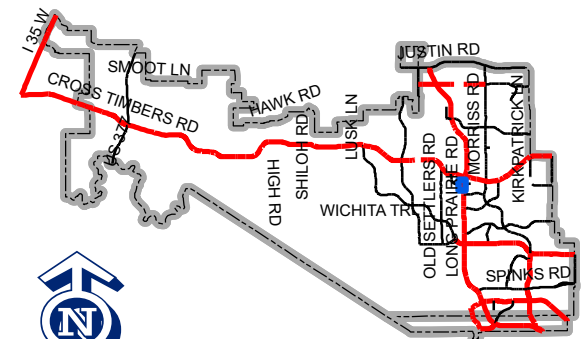
LEGEND

- Commercial 2
- Office
- Retail 1
- Retail 2
- Single Family Detached

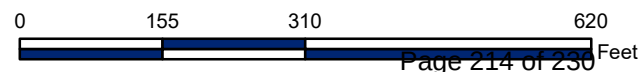
- Subject Property
- 200 ft Notification Buffer around Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



TOWN OF FLOWER MOUND, TEXAS
ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT NO. 28 (PD-28), AS ESTABLISHED AND LATER AMENDED BY ORDINANCE NOS. 47-85, 31-87, 43-93, 14-96, 16-96, 14-98, 23-98, AND 20-08, ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 1.5102 ACRES OF LAND AND BEING ALL OF LOT 1, BLOCK A OF THE REGIONS BANK ADDITION BY AMENDING PARAGRAPH C, "BUILDING MATERIALS," OF THE SECTION TITLED "DESIGN GUIDELINES – FLOWER MOUND TOWN CENTER" OF EXHIBIT "B," "DEVELOPMENT STANDARDS FOR NON RESIDENTIAL AREA – FLOWER MOUND TOWN CENTER," OF ORDINANCE NO. 43-93 IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound, Texas, (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town heretofore adopted the Land Development Regulations of the Town, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 1.5102 acres of land and being all of Lot 1, Block A of the Regions Bank Addition (the "Property") have filed an application for a Zoning Planned Development amendment to amend Planned Development District No. 28 (PD-28), as established and later amended by Ordinance Nos. 47-85, 31-87, 43-93, 14-96, 16-96, 14-98, 23-98, and 20-08 ; and,

WHEREAS, the Planning and Zoning Commission of the Town held a public hearing on July 28, 2025, and the Town Council of the Town held a public hearing on August 4, 2025, with respect to the proposed Zoning Planned Development amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Zoning Planned Development amendment on the Property; and,

WHEREAS, the Town Council finds that amendment of Planned Development District No. 28 (PD-28), as established and later amended by Ordinance Nos. 47-85, 31-87, 43-93, 14-96, 16-96, 14-98, 23-98, and 20-08, as outlined herein is in the best interest of the Town and will promote the health, safety, and general welfare of the citizens of the Town and the general public;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described Property and area as shown below:

Approximately 1.5102 acres of land being all of Lot 1, Block A of the Regions Bank Addition, Denton County, Texas.

Planned Development District No. 28 (PD-28) is hereby amended by amending Paragraph C.1. of Section C, "Building Materials," of the section titled "Design Guidelines – Flower Mound Town Center" of Exhibit B, "Development Standards for Non Residential Area – Flower Mound Town Center," of Ordinance No. 43-93, by adding a new subsection (i) to read as follows:

- i. This paragraph shall not apply to Lot 1, Block A of the Regions Bank Addition. Said property shall be subject to the design standards contained in the Town's Urban Design Plan and may use nichiha as a primary material.

SECTION 2

The use of the property described above shall be subject to all restrictions, terms, and conditions contained herein, as well as the applicable regulations contained in Planned Development District No. 28 (PD-28), as established and later amended by Ordinance Nos. 47-85, 31-87, 43-93, 14-96, 16-96, 14-98, 23-98, and 20-08; the Land Development Regulations; and all other applicable and pertinent ordinances of the Town.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the Code of Ordinances, Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances, Town of Flower Mound, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

This Ordinance shall take effect and be in full force from and after the date of its passage, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 4TH DAY OF AUGUST, 2025.

APPROVED:

Cheryl Moore, MAYOR

ORDINANCE NO. _____

PAGE 4

ATTEST:

Traci Henderson, TOWN SECRETARY



www.rockethawkdesigns.com
kira@rockethawkdesigns.com
(940) 783-7004

Project Prepared For:

Brandon Alford
3451 Long Prairie Road
Flower Mound, TX 75022

EAST & NORHT ELEVATIONS

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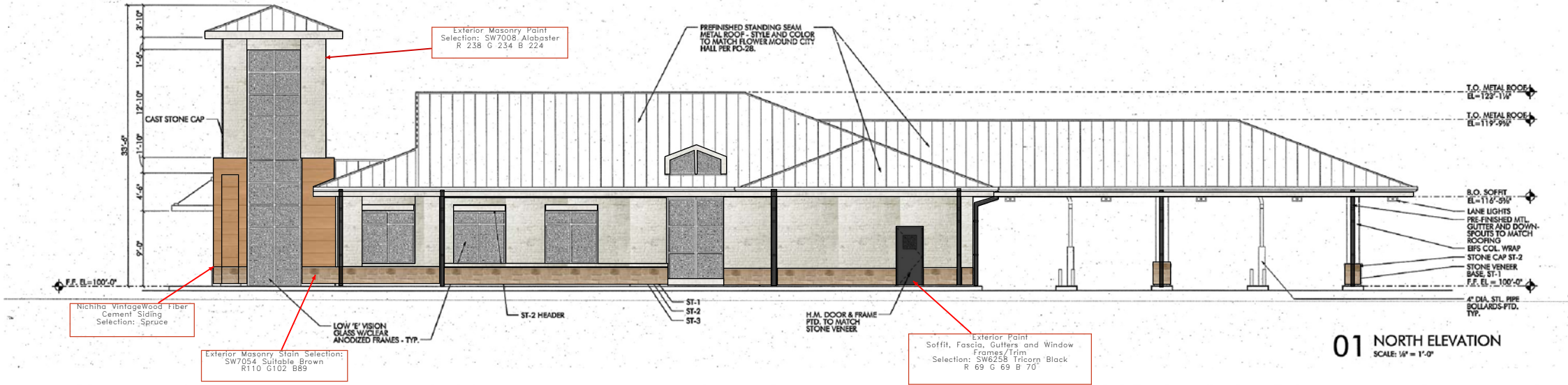
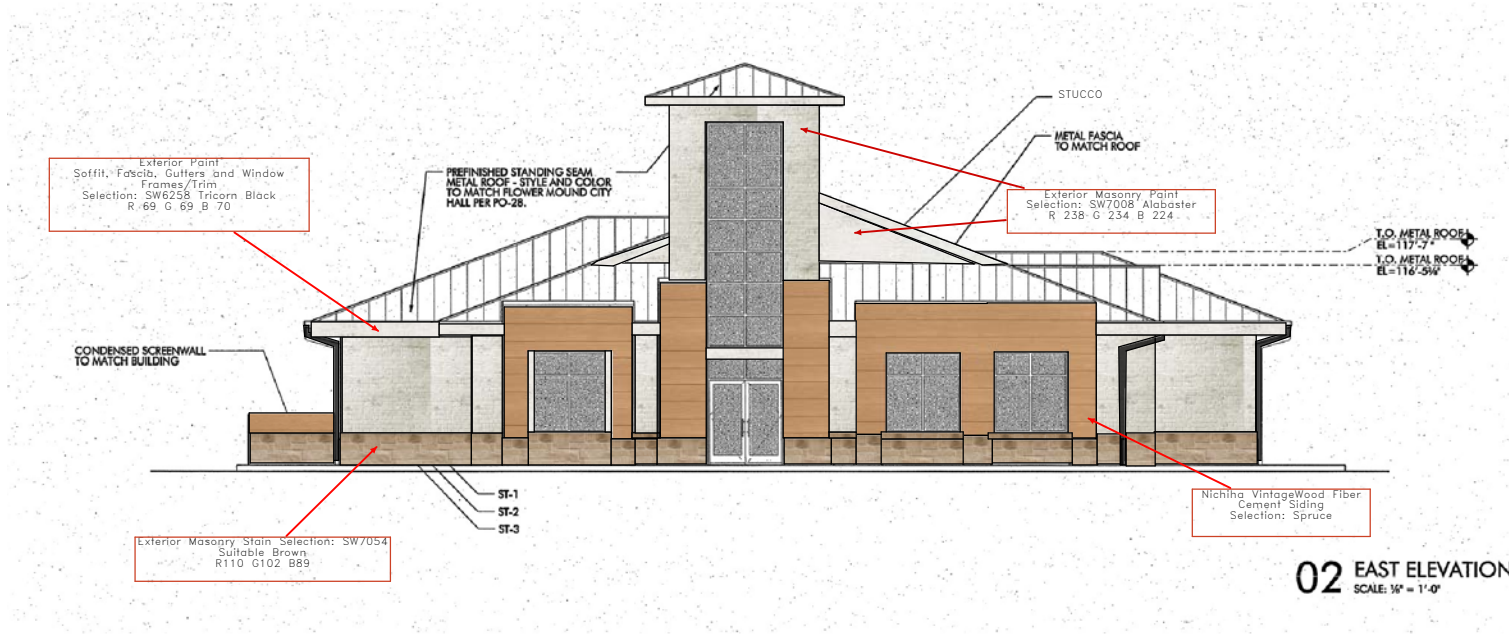
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Designer Name: Kira Lee

- Revisions:
- 6/6/25
 - 7/23/25
 -
 -
 -



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION





www.rockethawkdesigns.com

kira@rockethawkdesigns.com
(940) 783-7004

Project Prepared For:

Brandon Alford
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Flower Mound, TX 75022

ELEVATIONS

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Designer Name: Kira Lee

Revisions:

- 6/6/25
- 7/23/25
-
-
-



TOWN COUNCIL AGENDA J.2. REGULAR ITEM(S)

DATE: August 4, 2025
FROM: Julie Taylor, Director of Treasury Operations
ITEM: **Consider all matters incident and related to the redemption of certain outstanding “Town of Flower Mound, Texas, Tax Notes, Series 2024” in the approximate amount of \$510,736.25, including the adoption of a resolution pertaining thereto.**

BACKGROUND: On October 21, 2024, the Town Council approved an ordinance for the issuance of Tax Notes (Notes) in the amount of \$2,500,000.00 for the purpose of paying contractual obligations for public works and the purchase of materials, supplies and equipment as approved in the FY 24-25 budget, listed below.

Outdoor Pool Resurfacing	\$ 250,000.00
IT Equipment Replacements	80,000.00
Facilities Improvements	415,000.00
Robot Floor Cleaner	18,500.00
Sign Printer	38,000.00
Sign Crew Truck	85,000.00
Senior Property Standards Specialist Vehicle	50,600.00
Street Maintenance Projects	1,112,900.00
Traffic Signal Performance Measures	450,000.00
	<u>2,500,000.00</u>

The Notes were placed with Texas Capital Bank as the lender. The Town paid the initial principal payment of \$2,000,000 on March 1, 2025. Within the terms of the placement was an Optional Redemption clause to redeem the Notes prior to maturity on or after September 1, 2025. The Town is acting on the option and requesting the Town Council to approve the attached redemption resolution for the outstanding principal of \$500,000.00 plus accrued interest. The payoff of the Note is approximately \$510,736.25 and will occur on September 2, 2025. The amount could vary due to the daily prorated interest. The redemption will save the Town approximately \$10,225.00 in interest costs.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: Redemption will not occur and principal payment will be made March 1, 2026, with an additional interest payment.

FISCAL IMPACT: \$510,736.25 (Approximatley)

Proposed Expenditure/(Revenue)
\$510,736.25

Account Number(s):
110-280-00000

LEGAL REVIEW: The Town's Bond Counsel, Norton Rose Fulbright US LLP, prepared the proposed ordinance.

ATTACHMENTS:

1. Tax Note 2024 Redemption Resolution

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND TEXAS

RESOLUTION NO. ____

A RESOLUTION providing for the redemption of certain outstanding "Town of Flower Mound, Texas, Tax Notes, Series 2024" and resolving other matters incident and related thereto.

WHEREAS, pursuant to an ordinance (the "Ordinance") passed and adopted by the Town Council (the "Town Council") of the Town of Flower Mound, Texas (the "Town"), the Town has heretofore issued, sold, and delivered, and there are currently outstanding obligations of the Town described as follows: "Town of Flower Mound, Texas, Tax Notes, Series 2024," dated November 1, 2024 (the "Tax Notes"); and

WHEREAS, the Tax Notes are currently outstanding in the principal amount of \$500,000; and,

WHEREAS, the Tax Notes are subject to redemption prior to maturity, at the option of the Town, on and after September 1, 2025; and,

WHEREAS, the Town Council finds and determines that the outstanding Tax Notes should be redeemed prior to maturity on the date and in the manner hereinafter provided and in accordance with the requirements prescribed therefor in the Ordinance and notice of redemption of such Tax Notes should be approved and authorized to be given at this time by the Town Council; now, therefore,

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS:

SECTION 1: All of the outstanding Tax Notes in the aggregate principal amount of \$500,000 are hereby called for redemption and shall be redeemed on September 2, 2025 (the "Redemption Date"). As directed by an Authorized Official (defined below), the Town shall transfer on or before the Redemption Date lawfully available funds to Texas Capital Bank, the paying agent/registrar for the Tax Notes (the "Paying Agent/Registrar") to effectuate the redemption of the Tax Notes.

SECTION 2: The Mayor, Mayor Pro Tem, Town Manager, Chief Financial Officer and Town Secretary (each an "Authorized Official") are authorized and directed to file a copy of this Resolution, together with a suggested form of notice of redemption to be sent to the holders of the Tax Notes, with the Paying Agent/Registrar in accordance with the redemption provisions applicable to the Tax Notes; such suggested form of notice of redemption being attached hereto as **Exhibit A** and incorporated herein by reference as a part of this Resolution for all purposes.

SECTION 3: The Mayor, Mayor Pro Tem, Town Manager, Chief Financial Officer and Town Secretary are hereby authorized and directed to make all arrangements necessary to notify the holders of the Tax Notes of the Town's decision to redeem such obligations on the date and in the manner herein provided and in accordance with the ordinance authorizing the issuance of the Tax Notes.

SECTION 4: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject

matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5: This Resolution shall be in force and effect from and after its passage on the date shown below.

[remainder of page intentionally left blank]

DULY PASSED AND APPROVED BY THE TOWN COUNCIL ON AUGUST 4, 2025.

TOWN OF FLOWER MOUND, TEXAS

(Town Seal)

Cheryl Moore, MAYOR

ATTEST:

Traci Henderson, TOWN SECRETARY

EXHIBIT A

NOTICE OF REDEMPTION
TOWN OF FLOWER MOUND, TEXAS
TAX NOTES, SERIES 2024
DATED NOVEMBER 1, 2024

NOTICE IS HEREBY GIVEN that all of the outstanding tax notes of the above series maturing on March 1, 2026, and aggregating in principal amount of \$500,000, have been called for redemption on September 2, 2025, at the redemption price of par and accrued interest to the date of redemption, such notes being identified as follows:

<u>Year of Maturity</u>	<u>Principal Amount Outstanding</u>	<u>Principal Amount Being Redeemed</u>	<u>Principal Amount To Remain Outstanding</u>
2026	\$500,000	\$500,000	\$-0-

The above described tax notes shall become due and payable on September 2, 2025, and interest thereon shall cease to accrue from and after said redemption date. Payment of the redemption price of said notes shall be paid to the registered owners of the notes only upon presentation and surrender of such notes to Texas Capital Bank, at its designated office at the following address: Texas Capital Bank, 2000 McKinney Avenue, Suite 700, Dallas, Texas 75201.

THIS NOTICE is issued and given pursuant to the terms and conditions prescribed for the redemption of said notes and pursuant to a resolution by the Town Council of the Town of Flower Mound, Texas.

Texas Capital Bank, as Paying
Agent/Registrar
Address: 2000 McKinney Avenue, Suite 700
Dallas, Texas 75201



TOWN COUNCIL AGENDA K.1. WORK SESSION ITEM

DATE: August 4, 2025
FROM: Julie Taylor, Director of Treasury Operations
ITEM: **Discussion of Stormwater Fee Study.**

BACKGROUND: NewGen Strategies & Solutions (NewGen) has been engaged by the Town to conduct a stormwater cost of service and rate design study which entails an analysis of the Stormwater Utility System's (System) operations and, if needed, recommending alternate rate designs for the Town Council's consideration.

This study will achieve a rate structure that will assure adequate revenue for the System's operations and to ensure the System is operating on a self-supporting basis while considering the economic impact on the Town's customers. Staff will recap the steps up to this point, and finalize the decision points.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

None

DRAFT MOTION: Discuss and provide staff with direction.



TOWN COUNCIL AGENDA L.1. BOARDS/COMMISSIONS

DATE: August 4, 2025
FROM: Christine Hastings, Animal Services Manager
ITEM: **Discuss and consider modifying the Animal Services Board's purpose, membership qualifications, and duties and responsibilities (The Animal Services Board approved the recommendations by a vote of 6 to 0 at its June 18, 2025, meeting).**

BACKGROUND: During the 2024 Board and Commission application process, some Animal Services Board (ASB) members expressed interest in expanding the scope of duties.

On February 25 the ASB created a subcommittee for the purpose of conducting research to identify possible additional areas of opportunity for ASB members to have an active role in serving the community or assisting the Animal Shelter staff.

The subcommittee convened six times to collect information and generate ideas for possible additional ASB duties and responsibilities.

Their recommendations were presented to the ASB at their [June 18 meeting](#) and were approved by the board as follows:

Recommendations	Current Language
1: Create a Purpose	
Advise the Town Council on policies and practices related to animal welfare, public safety, shelter operations, and responsible pet ownership. By promoting collaboration between the public and the Animal Services Department, the board aims to enhance the quality of life for both animals and residents while ensuring compliance with local and state animal-related regulations.	None
2: Structure (Membership Qualifications) In addition to the existing qualifications: Other qualifications for membership include a sincere interest in animals, the ability to work with the public, town staff, and town boards, as well as the time to devote to this service, and a willingness to be involved in projects or events, and members may volunteer at the Animal Services Center upon completion of any background checks or training, as required.	• 7 members; 2 alternates: ○ 1 vet ○ 1 county/municipal official ○ 1 person whose duties include daily operations-shelter ○ 1 rep-animal welfare org ○ 3 citizens at large ○ 2 citizens at large - alternate and comprised of FM residents, Town employees, or business owners.
3. Duties	The board will serve in an advisory capacity to the town council in

In addition to the current duties: Advocate for the well-being of all animals by fostering collaboration, education, and outreach; encourage responsible pet ownership and raise awareness about homeless animals in need of caring homes.	matters pertaining to the animal shelter and/or animal control issues. The board may provide recommendations to the town council regarding its compliance with the Texas Rabies Control Act of 1981, as amended, and may recommend improvements to the efficiency and cost effectiveness of the town's animal control program. (b) The board shall assist the animal shelter in complying with the requirements of V.T.C.A., Health and Safety Code, ch. 823, as amended. (c) The board shall perform such other duties as prescribed by the town council by ordinance or resolution
--	---

Both Town staff and legal input were sought as part of their due diligence.

BOARD REVIEW/CITIZEN FEEDBACK: The Animal Services Board approved the recommendations by a vote of 6 to 0 at its June 18, 2025, meeting.

ALTERNATIVES: Take no action and duties would remain the same.

FISCAL IMPACT: N/A

LEGAL REVIEW: Legal will be involved with drafting ordinance amendments as directed by Council.

ATTACHMENTS:
None

DRAFT MOTION: Discuss and provide staff with direction.