



CAPER
Consolidated Annual Performance
And Evaluation Report
For the City of Lewisville
Community Development Block Grant Program
2016 Program Year (Oct. 1, 2016 to Sep. 30, 2017)

Draft for Submission to HUD, December 28, 2017

TABLE OF CONTENTS

Resident Letter.....	3
Introduction.....	4
Summary Of Accomplishments.....	5
Housing & Community Development	
CDBG - Funded Public/Social Services	
City Social Service Agency Fund	
CDBG-R Public/Social Services	
Housing & CD: Summary Of Persons/Households Assisted & Performance Narrative.....	6
Program Year 2016 Projects	6
Prior-Year Projects – Persons Assisted & Performance	8
Table I. Housing & Community Development Projects - Persons/Households Assisted	13
Table II. Performance Assessment: Housing & Community Development	14
Public Services: Summary Of Persons/Households Assisted & Performance Narrative.....	16
Boys & Girls Clubs of North Central Texas – After-School Program	
Denton County Children’s Advocacy Center – Clinical Services Program	
Christian Community Action – Family Assistance Services	
Court Appointed Special Advocates – Intensive Placement Options Program	
Friends of the Family –Shelter	
Health Services of North Texas – Health Services	
SPAN, Inc. – Congregate & Home Delivered Meals Program	
Special Abilities of North Texas – Half Day Habilitation	
Performance Measures	20
Table III. Public Services Accomplishments	21
Changes & Amendments.....	23
Additional Required Narrative For End Of Program Year Reporting.....	23
Assessment of 3-5 Year Goals & Objectives	23
Other Resources	25
Affirmatively Furthering Fair Housing	26
Affordable Housing	27
Uniform Relocation Act	29
Leveraging Resources	29
Continuum of Care for the Homeless	29
Other Actions (Geographic Distribution, Institutional Structure, Public Housing, Lead Paint Hazards, Poverty Reduction, Under-served needs, Compliance)	32
Self-Evaluation	32
Citizen Comment	33



December 11, 2017

Dear Lewisville Resident,

This document is available for public review from Monday, December 11 until Wednesday, December 27, 2017, after which it will be submitted to the Department of Housing and Urban Development. Your comments on the CDBG program and use of funds are welcome. Please write, email or call:

Jamey Kirby
Grants Coordinator
Neighborhood Services Department
151 W. Church Street
Lewisville, TX 75057
Phone (972) 219-3780
Fax (972) 219-3698.
jkirby@cityoflewisville.com

There may be revisions or corrections to this document. If you would like to receive a copy of the final report, please leave your name, phone number and either an email or physical address when you contact our office.

Thank you for your interest and input.

Sincerely,

Jamey Kirby
Grants Coordinator

INTRODUCTION

This report provides citizens an opportunity to review the City's administration of funds from the Department of Housing and Urban Development (HUD). After a 15-day public comment period this report will be submitted to HUD. The primary source of HUD funding in Lewisville is the Community Development Block Grant (CDBG) program which is allocated to the City on a formula basis. Lewisville does not directly receive other HUD programs such as the HOME Investment Partnership, Housing for Persons with Aids (HOPWA) or the Emergency Solutions Grants Program (ESGP). However, HOME and ESGP funds may be applied for by the City or local agencies through state grants of HUD funds for small cities and HOPWA is available directly from HUD through a competitive process. Health Services of North Texas received HOPWA funding that included Lewisville. This year the City did not have any funding from HOME.

The City of Lewisville cooperates with the cities of Denton and Flower Mound, as well as various provider agencies in the Denton County Homeless Coalition. The coalition serves as a planning entity and collaborative vehicle for coordinating ESGP grant applications and Supportive Housing grants from HUD. The City of Denton is the lead entity in administering ESGP. Funding was not awarded to the Coalition for 2016-2017 resulting in a loss of \$600,000, but Lewisville made a one-time allocation of \$164,500 from its general fund for stop gap funding to the ESGP agencies. The City of Denton and Denton County contributed \$200,000 and \$35,000 respectively to fill the gap. Giving Hope Inc. also receives funds for permanent supportive housing through the Continuum of Care process.

CDBG is a federal program providing a flexible source of funding for cities with a population over 50,000 to use to meet their particular community development needs for low/moderate income populations. While mostly used for housing and infrastructure needs, 15% can be used for public/ social service needs and 20% on program administration. Cities can choose to spend funds directly on projects and programs or they can make grants to sub-recipients (usually non-profit organizations).

The 2016 Program Year was the 5th and final year under the City's 2012 Housing and Community Development Consolidated Plan, a strategic plan identifying strategies and priorities for spending CDBG funds for 2012 through 2017. In Program Year 2016, the City was allocated \$599,101 for CDBG. Of this amount, \$89,865 went for public (social) services; \$119,820 was allocated to administration and \$389,416 to housing and community development projects.

The annual allocation process begins with public hearings held by the CDBG Advisory Committee that help identify goals and objectives outlined in the 5-year Consolidated Plan and each Annual Action Plan. The City also periodically performs a Needs Assessment and sets social service priorities and funding targets by category (Health, Youth, Seniors, etc.) Proposals are considered based on the published priorities as well as scoring on application criteria. A new Needs Assessment was completed in 2017 in conjunction with the 2017 Consolidated Plan.

SUMMARY OF ACCOMPLISHMENTS

CDBG Program and City Social Service Agency Fund accomplishments for 2016-2017. Note, cumulative accomplishments are discussed in the section “Assessment of 3-5 year Goals and Objectives” and shown in Table 3A Summary of Objectives, attached to this report.

Housing and Community Development:

- 2 home-buyer education classes were held serving approximately 48 potential homebuyers;
- \$164,500 from the City general fund budget was used as a one-time replacement of Emergency Solutions Grant funding to Denton County providers after an unsuccessful 2016 application cycle;
 - Giving Hope, CCA, Friends of the Family, Salvation Army assisted 181 Lewisville residents using ESGP funding for:
 - Street Outreach – 23
 - Shelter – 77
 - Homelessness Prevention (rent) – 78
 - Rapid Re-Housing (rent/deposits and utilities) - 3
- One home was completed for major rehabilitation from the Lewisville Housing Rehab Program;
- The Holford’s Prairie Street Rehabilitation Project was completed resulting in new asphalt paving on the southern portion of Holford’s Prairie Road as well as Bunker Hill, Westhill, Corners, and Red Hawk. The project served 268 households.
- The Poydras-Decker Street Asphalt Rehab project was revised to upgrade the project to concrete street replacement. Construction was 90% complete at the end of the program year.
- A Sewer Manhole Rehabilitation project was 80% complete at the end of the program year. The project is rehabilitating 152 sewer manholes in scattered locations across 14 income census block groups.
- The PediPlace Facility Expansion project completed in October 2016. The project added an adjacent office suite freeing up space for an expanded waiting room and three new exam rooms. The facility will serve approximately 3,800 Lewisville children per year.
- Special Abilities and Denton Co. Children’s Advocacy Center facility projects experienced delays into 2018.
- 46 awards were made from the Property Enhancement Program (PEP). These matching fund rebates for exterior home improvements represent a \$97,525 investment from the City general fund. All Lewisville homeowners can receive up to \$1,000 in matching funds but low/moderate income applicants are eligible for up to \$5,000.

The grants division provided \$170,000 from the City’s general fund and \$89,865 in CDBG funds for essential social services for Lewisville residents. Accomplishments listed below represent services provided to Lewisville residents only, although most agencies/projects serve a considerably larger service area. CDBG services were provided for predominately low-to-moderate income clientele and accomplishments include:

CDBG-funded Public/ Social Services:

- 5357 afterschool hours for 7 students through Boys & Girls Club of North Texas;
- 223 victim services for 16 youth/abused children through the Children's Advocacy Center;*
- 141 family assistance services for 96 clients through Christian Community Action;
- 9 cases staffed for 9 youth/abused children through CASA;
- 40 medical visits to 32 low/ moderate income clients through Health Services of North Texas;
- 15,000 congregate and home-delivered meals to 223 elderly and disabled residents through SPAN;
- 122 shelter days to 17 family members through Friends of the Family;*
- 130 half-day habilitation sessions to 2 Lewisville residents through Special Abilities of North Texas.

*Agencies funded from both CDBG and City Social Service Agency Fund; accomplishments listed above are from services purchased with CDBG funds; accomplishments listed below are services purchased with City Funds.

City Social Service Agency Fund:

- 15,132 pediatric patient office visits for 3,790 youths from PediPlace;
- 7,371 senior volunteer hours completed by 65 Lewisville volunteers through RSVP;
- 875 counseling sessions for 251 youth and their families through Youth and Family Counseling’s First Offender Program and 1,268 counseling sessions for 259 residents in their Community Psychological Healthcare Program;
- 1,561 victim services for 87 youth/abused children through the Children's Advocacy Center;
- 3,431.54 counseling hours/face to face services for 436 family members through Friends of the Family;
- 56,228 services to case managed students for 921 at-risk LISD students through Communities in Schools;
- 13 camperships to 16 disabled children or adults to experience camp through Camp Summit;
- 899 hours of instruction to low/ moderate income children through New Hope Learning Center.

HOUSING AND COMMUNITY DEVELOPMENT - SUMMARY OF PERSONS/ HOUSEHOLDS ASSISTED AND PERFORMANCE NARRATIVE

The City of Lewisville funded four housing and community development activities in the 2016 Program Year. However, amendments to projects quickly de-funded some activities as reported below. Prior-year projects with unspent balances were continued into this year as well. Public service programs will be evaluated separately.

PROGRAM YEAR 2016 PROJECTS:

2016 SEWER MANHOLE REHAB

Project 9: Sewer Manhole Rehabilitation Activity #262

The Sewer Manhole Rehab project rehabilitates, reconstructs or replaces old manholes with inflow and infiltration (I&I) problems. I&I results in storm runoff and other water being introduced into the sewer collection and treatment system. The additional volume can stress the system. I&I also deteriorates the manhole structures decreasing the longevity of the manhole and sometimes causing other problems such as voids and depressions. Rehabilitation methods include applying cementitious coatings, rebuilding or adjusting manhole frames and replacing covers as well as complete replacement. Rehab generally ensures another 20-25 years to the life of a manhole.

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$194,000 (original) \$375,000 (amended); Spent \$329,163
- ~ Provided: 0 Households better sewer service (orig. goal: 6,410; revised 8,840)
- ~ Assisted: 0 Low/Moderate income people (orig. goal: 14,715; revised 18,179)
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Construction on this project was approximately 80% complete as of 9-30-17. The rehab project had originally been funded in 2015 but then cancelled so funds could be used for increasing the scope of street projects. It was funded again for 2016 and an engineering firm was quickly engaged and locations finalized. Of the proposed 133 locations in the Action Plan, 35 were determined to be manageable through heavy maintenance rather than through rehab construction methods.

Because timeliness of spending was an issue during the year, staff looked for ways to expand this project. The City's need for rehabilitation of sewer manholes had been documented in a city-wide study in 2012. The study had been used to select the original locations in low/moderate income areas. Staff expanded the selection to three additional census block groups resulting in another 54 locations. Bids and specifications were prepared for a new project scope of 152 manholes, including both rehab and replacement, and amendments were approved by City Council on April 8, 2017 bringing funding to \$375,000 by cancelling the 2016 First-time Homebuyer project and the 2016 Housing Rehab Program. 59% of the population in the revised service area is low/mod income (the original service area was 62%).

Bids increased the project budget to \$449,450. However, prior to construction the contractor submitted change orders resulting in significant savings by rehabilitating instead of replacing 11 locations where they demonstrated that rehab could add sufficient structural integrity. Savings may be applied to still more locations identified within the expanded service area before the project is closed. The current project costs stands at \$337,850 for construction with \$36,275 for engineering. Final costs and accomplishments will be reported in next year's CAPER.

2016 FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM (FHAP)

Project 8: First-Time Homebuyer Assistance Program Activity #263/ cancelled

FHAP provides down payment, closing cost, and principal reduction assistance to low-to-moderate income households. Households are required to contribute a minimum of ½ of the FHA minimum down payment from funds out of their pocket.

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$42,000; \$0 (Spent)
- ~ Provided: 0 Households with assistance to purchase first home (goal 5)*
- ~ Assisted: 0 Moderate income households
- ~ Assisted: 0 Low income households
- ~ Assisted: 0 Extremely low income household
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

In program year 2016, 0 families were assisted compared to 4 families in program year 2015. With a balance of funds from previous years (see the 2014 project below for more) and the program slowing to such a significant degree, the 2016 FHAP activity was cancelled in amendments on 4-17-17 so funds could be used for the 2016 Sewer Manhole Rehab budget increase.

2016 HOUSING REHABILITATION PROGRAM (LHRP)

Project 8: Lewisville Housing Rehabilitation Program (LHRP) Activity #cancelled

LHRP provides for substantial rehabilitation of homes owned and occupied by low/moderate income families including repairs to major systems, correction of code deficiencies, barrier removal, energy improvements and lead hazard abatement or stabilization. Priorities for selection of clients, in order of importance, are: elderly/disabled household member, extremely low-income applicants, very-low income applicants, location in a Targeted Revitalization Neighborhood and referral by code enforcement or building inspections.

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$128,416; \$0 (Spent)
- ~ Provided: 0 Households with assistance to purchase first home (goal 5)*
- ~ Assisted: 0 Moderate income households
- ~ Assisted: 0 Low income households
- ~ Assisted: 0 Extremely low income household
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

With significant prior year funds available to the LHRP program, the program year 2016 LHRP allocation was cancelled in amendments on 4-17-17 to fund the Sewer Manhole Rehab project expansion and the Poydras-Decker project increase in costs. Accomplishments and assessment of the LHRP program can be found in the 2012/2014 activity.

PRIOR-YEAR PROJECTS – Persons Assisted and Performance:

The projects listed below were all funded before October 1, 2016. Some of the programs include unspent funds from earlier program years. Some were multi-year projects. Additionally, other projects funded in prior years were still active during the 2016 program year without a new allocation. All grants for sub-recipient activities have a timeline and expiration written in their grant agreements. Most grants are for a one-year period, but many projects (especially infrastructure projects) take more than a year to complete. Also, some projects such as the homebuyer program may stay open in order to assist future clients with the same activity.

2015 PEDIPLACE RENOVATION PROJECT

Project 12: Facility Expansion Project

Activity # 250

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$108,755 (Awarded); \$108,775 (Spent) \$20,872 (spent this year)
- ~ Provided: 3,790 LMC clients with improved access to medical services (goal 4,000)
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

This project expanded PediPlace into a retail space next door to create more exam rooms and space for patient services. The first phase was complete before the end of the last program year and was then 100% finished by November 2016. However, final reimbursements and draws from CDBG could not be made until contractor compliance with labor requirements was cleared a few months later. The first phase built

out new office space. After moving the admin functions, existing space was rehabbed to create three more medical exam rooms and more lobby space. The whole project cost \$450,000 including other sources and landlord contributions. PediPlace committed to a new 10-year lease in the renovated space.

2015 CHILDREN'S ADVOCACY CENTER FOR DENTON FACILITY PROJECT

Project 12: Children's Advocacy Center Facility Expansion Project Activity # n/a

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$12,053 (Awarded); \$0 (Spent)
- ~ Provided: 0 Clients with an improved public services facility (goal 400)
- ~ Assisted: 0 Low/moderate income clients
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

This facility project is a major expansion of the DCCAC building. It requires architecture which has been completed and a major capital campaign which has not. The CDBG funds will only be used for pre-construction costs, particularly permitting fees. This project was delayed to meet capital campaign milestones. The City will consider an extension through September 2018 to use the CDBG funds. CACDC now plans to break ground at the end of January 2018.

2015 SPECIAL ABILITIES OF NORTH TEXAS RENOVATION PROJECT

Project 4: Special Abilities of North Texas Facility Renovation Activity # n/a

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$35,000 (Awarded); \$0 (Spent)
- ~ Provided: 0 Clients with an improved public services facility (goal 21)
- ~ Assisted: 0 Low/moderate income clients
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

The Special Abilities of North Texas (SANT) renovation project is not yet under construction. SANT was awarded funds to make renovations to a new building being purchased, particularly for the kitchen and converting a classroom to an apartment where clients can learn independent living skills. SANT had outgrown their previous building on Archer St. At the beginning of the 2015 program year, they were under contract to purchase the new location on FM 407 which had most recently been used as a charter school. The purchase required zoning changes and variances that the seller sought before the purchase could be finalized in March 2016. After some basic make-ready, SANT moved in to the building. They had some difficulty raising enough capital to complete the entire scope of work and began regular services with the funded renovations to follow. SANT requested that they skip their kitchen remodel. The CDBG Advisory Committee agreed that the kitchen remodel was secondary to the project and SANT could move forward just with the remodel of the apartment space. City staff had facilitated meetings on the design and bid process to assist SANT staff with developing specifications. During this process they also lost their Executive Director and the project was on hold into Spring 2017 during their Executive Director search. SANT is now ready to proceed. The City will consider an extension on their time of performance through September 2018.

2014 MORNINGSIDE-POYDRAS-DECKER – ASPHALT STREET REHAB

Project 10: Morningside-Poydras-Decker - Street Rehab Activity #235

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$70,000 (Original); \$450,000 (Amended); \$371,560 (Spent to-date)
- ~ Provided: 35 Households with better streets (Goal:35)
- ~ Assisted: 105 Low/Moderate income people (Goal:105)
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

In 2014-2015: The project was altered in a non-substantial amendment to reduce the scope by removing the block on Morningside Dr. That portion of the project was completed using local funds instead, allowing the Public Services Department to do the work within an annual contract while working on an adjacent street. This approach minimized disruption to the residents. The remaining Poydras-Decker portion of the project (combined for bidding purposes with the Holford’s Prairie project) went to bid in May 2015 resulting in only one bid. It was re-bid soon after. However, in July 2015 no award was made. In the interim, the City Council had given staff direction that it preferred upgrading asphalt streets to concrete replacement putting the project back to planning stages.

Subsequent amendments upgraded this project to concrete replacement instead of asphalt rehab. The amendments were needed to increase funding, but it was still not enough due to large increases in the price of concrete. After new internal cost estimates in 2016, project planning proceeded with plans to use funds from the Holfords Prairie project to fully fund this project and begin engineering. Engineering was completed and then bids were awarded by May 2017. Construction followed in June. At the end of the program year it was 90% finished so accomplishments will be reported in next year’s CAPER.

2014 FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM (FHAP)

Project 8: First-Time Homebuyer Assistance Program Activity #234

The First-Time Homebuyer Assistance Program (FHAP) provides down payment, closing cost, and principal reduction assistance to low-to-moderate income households. Households are required to contribute a minimum of ½ of the FHA minimum down payment from funds out of their pocket.

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$42,000; \$9,000 (Spent)
- ~ Provided: 0 Households with assistance to purchase first home (goal 6)*
- ~ Assisted: 0 Moderate income households
- ~ Assisted: 0 Low income households
- ~ Assisted: 0 Extremely low income household
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

applicants, location in a Targeted Revitalization Neighborhood and referral by code enforcement or building inspections.

Project 12: Housing Rehabilitation Program Activity #217

- ~ Sub-recipient: None
- ~ Awarded and Spent: \$206,578 (Combined years with prior balances); \$61,125 (Spent this year)
- ~ Provided: 0 Homeowners with major repairs to their home (revised goal 6)
- ~ Assisted: 0 Moderate income households
- ~ Assisted: 1 Low mod income households
- ~ Assisted: 1 Extremely low income household
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment

Assessment:

The Lewisville Housing Rehab Program (LHRP) completed two rehab projects using CDBG funds. However, during the year, new local programs accounted for an expansion of housing rehab activities. A major rehab completed was located less than a mile from Lewisville's City Hall, and included lead abatement and energy efficiency improvements. Repairs and renovations were completed at a total cost of \$25,591. Another rehab was completed returning to a home worked on the previous year to perform additional corrective work to remedy issues missed in the first scope of work. In addition, the City's Property Enhancement Program (PEP) continued accepting applications. The program offers any Lewisville homeowner up to \$1,000 in matching funds for exterior property rehab or improvement projects. Low-to-moderate income residents may receive up to \$5,000 in matching grants. The program awarded 46 grants between October 2016 and September 2017, for a total \$98,000 general fund investment.

Two more LHRP households were identified for pre-inspections for major rehab in 2017 with work begun on one before the end of the year and the other slated for rehab in early 2018.

Table I. Housing and Community Development Projects-Persons/Households Assisted

Projects	Total	National	Income			Race			Ethnicity	
	Served	Objective	Extremely Low	Low mod	Mod	White	Black	Asian	Hisp	Non-Hisp
2016 Sewer Manhole Rehab	0	LM Area	Project 80% complete by end of program year. Will serve 14,715 people across 14 census block groups when complete by rehabilitating 152 manholes.							
2016 First-time Homebuyer Program	0	LM Housing	Cancelled							
2016 Housing Rehab Program	0	LM Housing	Cancelled							
2015 PediPlace Facility Expansion	3,790	LM Clientele	Income and demographic breakdown pending corrected reports.							
2015 Children's Advocacy Center Facility	0	LM Clientele	Not yet complete							
2015 Special Abilities N. Tx. Facility	0	LM Clientele	Not yet complete							
2014 Poydras-Decker Asphalt Street Rehab	0	LM Area	Project 90% at end of program year. Will serve 105 people in 35 households assisted with improved streets. 69.14% of residents are low/mod income							
2014 First-time Homebuyer Assistance Program	0	LM Housing	-	-	-	-	-	-	-	-
2013 Holford's Prairie Asphalt Street Rehab	1,281	LM Area	1,281 people in 427 households assisted with improved streets. 59.6% of residents are low/mod income							
2012 & 2014 Housing Rehabilitation Program	2	LM Housing	1	1	-	2	-	-	-	2

Table II. PERFORMANCE ASSESSMENT: HOUSING AND COMMUNITY DEVELOPMENT

Project Description	Consolidated Plan Objective or Strategy	Target Population Program Goal	Funds Budgeted	Funds Expended	Goals/Objectives Accomplished
2016 Sewer Manhole Rehab	Promote revitalization of neighborhoods that have begun to decline	Public Facilities and Improvements- Sewers - 6,410 housing units within low to moderate income areas	\$375,000	\$329,163	Pending completion
2016 First-time Homebuyer Program	Increase the availability of decent affordable homeownership opportunities	Low-mod income households purchasing their first home. 4 homes	\$42,000	\$0	Cancelled
2016 Housing Rehab Program	Increase the availability of decent affordable homeownership opportunities	Low-mod income households with major repairs in their home. 4 homes	\$128,416	\$0	Cancelled
2015 PediPlace Facility Expansion	Address infrastructure and public facility needs.	Expanded facility to assist 4,000 Lewisville clients per year.	\$108,865	\$108,865	Project completed. Assisted 3,790 clients
2015 Children's Advocacy Center Facility	Address infrastructure and public facility needs.	Expanded facility to assist 400 Lewisville clients per year.	\$12,053	\$0	Pending completion/extension
2015 Special Abilities N. Tx. Facility	Address infrastructure and public facility needs.	Expanded facility to assist 21 Lewisville clients per year.	\$35,000	\$0	Pending completion/extension
2014 Poydras-Decker Asphalt Street Rehab	Promote revitalization of neighborhoods that have begun to decline	Public Facilities and Improvements- Streets - 35 housing units within a Low to moderate income area	\$450,000 (amended)	\$371,560	35 households assisted
2014 First-Time Homebuyers Assistance Program	Increase the availability of decent affordable homeownership opportunities	Low-mod income households purchasing their first home. 6 homes	\$42,000	\$11,000	0 households assisted

2013 Holford's Prairie Asphalt Street Rehab	Promote revitalization of neighborhoods that have begun to decline	Public Facilities and Improvements- Streets - 427 housing units within a Low to moderate income area	\$301,168	\$202,837	0 households assisted
2012 & 2014 Housing Rehabilitation Program	Improve the condition of housing for low- income homeowners.	Low-mod income households with major repairs in their home. 6 homes	\$126,578	\$61,125	2 households assisted
Administration					
Program Administration & Planning	-	-	\$119,820	\$119,820	Program Administration

PUBLIC SERVICE PROJECTS - SUMMARY OF PERSONS/HOUSEHOLDS ASSISTED AND PERFORMANCE NARRATIVE

The eight sub-recipients reported on in this section are all non-profit community service agencies. CDBG funding allows grantees to allocate only 15% of its budget for public service projects. These are all designed to meet the national objective of assisting low- and moderate- income clients. In some projects individual applicants are tested for eligibility by income and each program must have 51% or more clients meet the low/moderate income criteria. The other programs meet a “presumed benefit” standard as described below. The demographic breakdown including ethnicity as well as income reporting, are shown in the attached report PR03 while clients served and performance measures are summarized in the tables below.

BOYS & GIRLS CLUBS OF NORTH CENTRAL TEXAS – PROGRAM HOURS

Project 7: After-School Program Hours Activity #258

Boys & Girls Clubs of North Central Texas offers after school youth development activities and full-day summer camp development activities for at-risk youth in Kindergarten through seniors in high school.

- ~ Sub-recipient: Boys & Girls Clubs of North Central Texas
- ~ Awarded and Spent: \$6,000; Spent \$6,000
- ~ Provided: 11,013 Program Hours; CDBG funded 5,357 hours
- ~ Assisted: 46 Lewisville children; CDBG funded 7 (goal 10)
- ~ National Obj.: Presumed Benefit (Victims of Abuse) LMC
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 90% Improved GPA with a focus on achieving B’ or above scoring
 90% On-time progression to the next grade level

Assessment: Boys & Girls Clubs of North Central Texas offers after school youth development activities and full-day summer camp development activities for at-risk youth in Kindergarten through seniors in high school. Their focus is on helping kids develop a strong sense of self and we do this by ensuring they achieve academic success, develop good character traits and citizenship skills, as well as teaching them how to live a healthy, happy life

CHILDREN’S ADVOCACY CENTER FOR DENTON COUNTY

Project 1: Clinical Services Program Activity #253

Children’s Advocacy Center for Denton County (CACDC) provides abused children with comprehensive crisis counseling, group therapy, play therapy, court preparation, forensic assessments, and/or psychological testing to provide emotional healing. CACDC’s effort along with their collaboration with other agencies/entities reduces the trauma for the abused child while helping to improve the conviction rate of adults who have sexually or physically abused children.

- ~ Sub-recipient: Children’s Advocacy Center for Denton County (CACDC)
- ~ Awarded and Spent: \$13,000 (CDBG); \$13,000 (City Fund)
- ~ Provided: 955 Victim services (CDBG); 1,561 Victim services (City); CDBG funded
 223 victim services

- ~ Assisted: 114 Abused/neglected children(CDBG); 87 Abused/neglected children; CDBG funded 16 children (goal 14)
- ~ National Obj.: Low/Mod Income Clientele
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 95% of children showing PTSD symptoms that show a reduction in these symptoms 10 counseling sessions after initial testing.
70% of cases filed by Lewisville Police Department and worked through CACDC will result in a conviction of adult alleged child sexual abuse offenders

Assessment: CACDC provides coordinated services to help abused/neglected children heal and to provide justice. The Lewisville Police Dept., Child Protective Services, the District Attorney’s Office, Juvenile Probation, the Sexual Assault Nurse Examiners (SANE) Program, and all the law enforcement agencies in Denton County are among the entities that work their cases jointly through the Center. The agency works with the University of North Texas and Texas Woman’s University to utilize graduate students to assist with counseling services.

CHRISTIAN COMMUNITY ACTION – FAMILY ASSISTANCE SERVICES

Project 3: Family Assistance Services Activity # 254

Christian Community Action's Family Assistance Services (FAS) program is the entry point for all clients seeking assistance. Whether an individual or family is seeking food, rental or utility assistance, spiritual care or counseling, they meet with an FAS case manager to receive the tailored services that they need while working to achieve sustained self-sufficiency.

- ~ Sub-recipient: Christian Community Action (CCA)
- ~ Awarded and Spent: \$ 10,000; Spent \$10,000
- ~ Provided: 1,983 Family Assistance Services; CDBG funded 141 services
- ~ Assisted: 821 Lewisville residents; CDBG funded 96 residents (goal 90)
- ~ National Obj.: Low/Mod Income Clientele
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 30% of unduplicated households completing the client satisfaction/progress survey will rate their experience in FAS as "very good" or above.
40% of unduplicated households completing a second client satisfaction/progress survey will show progress on their action plan moving them towards self-sufficiency.

Assessment: CCA through their Family Assistance Services program aims to secure stable living environments, prevent homelessness and provide information and referrals. This program provides case management, housing and utilities support, transportation assistance, among other services.

COURT APPOINTED SPECIAL ADVOCATES – COURT ADVOCACY PROGRAM

Project 2: Court Advocacy Program Activity #252

With the assistance of trained volunteers, Court Appointed Special Advocates (CASA) conducts fact finding investigations and monitor court orders to provide the District Judge information necessary to make the best informed decision regarding the permanent placement of abused/neglected children.

CASA also locates missing parents, relatives, and other individuals who can provide temporary or permanent care for children and who can provide information regarding a child's past and present circumstances.

- ~ Sub-recipient: Court Appointed Special Advocates (CASA)
- ~ Awarded and Spent: \$14,000; Spent \$14,000
- ~ Provided: 1,194 cases staffed; CDBG funded 9 cases
- ~ Assisted: 133 children; CDBG funded 9 children (goal 9)
- ~ National Obj.: Presumed Benefit (Victims of Abuse) LMC
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 95% of recommendations accepted
60% of clients will be placed in permanent housing within 18 months of initial service

Assessment:

CASA trains and supervises community volunteers to be advocates in the civil court system for children who have been removed from their homes by Child Protective Services (CPS) because of abuse and/or neglect. The training time for Court Advocates is significant, and the recruitment and retention of these advocates remains a priority.

HEALTH SERVICES OF NORTH TEXAS- INDIGENT PRIMARY CARE

Project 4: Indigent Primary Care Activity #255

Health Services of North Texas provides outpatient primary medical care and support services to low-income, uninsured, and underinsured individuals.

- ~ Sub-recipient: Health Services of North Texas
- ~ Awarded and Spent: \$ 7,865, Spent: \$7,865
- ~ Provided: 58 medical visits; CDBG funded 40 visits
- ~ Assisted: 46 low/moderate income clients; CDBG funded 32 clients (goal 75)
- ~ National Obj.: Low/Mod Income Clientele
- ~ HUD Outcome/Obj.: Affordability/ Suitable Living Environment
- ~ Local Outcome: 65% of all adult diabetic patients will have a HbA1c level less than 9.
72% of diagnosed hypertensive adult patients will have a systolic blood pressure measurement less than 140 mmHg and a diastolic blood pressure measurement less than 90 mmHg.

Assessment:

Health Services of North Texas operates a Federally Qualified health clinic in Denton, Texas that provides primary health care to low-income uninsured and underinsured patients. A client could receive any or all of the following services during the medical visit: medical exams, blood draws, lab services, diagnostic testing, imaging and patient education.

SPAN, Inc. – CONGREGATE AND HOME-DELIVERED MEALS PROGRAM

Project 5: Meals on Wheels/Congregate Meal Program Activity # 256

Special Programs for Aging Needs (SPAN) provides daily congregate and delivered meals to seniors and disabled clients throughout Denton County.

- ~ Sub-recipient: Special Programs for Aging Needs (SPAN)
- ~ Awarded and Spent: \$24,000; Spent \$24,000
- ~ Provided: 8,437 Congregate meals
- ~ Provided: 14,394 Home delivered meals
22,831 total meals provided; CDBG funded 15,000 meals
- ~ Assisted: 235 Lewisville seniors and/or disabled individuals; CDBG funded 223
(goal 136)
- ~ National Obj.: Low/Mod Income Clientele
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 85 percent report their nutrition is improved as a result of participation in
the nutrition program
85 percent report feeling more secure in their home and/or connected to
the community by virtue of participation in the nutrition program

Assessment:

The increase in fuel cost over the last few years has had a tremendous impact on SPAN as some of their volunteers are unable to afford the fuel that it takes to deliver the meals. SPAN now has a hired driver. The agency has lost additional volunteers as retirees have returned to work. The agency has seen a decrease in congregate participants due to the increased cost of Denton County Transportation Authority's bus fares, as many of the seniors rely on the bus to get to the center. Despite these challenges, the agency continues to provide needed meals to Lewisville seniors and/or disabled residents.

FRIENDS OF THE FAMILY –SHELTER

Project 6: Sexual Assault/Relationship Violence Program Activity #257

Denton County Friends of the Family operates a family shelter for victims of relationship violence and sexual assault. In addition, they provide counseling and case management to victims, a crisis hotline, and court-order counseling for perpetrators.

- ~ Sub-recipient: Denton County Friends of the Family
- ~ Awarded and Spent: \$ 10,000; Spent \$10,000
- ~ Provided: 806 Shelter days; CDBG funded 122 days
- ~ Assisted: 46 Battered/abused family members; CDBG funded 17 family members
(goal 9)
- ~ National Obj.: Presumed Benefit (Victims of Abuse) LMC
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 75% of clients reported an increased sense of safety
100 % will show improvement in one or more of their individually stated
goals

Assessment:

Friends of the Family continues to be the only shelter in Denton County for victims of relationship violence. They created the Sexual Assault Nurse Examiner program that sends a trained, specialized

nurse to any location to ensure clients are assisted in the most caring manner while preserving the integrity of medical evidence as well. The agency also provides court-ordered counseling to batterers. CDBG funds are used to support the shelter. The agency also receives City Funds that are used to support their outreach which includes face to face services such as counseling.

SPECIAL ABILITIES OF NORTH TEXAS

Project 8: Half Day Habilitation Session Activity #259

Special Abilities of North Texas provides care, training, development and support to adults with special needs, giving them opportunities to succeed in life, family, and the community, while giving respite to their caregivers.

- ~ Sub-recipient: Special Abilities of North Texas
- ~ Awarded and Spent: \$ 5,000; Spent \$5,000
- ~ Provided: 7,256 Half Day habilitation sessions; CDBG funded 130 sessions
- ~ Assisted: 27 Lewisville residents; CDBG funded 2 residents (goal 2)
- ~ National Obj.: Low/Mod Income Clientele
- ~ HUD Outcome/Obj.: Accessibility to a Suitable Living Environment
- ~ Local Outcome: 90% satisfaction rate on client satisfaction survey.
50% of clients will achieve health stabilization.

Assessment: Special Abilities of North Texas provides programs and activities to proactively develop, train and support adults with special needs/disabilities to better prepare them in life, the community and their family. These programs include training and development in Health, Nutrition, Fitness, Academics and Continuing Education, Pre-vocational and vocational training, life skills, personal care, independent living skills, social and community interaction, and sports & recreation.

PERFORMANCE MEASUREMENTS:

Each sub-recipient agency was required to adopt output and outcome measures. Client goals, service units and intermediate outcome measures are listed above and in the following table. Long-term outcomes are also tracked and are reported to the City annually on a rolling three-year basis.

Output goals are measured through interim desk reporting either monthly or quarterly to city staff. Outcomes are reported on at the end of the year.

While traditional reporting included the items found on columns titled “Service Units,” “Goals,” and “Clients Served”, the intermediate outcome measure and results are found in the final two columns. Note that this system predated HUD’s Outcomes and Objectives guidance and will be used as a local performance measurement system in addition to HUD’s system that was instituted. As can be seen, the measurements below are very specific to each agency or program.

Outcome-based measures for “bricks and mortar” projects are not included. CDBG Advisory committee members felt that construction projects were better tracked by outputs and items such as construction timeframes and costs.

Table III. PUBLIC SERVICES ACCOMPLISHMENTS

Agency/ Program; Consolidated Plan Goal:	HUD Outcome & Objective	Clients Served	Client Goal	% Accom- plished	Service Unit(s) Provided	Service Unit Goal	% Accom- plished	Local Intermediate Measure	Local Outcome
Boys & Girls Clubs of North Central Texas – Program Hour Improve the quality of life and environment for residents	Availability/ Accessibility ; Suitable Living Environment	7	10	70%	5,357	5.350	100%	90% Improved GPA with a focus on achieving B' or above scoring	90% On-time progression to the next grade level
CACDC – Victim Services Improve the quality of life and environment for residents	Availability/ Accessibility ; Suitable Living Environment	16	14	114%	223	225	99%	95% of children showing PTSD symptoms that show a reduction in these symptoms 10 counseling sessions after initial testing.	70% of cases filed by Lewisville Police Department and worked through CACDC will result in a conviction of adult alleged child sexual abuse offenders
CCA – Family Assistance Services Improve the quality of life and environment for residents	Availability/ Accessibility; Suitable Living Environment	96	90	106%	141	145	97%	30% of unduplicated households completing the client satisfaction/progress survey will rate their experience in FAS as "very good" or above.	40% of unduplicated households completing a second client satisfaction/progress survey will show progress on their action plan moving them towards self-sufficiency.
CASA – Court Advocacy Improve the quality of life and environment for residents	Availability/ Accessibility; Suitable Living Environment	9	9	110%	9	9	100%	95% of CASA recommendations are accepted by judges and juries	60% of clients will be placed in permanent housing within 18 months of initial service
Denton Co. Friends of the Family – Shelter Improve the quality of life and environment for residents	Availability/ Accessibility; Suitable Living Environment	17	9	188%	122	128	95%	75% of clients will report an increased sense of safety	100% will show improvement in one or more of their individually stated goals
HSNT – Medical Visits Improve the quality of life and environment for residents	Affordability; Suitable Living Environment	32	75	43%	40	205	19%	65% of all adult diabetic patients will have a HbA1c level less than 9.	72% of diagnosed hypertensive adult patients will have a systolic blood pressure measurement less than 140 mmHg and a diastolic blood pressure measurement less than 90 mmHg.
Special Abilities of North Texas – Half-Day Habilitation Sessions	Affordability; Suitable Living	2	2	100%	130	66	197%	90% satisfaction rate on client satisfaction survey.	50% of clients will achieve health

Improve the quality of life and environment for residents	Environment								stabilization.
SPAN – Meals Programs Improve the quality of life and environment for residents	Affordability; Suitable Living Environment	223	136	164%	15,000	15,000	100%	85% of clients report their nutrition is improved as a result of participation in the nutrition program	85% report feeling more secure in their home and/or connected to the community by virtue of participation in the nutrition program

CHANGES AND AMENDMENTS

Last year, the scope of the Holfords Prairie and Poydras-Decker street projects were increase to upgrade the projects to concrete replacement rather than asphalt rehab. Due to rising cost of concrete however, this increased the Holfords Prairie project budget beyond the limits of the City's CDBG allocation. This year, the Holfords Prairie project was returned to asphalt rehab and funds were shifted to the smaller Poydras-Decker project which was completed with concrete.

The Sewer Manhole Rehab project was increased in scope to include more locations raising the project from the original 90 manholes to 133. However, as the project engineer evaluated rehab methods to be used, over 30 locations were deemed to have issues that could be managed through maintenance rather than rehab construction. Staff identified four more census block groups and raised the final count of manholes included in the project to 152. Funding for the increase came from cancellation of the 2016 Homebuyer and Housing Rehab projects which both had unspent prior-year funds.

ADDITIONAL REQUIRED NARRATIVE FOR END OF PROGRAM YEAR REPORTING

ASSESSMENT OF THREE- TO FIVE- YEAR GOALS AND OBJECTIVES

All funded Housing and Community Development activities further Consolidated Plan goals and objectives. Likewise all the funded public service projects address continuing needs and also meet a Consolidated Plan Goals.

The City did not hinder Consolidated Plan implementation by any action or willful inaction. There were no requests in Program Year 2016 from developers or other organizations for a letter of consistency with the City's Consolidated Plan.

Through 2015-2016 the largest projects had delays mostly due to changes in the projects themselves. Council direction changed the type of rehabilitation to be done for street projects and concrete costs put one large project on hold in order to move funds to the smaller street project that can be finished even with new prices. Other projects were cancelled in order to fund the increased cost of the street projects. Then in 2016-2017, these issues were resolved so that the projects could be implemented. The Holfords Prairie project reverted to asphalt rehab due to very high cost of concrete. The Poydras-Decker project which is smaller was expanded to a concrete replacement project. The Sewer Manhole Rehab project, deferred from the previous year, was expanded to a larger service area. All three of these projects were awarded and completed or mostly completed during the year.

The Homebuyer program has stalled due to the rise of home prices and, possibly, no changes to the program guidelines for seven years. Homebuyer education funding ended this year forcing classes to be canceled. The City is looking to partner with the City of Plano to refer potential clients for Homebuyer Education Classes. Housing Rehabilitation continued with a major renovation project completed in July of 2017. Another applicant was determined ineligible for assistance after review. Additionally, two applicants were vetted for eligibility in FY16, and are progressing through inspections.

Administrative issues during the year included hiring and training a new staff member, serving on United Way committees for financial coaching and needs assessment and managing a consultant and process for completion of an Assessment of Fair Housing and a new 5-year Consolidated Plan.

Below is a brief listing of Goals and Objectives from the 2012 Consolidated Plan with activities listed beneath that were active in program year 2016. These goals were being addressed unless the activity was cancelled. Annual Action Plan activities, proposed accomplishments and actual accomplishments may be found in the narratives above but also can be reviewed in the attached IDIS report C04PR03. The Goals and Objectives written below are more general. Table 2C in the Consolidated Plan lists specific objectives, but since those are carried out over a 5-year period, the following goals are used here to categorize activities carried out during PY2016.

Goal: Facilitate an expansion of housing and services offered to homeless families and individuals in Lewisville.

Objective: Support emergency shelter facilities serving homeless families and individuals.

- Friends of the Family-Shelter for domestic violence victims (CDBG and local ESGP)
- Salvation Army Denton (local ESGP)

Objective: Support efforts to continue to provide homeless programs for homeless special needs populations.

- Friends of the Family-Shelter for domestic violence victims

Goal: Improve the condition and availability of affordable housing over a five-year period.

Objective: Improve the condition of housing for low-income homeowners.

- Housing Rehabilitation Program

Objective: Increase the viability for potential homeownership opportunities.

- First-time Homebuyer Program

Goal: Improve living conditions in Lewisville by addressing non-housing community development needs over a five-year period.

Objective: Address infrastructure and public facility needs in the CDBG eligible areas of Lewisville.

- 2013 Holford's Prairie Rd. Asphalt Rehab Project (complete)
- 2014 Poydras-Decker Asphalt Rehab Project (90% completed)
- 2015 PediPlace Facility Expansion (complete)
- 2016 Sewer Manhole Rehabilitation (80% complete)

Objective: Address community needs through community-based public service programs.

- Boys & Girls Clubs of North Central Texas – After-School Program Hours
- CASA – Court Advocacy
- Children's Advocacy Center – Victim Services
- Friends of the Family – Shelter and Counseling
- SPAN – Meals Programs
- CCA – Family Assistance Services

- Health Services of North Texas – Health Services
- Special Abilities of North Texas – Half Day Habilitation

Discussion of Con Plan Goals:

- 1.1.1. Major Housing Rehab – see the assessment of Activity #217. The 2012 Con Plan 5-year goals were not met. The program was slow to perform while the City built capacity. Also, funds from prior-year allocations to housing rehab were re-directed to complete infrastructure projects.
- 1.1.2. Urgent repair/ Accessibility – this Goal was placed in the Con Plan in order to meet a gap in needs. Where funding was being made available for major rehab, many cities also fund minor rehab, emergency rehab and/or barrier removal programs. As this goal would require adding some complexity to the rehab program, the City was not planning on implementing it until after the major rehab program met its goals. Therefore to date there are no accomplishments toward this goal. While the City’s new Neighbors Leading Neighbors program has succeeded in recruiting volunteers and donated materials to complete 48 HMAP and 10 PEP projects, most of those projects were exterior fence, paint and yard clean-up and would not count as urgent or emergency rehab. They do however, represent an expanded effort for minor home repair.
- 2.2.1. Homebuyer Education –The City partnered with Transformance, Inc. to provide a team-based, homebuyer education class monthly. Only two classes were provided in PY16. The cancellation of these classes was due to funding no longer being available.
- 1.5 Rental Programs – for this long-term goal, the City intends to investigate what can be done to find or implement some additional rental assistance in the City. While CCA is funded for some rental assistance through the Emergency Solutions Grant, we intend this to be in addition to current funding streams from Continuum of Care or ESG. TBRA assistance from TDHCA is the most likely source. The City is not prepared to administer a HOME-TBRA grant directly but could assist with the application process and setting up a program. Chin Refugee Ministries has shown interest but administrative funding from the HOME program would not be enough to pay a caseworker. It is unlikely that this goal will be met.
- 1.6 Creation of a CDC or CHDO or strengthening relationships with non-profit builders – program staff has considered assisting in the creation of a housing non-profit as there is no non-profit located in Lewisville that is dedicated to housing or local community development but funding issues are prohibitive. Alternately, staff has had some discussions with Extreme Green Homes and Denton Affordable Housing about potential projects. In PY12, Habitat for Humanity of Denton County did complete one house in Lewisville. This is the first Habitat home in the City in nearly ten years. In PY14 Habitat completed one other home. Also see 1.3.1 below.
- 1.3.1 Investigate Alternative Housing Programs – The City applied for and was awarded approximately \$200,000 in HOME funds from the Texas Department of Housing and Community Affairs to reconstruct substandard housing. However, after reviewing the grant

performance requirements, City staff commitments, and considering the rising costs of construction materials and labor, management directed staff to decline the award and continue monitoring the grant to determine future feasibility.

- 1.2.1 Homebuyer Assistance –The program is now behind for the five-year goals. While there was great interest going in PY16, affordability issues were too great a barrier for most clients and no closings took place.
- 2.3.2 Early Childhood Services –ECI services in Denton County will now be handled by Tarrant County MHMR. While there is continued programming, the City does not have a role in delivering services.
- 2.2.3 Child Abuse Services – Children’s Advocacy Center and CASA are two agencies that are funding again this year that assist children through abuse cases.
- 2.2.4 Health Services – Health Services of North Texas receives CDBG funding to provide medical visits for low/moderate income clients.
- 2.2.5 Domestic Violence Services – Denton County Friends of the Family is the only shelter in Denton County that specifically serves victims of domestic violence.
- 2.2.6 Elderly/ Disable Services – SPAN is funded through CDBG to provide congregate and home delivered meals to the elderly and disabled in the City of Lewisville. Special Abilities of North Texas is now funded through CDBG to provide half-day habilitation session for disabled adults.
- 2.2.7 HIV/AIDS Services – Health Services of North Texas closed their food pantry that was providing high protein food for clients with HIV/AIDS due to advances in medicine. The new treatments did not require a diet of high protein meals.
- 2.1 Infrastructure – over the last five years the City completed the Southwest Parkway, Holford’s Prairie and Poydras-Decker street rehabilitation projects and the Sewer Manhole Rehab project. The City generally funds one major, neighborhood-oriented construction project per year per the Con Plan goal.
- 3.1.1 Strengthen Homeless Collaborations – The Denton County Homeless Coalition continues to build a Coordinated Entry program supported by the Texas Homeless Network that seeks to funnel information and referrals to lead agencies who will use a common assessment tool, Homeless Management Information System. Giving Hope Inc., Our Daily Bread, Salvation Army and Vision Ministries have made significant staff commitments to the project. Note that all four of these ‘front door’ agencies are located in Denton where there is a larger homeless population. After the pilot project, Lewisville agencies are likely to be incorporated into the Network.

The City of Lewisville has continued to attend and support meetings of the Homeless Coalition, both at the Steering Committee and General Body level. City staff provides logistical support

and City facility space for meetings (the Coalition alternates meetings between Denton and Lewisville).

- 3.1.2 Homeless Count - As before, the CDBG program staff assisted in planning the PIT Count in PY16 taking part in planning meetings, ensuring the participation of the Salvation Army in Lewisville, identifying potential locations for the count, collecting donated items for the count 'incentives' and referring volunteers.
- 2.2.8 Financial Literacy and Tax Preparation – Christian Community Action administered a VITA Tax Assistance site in 2016 after a year away from the program. The site is one of several supported by the United Way of Denton County. CDBG staff participated in the Bank On committee of the United Way which has begun a financial coaching model for services in the county.

OTHER RESOURCES:

Other resources identified in the Consolidated Plan that the City intends to pursue or support within three to five years include:

- 1) Multi-Family bond or tax credit financed developments – the City did not receive any requests for support of a multi-family project in PY2016. The Lewisville Housing Finance Corporation did not receive any requests for funding either.
- 2) Emergency Solutions Grants – cooperation in the Denton County Homeless Coalition continued to result in Lewisville agencies being included in ESGP grant from TDHCA. The Coalition was not awarded ESG funding for 2016-2017. At their budget retreat, the Mayor and City Council decided to join the City of Denton and Denton County in making a one-time allocation of \$164,500 to lessen the impact of the loss of funds for the fiscal year 2016-2017. Funding from the City of Lewisville, City of Denton and Denton County totaled two-thirds of the original grant request for the four agencies offering homeless services. Using local, general fund monies, the City could only pay for services provided to Lewisville residents.
- 3) Homeless Case Management – the City, through its active participation in the Denton County Homeless Coalition has assisted with the Continuum of Care grant application that includes a Homeless Management Information System. The Coalition is building on HMIS with Coordinated Entry and PIT count data. The Coalition has also been successful in applying for Supportive Housing grants each year.

No requests were made for letters of consistency with the Consolidated Plan for any HUD programs by outside agencies during the 2016 program year except as described above.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City of Lewisville is committed to furthering fair housing to all persons in the City. The City's Fair Housing - Analysis of Impediments to Housing Choice Plan was adopted on August 6, 2012, replacing the previous plan from 1997. Below are the impediments identified in the plan and the actions the City is/has taking on those impediments. This is the last report for the 2012 plan. The major accomplishment this year was writing and submitting a new Assessment of Fair Housing.

Impediment: Lack of affordability and insufficient Income.

Actions:

- The City's First-time homebuyer program continues in an effort to offer affordable choices for new homeowners.
- The City continues its agreement with the Denton Housing Authority for the use of Section 8 vouchers; however the wait list for these units is very long.
- The City Council provides variances to agencies/organizations/developers and homeowners on a case by case basis.
- Program staff is serving on the United Way Bank-On committee which trains volunteer teachers to offer financial literacy classes and is working on a plan to emphasize financial coaching in the county.

Impediment: Increased public awareness of fair housing rights and local fair housing legislation should be evaluated.

Actions:

- CDBG staff serves as the Fair Housing Officer. During the 2014 program year staff referred four residents to the Dallas Housing Crisis Center for complaints about landlord-tenant issues but no claims of discrimination were received.
- Staff makes Fair Housing literature available in office displays and in homebuyer program orientation packets and distributed posters to social service agencies.
- Staff sponsored eight, 8-hour Homebuyer Education classes that resulted in 167 individuals in 133 households improving their knowledge of fair housing and other home-buying issues.

Impediment: Impacts of the Subprime Mortgage Lending Crises and increased Foreclosures.

Actions:

- Staff sponsored two, 8-hour Homebuyer Education classes resulting in residents improving their knowledge of mortgage lending and other home-buying issues.

Impediment: Lower number of applications, loan originations and approvals from minorities.

Actions:

- Staff sponsored two, 8-hour Homebuyer Education classes resulting in residents improving their knowledge of mortgage lending and other home-buying issues.

Impediment: Predatory lending and other industry practices.

Actions:

- Staff sponsored two, 8-hour Homebuyer Education classes resulting in residents improving their knowledge of mortgage lending and other home-buying issues.

Impediment: Poverty and low-income among minority populations.

Actions:

- No specific actions were taken in the program year.

Impediment: Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods

Actions:

- The City Fire Marshall conducts a multi-family inspection program that will help to ensure proper maintenance and quality of life in rental properties.
- The Building Inspections division conducts inspections of Single Family rental units when occupancy turns over.

AFFORDABLE HOUSING

The City continued to fund the Homebuyer Program and Housing Rehabilitation Program. The City's Homebuyer Program assisted 0 families this program year. The Rehab program completed one household in the year.

0-30%	1 owner-occupied households assisted
31-50%	1 owner-occupied households assisted
51-80%	0 owner-occupied households assisted
0-30%	0 renter-occupied households assisted
31-50%	0 renter-occupied households assisted
51-80%	0 renter-occupied households assisted

Since the 2002 Consolidated Plan, more CDBG funds have been expended on neighborhood revitalization projects than on affordable housing. The First-time Homebuyer Assistance Program is an important tool in making housing affordable having served 135 families since it began. The Housing Rehabilitation Program will also provide another tool in making housing affordable.

Worse-case needs/Disabilities: Housing needs for persons with AIDS are addressed through Supportive Housing and HOPWA grants by Health Services of North Texas. Denton County MHMR likewise has Supportive Housing funds for its clients. Together, these support worst-case and special needs housing. The City set priorities for elderly, disabled, low income, and Target Reinvestment Neighborhood residents for the Housing Rehabilitation program.

UNIFORM RELOCATION ACT

No CDBG projects forced relocation of residents or triggered URA provisions in the 2016 program year.

LEVERAGING RESOURCES

Sub-recipients of City CDBG funds are required to provide a minimum of 25% match from organization fund raising and/or other grants. The Area Agency on Aging and United Way are the major source of funding for Special Program for Aging Needs (SPAN). Children's Advocacy Center for Denton County also receives funds from the state Children's Advocacy Centers and the federal Victims of Crime Act. Funds from the Ryan White foundation, Department of Housing and Urban Development (HUD), and Denton County are the major sources of funding for Health Services of North Texas. Court Appointed Special Advocates (CASA) receives a grant from the federal Victim of Crime Act and Texas CASA Crime Victims Compensation grant. CCA's most significant source of funding is from the operation of their re-sale stores.

The City of Lewisville also provides \$170,000 in general fund revenue to support public/social services efforts. This Social Services Agency Fund provides roughly twice the amount of funding for services than the CDBG limit, bringing the total amount available to \$259,865. The City Fund allocations do not generally meet the National Objectives of the CDBG program but are essential in providing an integrated funding approach. The CDBG Advisory Committee allocated both sources of funding in a combined Request for Proposals process.

The City participates in the Denton County United Way campaign. Employees are given the opportunity to contribute via payroll deductions to local non-profits. These donations are awarded to

many of the same agencies that are funded by CDBG and the City Fund. Besides payroll deducted donations, the City holds a fundraising event annually. Together total donations were over \$35,000.

City CDBG projects are supported by additional staff time paid from the City's general fund. Departmental personnel oversee major contractors.

The City hosted only two homebuyer education classes in program year 2016. Grants staff organizing the events was leveraged with resources from Transformance, a housing counseling agency volunteers from the real estate community who taught the classes. Unfortunately, Transformance was not able to continue teaching the classes without charging a fee. The City is looking for alternative resources and partners in the upcoming year.

CONTINUUM OF CARE FOR THE HOMELESS

The City of Lewisville does not receive any direct funding for homeless programs. However, the City supports a collaborative approach whereby provider agencies can apply for funding more effectively. The City of Denton takes a lead role in administering and reporting collaborative grants awards for the county. Lewisville facilitated the expansion and inclusion of Christian Community Action and the Lewisville Salvation Army office making the funds more accessible to residents in Lewisville.

Actions to Prevent Homelessness:

The cities of Denton and Lewisville, along with Denton County, made one-time allocations to mitigate the impact of losing these funds. Of the \$600,000 requested, \$399,000 was replaced with local funds with the intention that the collaborative would be successful in its next application (which it was). Services were still be provided by Giving Hope Inc., Friends of the Family, Christian Community Action and Salvation Army of Denton. Friends of the Family serves clients county-wide from their location in Corinth. CCA and Giving Hope mostly split referrals geographically with CCA serving Lewisville and other southern Denton county communities. Salvation Army serves clients from anywhere but is located in Denton. Program staff makes occasional referrals to ESG provider agencies and participates in the Homeless Coalition Steering Committee.

Actions to address the emergency shelter and transitional housing needs of homeless persons:

In PY 16 the City funded Friends of the Family providing 122 shelter nights for victims of domestic abuse. Journey to Dream is not funded by the City but has opened a youth shelter. The City did not fund any transitional housing activities. Through its involvement in the homeless coalition, Health Services of North Texas has been successful in using HOPWA funds and served 47 clients with housing using an allocation of \$585,674 from HUD.

OTHER ACTIONS

Geographic Distribution: The City had identified four Targeted Reinvestment Neighborhoods (TRNs). The CDBG committee sees a concentrated use of area improvements along with housing programs in select neighborhoods as a way to best impact low-income neighborhoods.

In previous Consolidated Plans, the completion of park improvements, a pedestrian bridge, demolition, neighborhood clean-ups, Habitat for Humanity housing and street rehab projects, made a significant

physical impact in the appearance of these neighborhoods. The Milton Street project was especially effective in that it both defined the street visually with placement of curb and gutter and also improved storm drainage. Revitalization continues with the one more housing rehab project completed in a TRN as well. While the Sewer Manhole Rehab project included TRN areas it stretched across a much wider area to encompass multiple census block groups. Much of the need for infrastructure rehab has been met in the TRN areas and the City is moving toward funding more projects in other low/moderate income neighborhoods. Housing projects still have selection criteria or incentives that will continue improvements in the TRNs.

Social service agencies mostly operate Citywide and do not have geographic restrictions. The Communities in Schools program funded by City funds is targeted at lower income schools.

Efforts to Improve Institutional Structure:

A new Community Needs Assessment (CNA) was conducted before PY 16 and helped guide PY 2017 allocations. The purpose of the CNA is to evaluate social service needs and gaps in local service provider infrastructure in an effort to prioritize future funding. The City uses the findings to set funding targets by social service categories. In the past, the goal was to complete a new CNA every three years and award social services funding to local non-profits for a three year contract period based on the identified needs/gaps. However, at this time, social service grants are being awarded on a yearly basis.

The Community Needs Assessment includes a three-part methodology: a general population survey of Lewisville residents to determine public perceptions and prioritization of needs, a client survey of human and social services agencies to gather information on their needs and problems, and interviews with human and social service agency representatives and other key individuals familiar with health and social services in Lewisville.

Inter-Agency Coordination:

CDBG staff began hosting quarterly agency roundtables in 2005 in an effort to improve inter-agency relationships. Both funded and unfunded agencies attend to network, discuss current nonprofit sector challenges, share program information and brainstorm about resolutions for common issues (e.g., duplication of services, advertising, etc.). In May 2011, the City of Lewisville and the Town of Flower Mound began coordinating and holding these meetings jointly.

The Continuum of Care process has provided an important forum for local agencies to communicate and share information. CDBG staff provided minimal coordination of agencies providing tax preparation assistance to promote the Earned-Income Tax Credit as well as the tax preparation assistance itself. Staff has participated in the United Way Bank-On committee that is planning on promoting the financial coaching model to replace and/or expand on current financial literacy programs in the county.

Reporting and Accountability:

Local outcomes measures specific to each agency have been adopted and are a decision-making tool for the CDBG Advisory Committee. Over the years the City went from just asking for client numbers and demographics to reporting Lewisville vs agency-wide and county-wide accomplishments; differentiating between duplicated and unduplicated clients; defining and funding service units instead of budget line items (e.g. rent or salary); and identifying a cost per unit that the City ‘purchases’ on behalf of residents. The City also requires agencies to report outcome measurements to identify an indicator of success and

impact rather than just numbers served. Long-term measurements are a work in progress but immediate and intermediate outcomes have become a tool for judging the impact of programs.

Consistency with Consolidated Plan:

There were no requests in Program Year 2016 from developers or other organizations for a letter of consistency with the City's Consolidated Plan.

Public Housing: There are no Public Housing projects or resident initiatives in Lewisville.

Lead-Based Paint Hazards: CDBG funds were expended in PY16 for two lead risk assessments and one clearance test of residential properties built before 1978.

Poverty reduction: The Salvation Army provides a small amount emergency financial assistance for mortgage/rent or utility assistance using other funding. CCA, with its own resources, continues to provide budgeting classes, computer training and job placement in an effort to assist clients attain self-sufficiency. "Crisis and Financial Relief" is a priority category for social services funding, and this year the City funded CCA for family assistance with \$10,000. CCA also resumed its VITA Tax Assistance program, this time under a partnership with the United Way of Denton, after a year off due to loss of a key employee. CCA served over 200 families with free tax preparation. As mentioned earlier, staff participates in the Bank-On program and financial coaching. As noted earlier the City also made a large investment of \$123,000 in homeless prevention by funding rent payments and staff time through CCA. This was the majority part of a one-time funding agreement of \$164,500 that also included shelter assistance and HMIS funding to other agencies to make up for a gap year in ESGP funding.

Obstacles to meeting under-served needs: The City conducted an Assessment of Fair Housing and a Community Needs survey and assessment during the year. There is no public housing controlled by the City of Lewisville and therefore have been no efforts to improve public housing or resident initiatives.

Compliance: To ensure compliance with program and comprehensive planning requirements the City has collected monitoring data and reports from sub-recipients as they draw down their requests for reimbursement. Sub-recipients are subject to risk assessment criteria to determine whether they need on-site or desk monitoring. Training is mandatory at the beginning of each fiscal year. Seven informal CDBG sub-recipient monitoring visits were performed during the program year. The City also is using an improved tracking system and certification letters from funded agencies to document compliance with the A-133 Audit requirements.

SELF EVALUATION:

This year saw an increase in accomplishments in community development projects. Issues and delays reported in last year's CAPER were resolved and two major projects moved ahead that had seen multiple changes in the scope of the projects: Holfords Prairie Street Rehab was completed and the Poydras-Decker Street Rehab (concrete replacement) was nearly complete by the end of the year. These prior-year projects coupled with this year's Sewer Manhole Rehab project spent \$821,345 during the program year.

Administrative accomplishments in the program year include completion of the Assessment of Fair Housing, submission of the Consolidate Plan for Housing and Community Development which included a needs assessment for social services. The City's CDBG program is staffed by 2.5 full-time equivalents.

During the year a vacancy in the Grants Specialist position slowed staff's ability to respond to changes in the homebuyer program and homebuyer education classes were put on hold.

Timeliness of spending was a major issue the previous year and through this year. In PY 2015 the City missed the spending target largely due to the two project mentioned above. The test requires that each CDBG recipient have no more than 1.5 times its annual allocation remaining ninety days before the end of the program year. Movement on the large projects in PY 2016 and amendments to projects resulted in regaining compliance after achieving a 1.35 ratio on the test date of August 2, 2017.

The Housing Rehab Program began to show production again. One major rehab was completed in PY16. Another major rehab began and corrective additional work was performed at a prior project. With no closings, the Homebuyer program has stalled as home prices rose and investors dominated the low end of the housing market locally. The homebuyer guidelines will be re-assessed in 2018 for any changes that could increase the number of applicants to the program.

CITIZEN COMMENT PERIOD

This Consolidated Annual Performance Evaluation Report was made available for a public comment period that lasted more than 15 days. The document was made available in the Neighborhood Services office, the City Library and online from December 11 through December 27, 2017. Notice of its availability and an invitation to comment were published in the Denton Records Chronicle on Monday, December 11, 2017.

CITIZEN COMMENTS

Staff did not receive any comments before the close of the public comment period.