LEWISVILLE

Deep Roots. Broad Wings. Bright Future.

Annual Action Plan

2025-2026

Executive Summary

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

1. Introduction:

The Neighborhood and Inspection Services Department, Grants Division of the City of Lewisville worked with community residents, groups and agencies to create the 2022-2026 Consolidated Plan for Housing and Community Development. The strategies, goals, and objectives of the Consolidated Plan guide the allocation of the City's CDBG and HOME entitlement funding so the funds can most effectively be utilized to benefit Lewisville's low-to-moderate-income persons, clients, households, or neighborhoods.

This Annual Action Plan (AAP) represents the fourth year of Lewisville's 2022-2026 Consolidated Plan. The AAP outlines specific projects and services that will be funded during the 2025 Program Year. The City will receive $847,606 in Community Development Block Grant (CDBG) funds and $376,555.08 in Home Investment Partnerships Program (HOME) funds.

2. Summarize the objectives and outcomes identified in the Plan:

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Community Development Block Grant (CDBG) Funded Programming:

- $434,692.07 is allocated for the Denton County Friends of the Family Family Justice Center Project – Public Infrastructure project assisting Denton County's only domestic violence provider in the development of a Family Justice Center. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
- $116,251.83 is allocated for the Minor Housing Rehabilitation Program - A housing rehabilitation program to support low-to-moderate-income homeowners with heating, ventilation, and air-conditioning (HVAC) repair, replacement, or installation in their homes extending the livability in their home and affordability for the homeowner.

- $127,140.90 is allocated for Public Services Programs - Programs providing affordability and accessibility of a suitable living environment for Boys & Girls Club of Greater Tarrant County, CASA, Denton County Friends of the Family, PediPlace, and SPAN.

HOME Investment Partnership Program (HOME) Funded Programming:

The City's PY 2025 HOME funding amount is $376,555.08. As a recipient of HOME funds, the City is required to set-aside at least 15% for activities to be carried out by Community Housing Development Organizations (CHDOs). A maximum of 5% of the grant may be used for CHDO Operating Expense activities. Up to 10% of the grant amount may be used for administration to carry out the grant. The funding allocated to an eligible Community Housing Development Organization (CHDO) meets the required 15% CHDO set-aside.

- $16,944 is allocated for eligible CHDO operating expense activities.

- $321,955.57 is allocated for eligible CHDO projects that preserve or develop affordable housing unit(s) in the City of Lewisville. Up to 10% of this funding may be used to provide technical assistance and site control or project-specific seed money loans to CHDOs.

3. Evaluation of past performance:

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's activities to meet the goals of the Consolidated Plan are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). Below are the program year accomplishments related to the goals in the 2023 Annual Action Plan as well as projects from prior years that were open in 2023. In the 2023 Program Year, the City was allocated $762,768 in CDBG funds. Of this amount, $114,415 went for public (social) services; $152,554 was allocated to administration, and $495,799 to housing and community development projects. The City of Lewisville was not allocated HOME funding in the program year 2023 so there are no accomplishments to report at this time. HOME funds were allocated to the City of Lewisville beginning in program year 2024. Accomplishments will be reported in the 2024 CAPER and subsequent plans.

Housing and Community Development:

- Multifamily Accessibility Program - Staff attempted contact and rapport building with current Low Income Housing Tax Credit properties to support accessibility improvements on current properties and was unable to secure a multifamily partner to support the project. Funds will be reallocated to program submissions from the FY25/26 Public Infrastructure application process.

- Minor Housing Rehabilitation Program - Staff finalized the first round of recipients of HVAC replacements from this program through city general funds and has scheduled the launch of the second round application to use FY 24/25 CDBG funds for July 2025.
- Affordable Housing Supports - Funding was set aside to support City of Lewisville's Community Housing Development Organization, this organization has gone through leadership changes and is revamping project scope and plan to utilize FY24/25 CDBG and HOME funding starting potentially Q4 2025.
- Manufactured Home Community Communal Space - Staff worked toward contact and rapport building with current manufactured home communities in Lewisville and was able to secure a partnership that supports community needs and Lewisville's goals. Following agreements between all parties, project will launch Q4 2025.

The grants division provided $240,000 from the City's general fund and $114,415 in CDBG funds for essential social services for Lewisville residents.

CDBG-funded Public/ Social Services:

- 417 hours of mobile clubhouse programming for 104 youth/children through Boys & Girls Clubs of Greater Tarrant County through CDBG funds. In total over the grant period, 1,235 total mobile clubhouse services were provided to 111 Lewisville children.
- 429 child advocacy hours staffed for 12 youth/abused children through CASA through CDBG funds. In total over the grant period, 1,069.3 advocacy hours were provided to 13 Lewisville children.
- 105 shelter days to 2 victims of domestic violence and sexual assault through Denton County Friends of the Family through CDBG funds. In total over the grant period, 260 shelter days were provided to 12 Lewisville residents.
- 293 pediatric patient office visits for 79 youths from PediPlace through CDBG funds. In total over the grant period, 5,381 office visits were provided to 2,298 Lewisville youths.
- 5,432 congregate meals and 8,148 home-delivered meals to 136 elderly and disabled residents through SPAN through CDBG funds. In total over the grant period, 25,422 meals were provided to 278 Lewisville residents.

City-funded Public/ Social Services:

- 978 victim services for 90 children experiencing abuse through Children's Advocacy Center for North Texas through General Funds. In total over the grant period, 1,769 hours were provided to 201 Lewisville residents.

- 1,094 volunteer hours completed for 10 volunteers aged 55+ through Chisholm Trail RSVP through General Funds. In total over the grant period, 4,228 hours were provided to 34 Lewisville residents.

- 733 intake hours for family assistance services for 275 clients through Christian Community Action through General Funds. In total over the grant period, 2,697 hours were provided to 728 Lewisville residents.
- 805 half-hour case management services for 23 at-risk students through Communities in Schools of North Texas through General Funds. In total over the grant period, 79,983 services were provided to 1,866 Lewisville students.
- 81 non-residential services for 8 victims of domestic violence and sexual assault through Denton County Friends of the Family through General Funds. In total over the grant period, 1,952.96 services were provided to 327 Lewisville residents.
- 103 medical visits for 29 patients through Health Services of North Texas through General Funds. In total over the grant period, 110 visits were provided to 110 Lewisville residents.
- 1,159 hours of mental health and wellness management services for 271 at-risk and homeless teens through Journey to Dream through General Funds. In total over the grant period, 2,442 services were provided to 142 Lewisville teens.
- 326 pediatric patient office visits for 88 youths through PediPlace through General Funds. In total over the grant period, 4,841 office visits were provided to 2,233 Lewisville youths.
- 849 hours of day habilitation services for 4 clients with special needs through Special Abilities North Texas through General Funds. In total over the grant period, 20,436.24 day sessions were provided to 23 Lewisville residents.
- 11 emergency financial assistance and case management services for 11 Lewisville residents through The Salvation Army through General Funds. In total over the grant period, 11 services were provided to 11 Lewisville residents.

4. Summary of Citizen Participation Process and consultation process:

Summary from citizen participation section of plan.

This plan was developed using an effective resident participation process in compliance with the regulations set forth in 24 CFR Part 91. The City's participation plan encourages and empowers residents to participate in the development of viable urban programs. The City utilized the public input received to help establish strategies and priority needs to guide the development of the Consolidated Plan.

The City of Lewisville's Community Development Block Grant Advisory Committee is made up of seven Lewisville residents appointed by the City Council to provide resident input. The City held two public hearings on November 14, 2024 and December 12, 2024 to get resident input on

community needs and concerns prior to the formation of the Action Plan. A notice was published in the Denton Record Chronicle on July 3, 2025 that this Action Plan was made available for public review and comment at Lewisville City Hall, the Lewisville Public Library, the City website.

A public hearing was held by the City Council on August 4, 2025 before formal adoption.

5. Summary of public comments:

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The City of Lewisville held two public hearings on November 14, 2024 and December 12, 2024 requesting comments from residents regarding community needs and concerns before the allocation of funds for the 2025-2026 Program Year.

November 14, 2024 Public Hearing Comments:

Four members of the Community Development Block Grant Advisory Committee were in attendance along with one community member and a representative from a local nonprofit organization.

- A representative from Serve Lewisville provided the Committee an update regarding the Phase II project utilizing CDBG public infrastructure funds for pre-development costs to expand the facility. Based on resident interactions, Serve Lewisville communicated the need for rental assistance in the community, as well as food insecurity resources.
- An individual community member spoke about the need for rental assistance and childcare resources.

December 12, 2024 Public Hearing Comments:

Seven members of the Community Development Block Grant Advisory Committee were in attendance along with representatives from two local nonprofit organizations and three individual community members.

- An individual member vocalized support of the goals outlined in the Consolidated Plan, affordable housing, parks in LMI areas, street repairs, and infrastructure improvements for public and nonprofit facilities. The community member expressed support for funding food insecurity and homelessness programs and the commitment of additional general funds to support social service programs.

- A representative for CASA of Denton County spoke on the privatization of the child welfare system, corresponding impacts to child stability, and CASA's efforts to minimize this impact.
- A representative for Denton Affordable Housing Corporation (DAHC) discussed the organization's interest in expanding services into Lewisville and needed factors to make affordable housing development possible. DAHC spoke in support of Lewisville's priority focus on affordable housing and the need for supportive services.
- An individual community member voiced safety concerns about an abandoned property and voiced encouragement for the City to consider purchasing the property.
- An individual resident voiced concerns regarding community members' ability to provide feedback about needs and on the same nonprofit agencies being prioritized for grant funding and support each year from the City. The resident spoke of a desire to see funding allocated to areas outside of Old Town and to see funding for consultants or software for grant management allocated to supporting residents.

An additional public hearing was held on August 4, 2025 at the Lewisville City Council meeting. No public comments were received.

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

All comments were accepted during the November 14, 2024 and December 12, 2024 public hearings. No public comments were received at the August 4, 2025 public hearing or during the 30-day public comment period that the plan was available for review.

7. Summary:

The City of Lewisville solicited comments from the public for the proposed 2025-2026 Annual Action Plan by posting a legal notice in the Denton Record Chronicle to announce the public comment period, posting a second legal notice in the Denton Record Chronicle in notice of the public hearing, posting the plan to the city website, and holding one public hearing during the public comment period in addition to the two public hearings held the previous fall to gain resident input. All comments were accepted and recorded. All comments represent actual needs. Several of the needs are addressed in the Action Plan and through on-going collaborations.

Lead & Responsible Agencies

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan:

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

Agency Role	Name	Department/Agency
CDBG Administrator	Lewisville, TX	Neighborhood & Inspection Services
HOME Administrator	Lewisville, TX	Neighborhood & Inspection Services

Table 1 – Responsible Agencies

Narrative (optional):

The Neighborhood & Inspection Services Department is the lead agency for this Annual Action Plan. The Department is responsible for administering the Community Development Block Grant (CDBG) and HOME Investment Partnership Funding (HOME) for the City of Lewisville.

Consolidated Plan Public Contact Information:

Elena Shehan, Grants Coordinator
City of Lewisville
972-219-3780
eshehan@cityoflewisville.com

Consultation

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction:

The City of Lewisville continues to work closely with outside agencies, non-profit organizations, regional groups, and other governmental agencies to develop and implement effective community development.

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)):

The City of Lewisville continues to enhance coordination between public and private housing, health, and service agencies through a variety of means, including membership or holding appointee status on the Denton County Housing and Homelessness Leadership Team, Denton County Homeless Coalition, Denton County Behavioral Health Leadership Team, Cross Care Collaborative (joining housing and behavioral health entities and strategies) as well as many more collaborative and strategic workgroups or coalitions within the County. The City of Lewisville provides referrals to the Denton Housing Authority and referrals to Low-Income Housing Tax Credit properties in the City as well.

The City also offers a variety of technical service activities for non-profits, coalitions and neighborhood groups interested in developing housing or activities related to the CDBG or HOME programs and other community development efforts. Coordination includes quarterly social service roundtables, locally developed committees and workgroups, the Community Resource Expo, and various non-profit organizations in addition to the seventeen agencies the City funds using CDBG and local funding. The City's request for proposals process is open to all non-profit organizations. Created in 2023, the City's Public Facility Corporation (PFC) has approved one project and staff is currently working with the developer to bring this project to fruition. The City of Lewisville also provides Resolutions of Support for 9% Low Income Housing Tax Credit applications. The City has supported three applications that were approved and are currently under construction to bring an additional 250 affordable units to Lewisville. The City has also provided a Resolution of No Objection to an existing affordable housing multi-family complex who applied for 4% tax credits to renovate the property and bring it up to current building code.

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 City works closely with the Denton County Homeless Coalition (DCHC), which is a recognized Local Homeless Coalition of the Texas Balance of State Continuum of Care and is made up of local non-profits, government entities, school districts and other community member stakeholders. The Texas Balance of State Continuum of Care sets priorities and standards for services being provided or developed for people experiencing homelessness or at risk of homelessness throughout the state. They utilize the local homeless coalitions throughout the state to ensure consistency and effectiveness. Staff inside the Neighborhood & Inspection Services Department currently hold the Chair position for DCHC. DCHC's efforts in the community include; advocacy campaigns, coordination of community meetings, implementation of gap funding for unmet needs households have to gain or maintain housing, and planning and hosting the annual Point in Time count for Denton County.

The City also supports the Denton County Housing and Homelessness Leadership Team (DCHHLT), a quasi-governmental collective impact body that works towards enhancing services for residents in Denton County experiencing or at risk of experiencing homelessness. The Leadership Team is locally developed and oversees workgroups designed for specific aspects of addressing local housing and homelessness needs such as advocacy, Coordinated Entry, data, and Veteran services with the goal of making homelessness rare, brief and nonrecurring. DCHC is the advocacy focused workgroup under the DCHHLT. DCHHLT is made up of representatives of local government, nonprofits, medical facilities, education and employment entities, and local chambers - A Neighborhood & Inspection Services staff member and a council member are appointees representing City of Lewisville.

This year the City will directly fund multiple nonprofits that address needs of households experiencing or at risk of homelessness with CDBG and General City funds:

- Denton County Friends of the Family - serving individuals and families who have experienced domestic violence or sexual assault, including those that are experiencing or at risk of experiencing homelessness because of their victimization through shelter, counseling, legal advocacy, housing programs, and supportive services.
- Christian Community Action - serving individuals and families experiencing or at risk of experiencing homelessness, including those that are Veterans or are chronically experiencing homelessness through supportive and housing service programming.
- Journey to Dream - serving unaccompanied youth experiencing homelessness through shelter and supportive services.

- Metro Relief - serving unhoused individuals and families through street outreach efforts to identify immediate challenges and barriers to housing

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

The City of Lewisville does not receive ESG funds. However, the City of Lewisville works closely with the only ESG funded agency in Denton County, Denton County Friends of the Family, to supplement their ESG funded programs with CDBG and City funds. As mentioned previously, the City of Lewisville actively collaborates on policies and standards in regard to funding and operations in the Denton County Housing Crisis Response System by participating in the Denton County Homeless Coalition, Denton County Housing and Homelessness Leadership Team, and related entities.

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

1	**Agency/Group/Organization**	**Serve Lewisville**
	Agency/Group/Organization Type	Other - Nonprofit Center
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to provide feedback and other input at a public hearing regarding the plan. The agency spoke before the CDBG Advisory Committee at a public hearing. Outcomes include the prioritization of CDBG and City funds for social services to the identified high needs areas of rental assistance and food insecurity.
2	**Agency/Group/Organization**	**CASA of Denton County**
	Agency/Group/Organization Type	Services- Children Services- Victims of Domestic Violence Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to provide feedback and other input at a public hearing regarding the plan. The agency spoke before the CDBG Advisory Committee at a public hearing. Continuing CDBG support for services for children and victims of violence.
3	**Agency/Group/Organization**	**Denton Affordable Housing Corporation**
	Agency/Group/Organization Type	Housing Services- Housing Services- Homelessness

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through meetings with City Staff regarding housing needs and use of HOME funds to support middle housing in Lewisville. Agency was also consulted through invitations to provide feedback and other input at a public hearing regarding the plan. The agency spoke before the CDBG Advisory Committee at a public hearing. Anticipated outcomes include continued focus on affordable housing and initiatives with HOME and CDBG funds to support the creation of additional affordable housing units.
4	**Agency/Group/Organization**	**Lewisville Independent School District**
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
5	**Agency/Group/Organization**	**United Way of Denton County**
	Agency/Group/Organization Type	Services - Housing Services - Homeless Regional Organization Planning Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need, including the possibility of financial education resources for Lewisville residents.
6	**Agency/Group/Organization**	**Christian Community Action**
	Agency/Group/Organization Type	Services - Housing Other - Food
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
7	**Agency/Group/Organization**	**Denton County Friends of the Family**

	Agency/Group/Organization Type	Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
8	**Agency/Group/Organization**	**The Salvation Army**
	Agency/Group/Organization Type	Services - Homelessness Other - Food
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
9	**Agency/Group/Organization**	**BCL of Texas**
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need, including the possibility of financial education resources for Lewisville residents.
10	**Agency/Group/Organization**	**Department of Veterans Affairs**
	Agency/Group/Organization Type	Other Government - Federal
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
11	**Agency/Group/Organization**	**Grow America**
	Agency/Group/Organization Type	Other - Nonprofit Community and Economic Development Consultant
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency acts as a consultant for the City of Lewisville staff in regards to the development of the Consolidated Plan and the Lewisville Housing Toolkit. This agency has participated in the Housing Collaborative and provided guidance and feedback regarding the use of funds available for housing initiatives.

12	**Agency/Group/Organization**	**Texas Workforce Solutions**
	Agency/Group/Organization Type	Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
13	**Agency/Group/Organization**	**Greater Lewisville Association of REALTORS**
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members of this agency were consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.
14	**Agency/Group/Organization**	**City of Lewisville Emergency Management**
	Agency/Group/Organization Type	Agency - Emergency Management

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Other - Senior Emergency Preparedness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff have discussed topics in regard to senior preparedness in emergencies, inclement weather locations for households, overnight shelter options during inclement weather for households experiencing homelessness and other potential grant opportunities to support the community and preparedness overall. Projects funded this year by the City of Lewisville are not directly tied to flood plain prevention or mitigation and Lewisville's Emergency Management does not currently have any projects in relation to flood plain mitigation to discuss or partner on. Anticipated outcomes for these consultations in continued collaboration and support for future project needs in regard to flood plains or emergency circumstances.

Table 2 – Agencies, groups, organizations who participated

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

The City of Lewisville made every attempt to be inclusive in its consultation efforts throughout the planning process. No agency types were excluded from the consultation process as the City of Lewisville had an open invitation and announcement for community-wide feedback on the plan, including local agencies of all service types. The agencies reflected in Table 2 participated in the community-wide call for feedback by attending public hearings to consult on the plan, or participated in the City of Lewisville Housing Collaborative to provide feedback and guidance to the City regarding efforts to address affordable housing needs.

The City of Lewisville Information Technology Services Department and Parks and Recreation Department are currently focused on collaborative efforts to create better access to broadband internet services. The Neighborhood Services Department did not consult with a broadband internet service provider in the development of this Annual Action Plan since efforts are underway through other City departments. An application for 2025 CDBG funds was made public to both external agencies and internal departments, so when eligible project opportunities arise regarding broadband services departments are encouraged to apply. The City of Lewisville works closely with the US Army Corps of Engineers in regard to public land and water resources, especially in regards to Lewisville Lake and surrounding public land. The City currently has no entities interested in funding in regard to supporting activities on public land or water resources, so none were directly consulted in regards to this Annual Action

Plan. If entities were interested in projects regarding public land or water resources, they would be invited to attend any public hearing or feedback session and potentially apply for eligible projects.

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	Texas Homeless Network	The goals of this plan work in conjunction with Texas Homeless Network and the Texas Balance of State Continuum of Care and their efforts to make homelessness rare, brief, and nonrecurring.
Denton County Housing and Homelessness Leadership Team Strategic Plan	Denton County Housing and Homelessness Leadership Team (DCHHLT) - United Way of Denton County	The goals of this plan work in conjunction with the efforts of the Denton County Housing and Homelessness Leadership Team and their efforts to make homelessness rare, brief, and nonrecurring.
Lewisville2025	City of Lewisville	The City of Lewisville's efforts as defined by the 2025 plan were taken into account when developing this Annual Action Plan, using any opportunities to maximize impact or pool resources to meet needs.
Assessment of Fair Housing	City of Lewisville	The Assessment of Fair Housing plan provided data and community feedback vital to implementation of goals for the City and creation of programs for residents to support current gaps identified.
Neighborhood & Inspection Services Department (NIS) Business Plan	City of Lewisville's Neighborhood & Inspection Services Department	The NIS Business Plan is a five-year business plan that is used for annual budgeting and future strategic planning. This plan lays out the objectives of the department and the steps anticipated to achieve those objectives.
Housing Strategy Plan	City of Lewisville	The Housing Strategy Plan will provide guidance on preserving and creating affordable housing.
Lewisville City Council Strategic Focus Areas	City of Lewisville	Strategic Focus Areas are identified annually by Lewisville City Council. The 2024-25 update included affordable housing as one of the eight identified focus areas, in alignment with Lewisville's Consolidated Plan and Housing Toolkit efforts.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Lewisville continues to work closely with outside agencies in an effort to help promote coordinated efforts and consultation among agencies. Lewisville's Neighborhood and Inspection Services department is closely involved with other internal departments such as Planning and Economic Development, and collaborates closely to ensure city plans and initiatives are aligned.

Participation

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation:

Summarize citizen participation process and how it impacted goal-setting

The resident participation process included various steps to gather resident and stakeholder feedback including: two public hearings last fall prior to the development of the plan, notice of which was sent to over 440 community partners and stakeholder contacts and was posted on social media; regular meetings of the CDBG Advisory Committee made up of seven community members responsible for giving resident feedback and guidance; and following the release of the draft document, a public hearing will be held on August 4, 2025. Email notification was sent to over 330 community partners and stakeholder contacts to notify them of the release of the drafted plan, the public comment period, and the public hearing. Comments from hearings were considered by the CDBG Advisory Committee and staff in developing projects and considering priorities and sub-recipient proposals.

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	Internet Outreach	Non-targeted/ broad community	Plan and request for public comment posted to the City of Lewisville website.	No comments received	N/A	https://www.cityoflewisville.com/city-hall/city-departments/neighborhood-services/community-development
2	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle on November 7, 2024 to notify of upcoming public feedback sessions.	No comments received	All comments were accepted	https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/e-edition-upload/notice_INiBV8SMSfv3nzhZPoBE/affidavit_INiBV8SMSfv3nzhZPoBE_a8ab.a29d9.pdf

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)
3	Public Hearing	Non-targeted/ broad community	Public hearing and feedback session held on November 14, 2024. One nonprofit organization, one community member, and four members of the CDBG Advisory Committee in attendance.	Need for increased rental assistance and food insecurity resources in the community. Need for additional affordable childcare options for families.	All comments were accepted	https://www.cityoflewisville.com/Home/Components/Calendar/Event/74637/668?curm=11&cury=2024
4	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle on December 5, 2024 to notify of upcoming public feedback session and CAPER public comment period.	No comments received	All comments were accepted	https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/e-edition-upload/notice_UWCzrkCu7wIGZ38fuakA/affidavit_UWCzrkCu7wIGZ38fuakA_0d23.9b103.pdf

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	Public Hearing	Non-targeted/ broad community	Public hearing and feedback session held on December 12, 2024. Four nonprofit organizations, six community members, and six members of the CDBG Advisory Committee in attendance.	Support for goals in Consolidated Plan including affordable housing, parks, street repairs, and infrastructure improvements. Need for food insecurity, homelessness resources, affordable housing, and supportive services. Current instability in the child welfare system and concerns regarding vacant properties. Concern regarding funding allocations to newer agencies or areas outside of Old Town and funding allocated to administration to be used for services to residents.	All comments were accepted	https://www.cityoflewisville.com/Home/Components/Calendar/Event/74639/668?curm=12&cury=2024

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)
6	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle July 3, 2025 to notify of Annual Action Plan public comment period.	No comments received	All comments were accepted.	https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/e-edition-upload/notice_2l2Zjg4gZuKDFxeYi2BQ/affidavit_2l2Zjg4gZuKDFxeYi2BQ_f8cc.a5085.pdf
7	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle July 28, 2025 to notify of Annual Action Plan public comment period.	No comments received	All comments were accepted.	https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/e-edition-upload/notice_4HHIGR3ojf918ifv1xSJ/affidavit_4HHIGR3ojf918ifv1xSJ_3835.98150.pdf

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)
8	Public Hearing	Non-targeted/ broad community	Public Hearing held on August 4, 2025 at City Hall during City Council meeting.	No comments received	All comments were accepted.	https://cityoflewisville.legistar.com/View.ashx?M=A&ID=1289007&GUID=A5DD6E1A-1993-4998-BC3B-7DD3FA6D962D

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction:

The City of Lewisville anticipates receiving $847,606 in CDBG funds and $376,555.08 in HOME funds for FY 2025, the fourth year of the Consolidated Plan. The total expected amount available for the remainder of the Con Plan is $1,097,733 in CDBG funds and $563,067 in HOME funds for year 5, which presumes a 10% decrease in funding each year. The Annual Allocation field below does not accept cents, so the below Annual Allocation for HOME reflects $376,555.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	**Public - Federal**	**Admin & Planning Economic Development Housing Public Improvements Public Services**	$847,606	$0	$0	$847,606	$1,610,451	***presumes 10% total decrease in year 5
HOME	**Public - Federal**	**Admin & Planning Housing**	$376,555	$0	$0	$376,555	$715,455	***presumes 10% total decrease in year 5

Table 1 - 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 City of Lewisville traditionally allocates general funds to supplement CDBG funding that is provided for public service activities. Additionally, all of the City's proposed activities related to the Priority Need of ***Access to high-opportunity neighborhoods and good jobs*** are designed to leverage additional resources. Specifically:

- **Collaborate with government representatives, persons receiving portable housing subsidies (vouchers or emergency rental assistance), and landlords in the North Texas region related to housing, employment and transportation access** – Housing vouchers serve to dramatically increase a low- or moderate-income household's ability to pay for housing. However, thousands of vouchers go unused because households are unable to locate suitable housing that is owned by a landlord who will accept vouchers. By collaborating with all relevant actors in the housing market, the City of Lewisville can help ensure that these federally-funded vouchers can be used by Lewisville households.
- **Collaborate with lenders to increase home purchase opportunities –** Numerous federal and lender-specific resources are available to assist low- and moderate-income homebuyers. By working closely with lenders to identify and market these resources, the City of Lewisville can help expand the pool of homebuyers who are accessing available, but potentially under-utilized resources.
- **Development code changes that allow for development of missing middle housing and implement strategies that facilitate development of missing middle housing have been finalized** – City regulations can create barriers to the development of types of housing that are sold or rented at lower price points. By amending city regulations to allow for such development, this will open up opportunities for private investment in housing units that are sold or rented at lower price points. Now that these changes have been approved by City Council, staff will be looking at ways to promote development of the missing middle housing.
- **Review applications submitted by housing developers seeking to build subsidized rental housing units via the Low Income Housing Tax Credit Program** – The Low-Income Housing Tax Credit program incentivizes private investment in affordable housing units through allocations of federal tax credits. By providing a Resolution of Support or No Objection for high-quality, transit-oriented LIHTC developments that are seeking an allocation of tax credits from the State of Texas, the City of Lewisville has opened up opportunities for private investment in housing units that are mandated to be affordable.
- **Community Housing Development Organization (CHDO) contribution** – Federal HOME funds will leverage additional funding through partnering CHDOs. The qualified CHDO identified for partnership anticipates matching HOME and CDBG funds brought to the

development by City of Lewisville with additional federal, local, and private funding.

- **Public Service subrecipient match** - As a part of the annual application process and award follow up with public service entities, subrecipients are required to submit a letter verifying the 25% match requirement for public service funding within CDBG.
- **Public Infrastructure subrecipient match** - As a part of the annual application process and award of public infrastructure funds, subrecipients are required to submit documentation verifying they are able to provide the required 25% match for the project.
- **Affordable Housing Development** - The City of Lewisville utilizes the Public Facilities Corporation and City fee waivers to leverage funds for match requirements for both CDBG and HOME projects.

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

At this time, the city has not identified any suitable publicly owned land or property owned within the jurisdiction that may be used to address the needs identified in the plan.

Discussion:

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Existing Housing Stock	2022	2026	Affordable Housing	Citywide	Preservation of Affordable Housing	Minor Housing Rehabilitation Program- CDBG: $116,251.83 Support for Housing Development & CHDO Operating - HOME: $338,899.57 **Total Funding: $455,151.40**	*Homeowner Housing Rehabilitated:* Minor Housing Rehabilitation Program - Benefit: 6 households *Rental Housing Rehabilitated:* CHDO Housing & Development - Benefit: 2 households **Total Benefit: 8 households**
2	Public Services to Increase Housing Stability	2022	2026	Non-Housing Community Development	Citywide	Housing Stability, Access to Vital Social Services	Denton County Friends of the Family Public Services- CDBG: $14,000	*Public service activities other than Low/Moderate Income Housing Benefit:* Denton County Friends of the Family Public Services - Benefit: 4 persons

3	Public Services to Strengthen Economic Stability	2022	2026	Non-Housing Community Development	Citywide	Housing Stability, Access to Vital Social Services	Boys and Girls Clubs of Greater Tarrant County Public Services - CDBG: $13,000 CASA of Denton County Public Services - CDBG: $23,962.85 PediPlace Public Services - CDBG: $51,178.05 Span, Inc. Public Services - CDBG: $25,000 **Total Funding: $113,140.90**	*Public service activities other than Low/Moderate Income Housing Benefit:* Boys and Girls Clubs of Greater Tarrant County - Benefit: 81 persons CASA of Denton County - Benefit: 8 persons PediPlace - Benefit: 95 persons Span, Inc. - Benefit: 127 persons **Total Benefit: 311 persons**
5	Improve Public Facilities and Historic Preservation	2022	2026	Non-Housing Community Development	Citywide	Housing Stability, Access to Vital Social Services	Denton County Friends of the Family's Family Justice Center- CDBG: $434,692.07	*Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:* Denton County Friends of the Family's Family Justice Center - Benefit: 4,408 persons (partial)

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	Rehabilitate existing housing stock
	Goal Description	CDBG Funds will be used to rehabilitate single-unit residential homes (owner-occupied and rental) and multi-unit residential rental units
2	**Goal Name**	Provide public services to increase housing stability for households
	Goal Description	CDBG Funds will be used to provide eviction-prevention counseling and legal services; provide rental, mortgage, and utility assistance; and provide shelter for persons experiencing homelessness or at-risk of experiencing homelessness, including victims of domestic violence.
3	**Goal Name**	Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households
	Goal Description	CDBG funds will be used to provide primary health care, mental health care, and other services that support the well-being of individuals and families, including disabled individuals; provide access to health food; provide access to child care, after-school care and drop-out prevention services; provide services to abused and neglected children; and provide other services that strengthen the health, safety, educational-attainment, and economic stability of households.
5	**Goal Name**	Improve public facilities
	Goal Description	CDBG funds will be used to construct or install streets, curbs, sidewalks, water and sewer lines, and other public infrastructure, including complete streets. CDBG Funds will be used to build or improve parks and playgrounds; preserve, rehabilitate, or restore historic properties including historical cemeteries; and to develop or repair facilities for persons with special needs, including severely disabled adults and abused or homeless children.

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 91.215(b):

2 low-to-moderate-income households will be provided affordable housing through HOME funds in the City of Lewisville.

Projects

AP-35 Projects – 91.220(d)

Introduction:

This is the fourth year of the City of Lewisville's 5-year planning cycle related to the HUD Consolidated Plan.

Projects

#	Project Name
1	PY25 Administration
2	Denton County Friends of the Family - Family Justice Center
3	Minor Housing Rehabilitation Program
4	Boys and Girls Clubs of Greater Tarrant County - Mobile Clubhouse
5	CASA of Denton County - Court Advocacy
6	Denton County Friends of the Family - Emergency Shelter
7	PediPlace - Pediatric Healthcare
8	Span, Inc. - Meals on Wheels
9	Housing Development & CHDO Operating

Table 3 - Project Information

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

The City's new housing preservation goals will take advance planning and capacity-scaling in order to be achieved, since the City must: develop new policies and procedures for the housing repair and rehabilitation programs, draft agreements, conduct internal training of the staff who will implement the program and conduct training and outreach to homeowners and single-family and multifamily landlords.

Funding was allocated to the listed priority projects to further efforts towards preserving affordable housing and reaching underserved members of the community by addressing preservation and rehabilitation of existing housing, as well as supporting nonprofit organizations serving

vulnerable populations. The Minor Housing Rehabilitation Program protects continued homeownership and prevents displacement due to health and safety factors caused by HVAC systems. The housing development and CHDO operating funds will allow for acquisition and rehabilitation to create affordable rental housing, aligning with the City's Consolidated Plan and Housing Toolkit goals. Obstacles to addressing needs within these program areas include determining partners for rehabilitation work that can accommodate the timely delivery of services to residents, as well as the high cost of acquisition and rehabilitation that limits the impact of the funding.

Funding was allocated to the Denton County Friends of the Family Family Justice Center project and the Denton County Friends of the Family Emergency Shelter public service activity to support victims of domestic violence and sexual assault. Funds were allocated to these projects to support a vulnerable population and the only provider of these services within Denton County. Both the Emergency Shelter public service activity and the Family Justice Center project address homelessness by supporting organizational growth and capacity for both shelter and accompanying supportive programs serving individuals who became homeless due to victimization, providing a path out of homelessness and resources for those who remain housed. Obstacles could include costs associated with new construction and potential time constraints in the development process of the facility.

Public services funds allocated to Boys and Girls Clubs of Greater Tarrant County, CASA of Denton County, Denton County Friends of the Family, PediPlace, and SPAN were selected based on their alignment with identified priority needs in the community and ensure service availability to aging adults, children, and victims within Lewisville. Obstacles to addressing underserved needs include the decrease in funding availability and stability for nonprofit service providers, leading to a growing need for local support.

Project Summary

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**PY25 Administration**
	Target Area	Citywide
	Goals Supported	Rehabilitate Existing Housing Stock Public Services to Increase Housing Stability Public Services to Strengthen Economic Stability Improve Public Facilities and Historic Preservation
	Needs Addressed	Preservation of affordable housing Housing stability, access to vital social services Enhanced infrastructure and public facilities Access to high-opportunity neighborhoods, good jobs
	Funding	CDBG: $169,521.20 HOME: $37,655.51
	Description	CDBG funds will be used to fund 1.45 Full Time positions in the Neighborhood & Inspection Services Department, Community Grants Division. These positions are responsible for administrative and planning activities related to the Lewisville CDBG program. This project is subject to the CDBG 20% administrative cap. HOME funds will be used to fund 0.20 of a Full Time position in the Neighborhood & Inspection Services Department, Community Grants Division. This position is responsible for administrative and planning activities related to the Lewisville community grants and services. This project is subject to the HOME 10% administrative cap.

	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Not applicable.
2	**Project Name**	**Denton County Friends of the Family - Family Justice Center**
	Target Area	Citywide
	Goals Supported	Improve public facilities
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: $434,692.07 (partial)

	Description	Denton County Friends of the Family will construct Denton County's first and only Family Justice Center to support survivors of domestic violence and/or sexual assault. The Family Justice Center will act as a centralized location for services ranging from emergency shelter, counseling, legal advocacy, colocating other nonprofits, and transitional housing. Funding provided by the City of Lewisville will support the first phase of development of the Family Justice Center which consists of: 16,343 sq foot, 3 story emergency shelter facility as well as a 2,755 sq foot dining facility for clients accessing shelter and staff providing services. The Family Justice Center anticipates serving 5,800 Lewisville residents annually once constructed. Project only includes partial award, remaining funding needed for project will be allocated in future years from CDBG funds, partial benefit has been estimated based on full amount requested and amount provided in FY 24/25 funding. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related. City of Lewisville's funding for Phase 1 of the Family Justice Center development will conclude on or before 9/30/2026 (Target Completion Date). The estimated occupancy of the building and finalization of construction of Phase 1 is 12/31/2026.
	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide services to 4,408 people (partial).
	Location Description	Denton County Friends of the Family's Family Justice Center will be located on Bonnie Brae street in Denton, TX in order to serve all of Denton County. Location is a 6.5 acre lot on Bonnie Brae, North of Windsor Drive, and South of Riney Road.
	Planned Activities	Construction costs associated with the development of phase 1 of Family Justice Center.
3	**Project Name**	**Minor Housing Rehabilitation Program**

	Target Area	Citywide
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Preservation of affordable housing
	Funding	CDBG: $116,251.83
	Description	CDBG funds will be used to fund the Minor Housing Rehabilitation Program to support at minimum 6 homeowners earning low-to-moderate income with heating ventilation and air conditioning (HVAC) repair, replacement or installation. The program will support homeowners with continued affordability and livability in their home. Each home will be provided up to $25,000 towards their HVAC repair, replacement or installation unless approved by a variance to receive additional funding. Previous programming showed an average cost of $19,678 per home. Remaining funds allocated will be available for staff time working on program deployment and monitoring.
	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	6 low-to-moderate income Lewisville homeowners. All homeowners will complete income and asset verification to confirm their eligibility of earning less than 80% AMI.
	Location Description	Various locations within the city.
	Planned Activities	Physical improvements to low-to-moderate income homeowners' dwellings; repairing, replacing or installing heating ventilation and air conditioning (HVAC) units and related work for their use.
4	**Project Name**	**Boys and Girls Clubs of Greater Tarrant County - Mobile Clubhouse**
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services

	Funding	CDBG: $13,000
	Description	The Mobile Clubhouse program is designed to provide youth development programming and on-site enrichment activities, addressing social-emotional wellness and mental health, as well as opportunities for academic success, healthy lifestyles, and character development.
	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 324 hours of Mobile Clubhouse programming to 81 persons.
	Location Description	Various locations within the City
	Planned Activities	Mobile Clubhouse programming will meet youth where they are: in apartment communities, churches, schools, and community centers; while executing high-yield learning activities and educational programming tailored to specific needs, in areas such as cultural enrichment, STEM curriculum, and healthy habits.
5	**Project Name**	**CASA of Denton County - Court Advocacy**
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: $23,962.85
	Description	The CASA Court Advocacy Program provides community volunteers to advocate in the civil court system for the individual needs and best interests of children who have been removed from their homes by Child Protective Services due to abuse and/or neglect.
	Target Date for Completion	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 300 hours of Child Advocacy Activities for 8 persons.
	Location Description	Various locations within the City
	Planned Activities	Volunteer advocacy hours in the civil court system for the individual needs and best interests of children who have been removed from their homes by Child Protective Services due to abuse and/or neglect.
6	**Project Name**	**Denton County Friends of the Family - Emergency Shelter**
	Target Area	Citywide
	Goals Supported	Public services to increase housing stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: $14,000
	Description	Emergency shelter program that provides shelter, counseling, and advocacy to both adults and children who have become homeless as a result of domestic violence and/or sexual assault victimization. Comprehensive services are provided to assist victims of domestic violence and sexual assault as they transition from crisis to safety and stability.
	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 106 shelter days for 4 persons.
	Location Description	The shelter is located in an undisclosed location in Denton County

	Planned Activities	The provision of shelter, counseling, and advocacy to both adults and children who were Lewisville residents who have become homeless as a result of domestic violence and/or sexual assault victimization.
7	**Project Name**	**PediPlace - Pediatric Healthcare**
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: $51,178.05
	Description	PediPlace provides quality, cost-effective primary pediatric healthcare to children from birth through 18 years of age. This program serves uninsured Lewisville residents and supplements limited reimbursements from Medicaid and Children's Health Insurance Program (CHIP).
	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 360 pediatric healthcare appointments for 95 persons.
	Location Description	502 S Old Orchard Lane, Ste. 126. Lewisville, TX 75067
	Planned Activities	The provision of primary pediatric healthcare to children from birth through 18 years of age.
8	**Project Name**	**Span, Inc. - Meals on Wheels**
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: $25,000

	Description	Meals on Wheels provides nutritious meals and nutrition education to seniors to assist in meeting daily nutritional needs. The program includes noon-time meals delivered by volunteers to home-bound seniors and congregate lunches at senior centers and senior living facilities.
	Target Date for Completion	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to pay a portion of the cost to provide 12,500 meals to 127 persons.
	Location Description	Various locations within the City. Congregate meals to be offered at Thrive Recreation Center, 1950 S Valley Pkwy, Lewisville, TX 75067.
	Planned Activities	The provision of nutritious meals and nutrition education to seniors to assist in meeting daily nutritional needs, including noon-time meals delivered by volunteers to home-bound seniors and congregate lunches at senior centers and senior living facilities.
9	**Project Name**	**Housing Development & CHDO Operating**
	Target Area	Citywide - Location Undetermined
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Preservation of affordable housing
	Funding	HOME: $338,899.57
	Description	Acquisition and rehabilitation costs for a certified CHDO to create affordable rental units in the City of Lewisville managed and operated by their entity. Funding includes $16,944 of HOME funds for CHDO Operating Assistance.
	Target Date for Completion	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	2 low-to-moderate-income households in the City of Lewisville.
	Location Description	Location(s) undetermined.
	Planned Activities	HOME and CDBG funds will support an eligible CHDO in launching affordable tenancy in the City of Lewisville following the acquisition and rehabilitation of site(s) purchased or repaired with CDBG and HOME funds.

Geographic Distribution

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:

Programs will be directed citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	**100%**

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically:

The City of Lewisville intends to maintain its strategy of distributing CDBG and HOME funds throughout the city based on a variety of factors, including the level of need and the capacity to meet the needs. Although projects serving higher need areas or focus areas of the city were and will continue to be provided priority over areas not meeting those credentials, funds will continue to be available citywide.

Discussion:

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction:

One Year Goals for the Number of Households to be Supported:	
Homeless:	1
Non-Homeless:	7
Special-Needs:	0
Total:	***8***

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through:	
Rental Assistance:	0
The Production of New Units:	0
Rehab of Existing Units:	6
Acquisition of Existing Units:	2
Total:	***8***

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion:

The City's affordable housing efforts will be supported by multiple programs supporting both renters and homeowners in the City of Lewisville. Programs selected directly tie back to the City's Affordable Housing Toolkit and identified needs. Programs will support the following categories:

- Minor Housing Rehabilitation Program (MHRP) - Supporting 6 homeowners with rehabilitation to their existing units.
- Eligible CHDO Expansion into Lewisville and Operating - Supporting 2 renter households to gain access to affordable housing through the acquisition of current housing, households may experience homelessness or be housed prior to this housing placement.

Public Housing

AP-60 Public Housing – 91.220(h)

Introduction:

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion:

Homeless and Other Special Needs Activities

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

Introduction:

The City will continue its efforts to support and participate in the Denton County Homeless Coalition and the Denton County Housing and Homelessness Leadership Team through continued membership and collaboration.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

1. **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:**

The City of Lewisville actively participates in multiple methods and outlets to reach people experiencing homelessness and assess their individual needs to design programs or prioritize funding to support community needs. These methods, outlets, and related avenues will continue to be utilized for this year and future years programming and support.

Community Collaboration: The Housing Crisis Response System (HCRS) is a network of agencies working together to prevent homelessness and rapidly return people who are experiencing homelessness to stable housing. Denton County's HCRS has multiple levels of collaboration, from quasi-governmental policy-making to the boots-on-the ground support to assist those in need. This system and its participants meet on a regular basis to ensure the system is evaluated for its efficacy, communication remains open, and barriers to service delivery are solved. Agencies participating in Denton County's Housing Crisis Response System are: Christian Community Action, Denton Affordable Housing Corporation, Community Forever Village, Denton County Friends of the Family, Denton County MHMR, Denton County Veteran Service Office, Giving Grace, Habitat for Humanity of Denton County, Interfaith Ministries, Journey to Dream, Metro Relief, Metrocrest Services, Next Steps – The Colony, Our Daily Bread, Recovery Resource Council, Salvation Army of Denton, Salvation Army of Lewisville, United Way of Denton County, and VA North Texas Health Care System.

Data Driven Decision Making: The United Way of Denton County manages the Denton County Homelessness Data Dashboard, which is made possible through the collaboration of nonprofit partners in Denton County to uniformly identify, assess and prioritize neighbors

experiencing homelessness for available housing resources through a process called Coordinated Entry. The use of shared processes and a shared database allows users to analyze and improve Denton County's Housing Crisis Response System and adapt programs based on data and gaps found. The dashboard is updated with monthly data throughout the year to make it as real time as possible.

The Point-In-Time (PIT) Count is an annual, nationwide census of people experiencing homelessness that provides a snapshot of the homeless experience on any given day. The PIT Count provides self-reported data of the experiences and needs of people experiencing homelessness in our community. The City of Lewisville is an active supporter of the Denton County Homeless Coalition and the Denton County Housing and Homelessness Leadership Team with active City representation in each group, helping to plan and implement the PIT Count. The City of Lewisville in 2025 offered Volunteer Time Off to all City employees who volunteered for the PIT Count to survey individuals experiencing homelessness in Lewisville, aiming to increase the volunteer capacity for the PIT Count in Lewisville and support data collection and outreach efforts.

Funding Service Provision: The City of Lewisville does not have an emergency shelter for adults inside city limits, but does support programming within the City that supports youth and adults experiencing homelessness through a variety of other ways. Through funding provision we seek feedback from the funded agencies throughout the year of services they provide, barriers they have for service provision, and related gaps they are finding throughout the year. The City has provided CDBG and non-CDBG Social Service grant funding to:

- Journey to Dream - A nonprofit organization providing shelter and wrap around services to youth experiencing homelessness.
- Metro Relief - A nonprofit organization conducting mobile street outreach to assist unsheltered individuals obtain vital documents and mobile support services to try to overcome barriers to housing.

2. Addressing the emergency shelter and transitional housing needs of homeless persons:

The City of Lewisville has one emergency shelter/transitional housing program inside its city limits, Journey to Dream's Kyle's Place, this program specifically serves youth ages 14-17 years old. The City of Lewisville provides city-funded Social Service grant support to Journey to Dream to support the operations of Kyle's Place. The City of Lewisville has limited mainstream shelter availability locally and actively participates in

countywide efforts to improve shelter access for residents, including actively participating in the Denton County Housing and Homelessness Leadership Team (DCHHLT). DCHHLT created a Shelter Planning Workgroup which functions to assess current access and need to determine direction for future emergency shelter services in the County. This workgroup has assisted in implementation of increased shelter access, improving standards and procedures inside shelter programs, and enhancing data collection and permanent housing outcomes.

3. **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:**

City staff is highly active in the Denton County Homeless Coalition (DCHC) which is composed of representatives from nonprofit agencies, Denton County cities, school districts and other community stakeholders. DCHC is the locally formed advocacy entity responsible for ensuring the Denton County Homeless Crisis Response System is current with the Texas Balance of State Continuum of Care's objectives and standards, while including local responses and needs. Staff is on the Homeless Coalition's Point-In-Time Count planning team and the Barriers Fund Sub-Committee. Staff also currently holds the current DCHC Chair position as well.

The City also has two appointees on the Denton County Housing and Homelessness Leadership Team (DCHHLT), a Councilperson and City Staff member. The DCHHLT is a quasi-governmental collective impact body with representatives from local government, nonprofits, medical facilities, education and employment entities, and local chambers. It is tasked to convene as a policy making team to improve the planning, coordination, oversight, and implementation required to create systems change, for housing/homelessness initiatives in Denton County. DCHHLT's overarching goal is to make homelessness rare, brief and nonrecurring.

Providing services to individuals and households experiencing homelessness looks differently in municipalities that do not have emergency shelter options within city limits. Services look like meeting basic health and food related needs for households living unsheltered, providing flexibility in program services for households living unstably housed (example: sporadic stays in hotel/motels or at friends/families in between sleeping unsheltered or leaving the area for emergency shelter), and creating programs to prevent further instability in housing for residents. Lewisville nonprofits consistently specialize in these services and meet residents in that gap of services. The City leverages funding to assist the local nonprofits in their work and the community wide effort of making homelessness rare, brief and nonrecurring. Support for people

experiencing homelessness is provided through both CDBG Public Service funds and General Funds to the following agencies:

- Christian Community Action - $42,000 General Fund for basic needs assistance for individuals and families who are unstably housed
- Denton County Friends of the Family - $14,000 CDBG (Agency full award includes outreach services - Total $26,000) for emergency shelter services for victims of domestic violence and sexual assault
- Journey to Dream - $17,000 General Fund for youth experiencing homelessness
- Metro Relief - $12,000 General Fund for street outreach for unhoused individuals

4. **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 City will provide general fund dollars to homelessness prevention programs through Christian Community Action (CCA). The City continues to provide funding for health services through Health Services of North Texas and PediPlace, with Health Services of North Texas also being represented on the DCHHLT to be a healthcare representative for people experiencing or at risk of experiencing homelessness.

Discussion:

Barriers to Affordable Housing

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

Introduction:

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:

On November 7, 2022, the Lewisville City Council approved the Unified Development Code which revised zoning ordinances and land development code to include provisions impacting the affordability of new housing development including:

- Combine zoning and land development regulations in a single Unified Development Code, which streamlines the development process by consolidating procedural requirements and eliminating potentially confusing or conflicting requirements. A streamlined development process saves developers time and money, reducing costs that are eventually passed on to renters/buyers in the form of higher rents and sale prices.
- Create flexibility for affordable residential infill:
    - Allow smaller minimum dwelling areas (current proposal is 1,000 sq ft) in all zoning districts; smaller homes are more likely to be within financial reach of first-time home buyers.
    - Allow “backyard cottages,” or Accessory Dwelling Units (ADUs), in some zoning districts by right, and in some zoning districts by special use permit. Additional requirements must be met, e.g., the principal dwelling must be owner-occupied, ADUs face size restrictions relative to the principal dwelling, and the ADU must have a dedicated off-street parking space. With robust uptake by property owners, ADUs can promote affordability by both increasing rental housing supply and creating an income stream for existing homeowners who are cost-burdened.
    - Allow duplexes by right in three of Lewisville’s single-family zoning districts, subject to size minimums, setback and coverage requirements, and the provision of three off-street parking spaces per unit. Well-designed duplexes use land more efficiently

than single-family homes, increasing housing supply and offering relatively smaller homes at a more affordable price point.

- Remove exterior finish material requirements for residential construction such that masonry is no longer necessary; allowing builders to use less expensive but durable materials can increase the affordability of new construction, especially when building supply shortages are in effect.

In early 2024 the City of Lewisville Neighborhood Services Department partnered with the Planning Department to explore a creative funding opportunity to support the understanding and use of the infill development type, backyard cottages, through a local design competition and awareness campaign. The City of Lewisville was awarded $15,000 from AARP to support the understanding and use of backyard cottages as an affordable infill type for housing and will assist in creating buy-in for local development. The City anticipates continuing to source funding for future development to support this effort in future program years.

Discussion:

Other Actions

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs:

As the major obstacle to meeting underserved needs continues to be a lack of available resources, the City of Lewisville will continue to seek out additional funding opportunities. The City of Lewisville applied for both rounds of Pathways to Removing Obstacles to Housing (PRO Housing) funds from HUD in 2023 and 2024 and while not awarded, continues to seek such funding opportunities and strengthen plans and data regarding community needs. The Neighborhood and Inspection Services Department continues to request additional General Funds for social service grant programs to leverage CDBG public service funds and increase support for local nonprofit organizations. Lewisville was selected in 2025 as a participant of the ICMA Economic Mobility and Opportunity (EMO) Cohort, awarding $25,000 to the City for EMO initiatives. In conjunction with this opportunity, the City also applied for the ICMA EMO Special Assistants Program to further support economic mobility efforts. In addition, the City will continue to develop partnerships and collaborations with outside agencies and non-profit agencies to increase collaboration and increase the impact of available funding.

Actions planned to foster and maintain affordable housing:

During the 2025 Program Year, the City will continue to build relationships and collaboration with local lenders who are knowledgeable about existing programs that provide direct financial assistance and favorable loan terms to low- and moderate-income homebuyers, including bank-sponsored down-payment assistance programs and programs offered to military veterans via the Texas Veterans Land Board. The City of Lewisville actively partners with local lenders and realtors to host bi-monthly classes on homeownership and current market information and will continue to do so in PY25-26.

The City of Lewisville will deploy HOME funding to support an eligible CHDO in creating and building a footprint and affordable housing portfolio

locally. The CHDO will utilize HOME funding and other sources of subsidy or external funding to support the City of Lewisville's goal or preservation of affordable housing.

The City will explore the possibility of increasing the number of landlords who accept VASH vouchers by amending its Fair Housing ordinance to align with state law and to prohibit the refusal to lease or rent a housing accommodation to a military veteran because of the veteran's lawful source of income to pay rent. The City will also initiate its efforts to cooperate at a regional level to learn from and share information with government representatives, persons receiving portable housing subsidies (vouchers or emergency rental assistance), and landlords in the North Texas region related to housing, employment and transportation access.

Actions planned to reduce lead-based paint hazards:

The City will continue to provide information to housing renovation projects at risk of lead-based paint, as well as providing adequate mitigation for any projects undertaken by City efforts.

Actions planned to reduce the number of poverty-level families:

In this 5-year Consolidated Plan and in the updated Assessment of Fair Housing, the City of Lewisville focuses its goals and strategies on both providing emergency services to families in poverty and engaging in activities that are designed to help move families out of poverty. Since having a stable and affordable home sets the basis for a family's economic stability as well as children's educational outcomes, a majority of the City's strategies focus on housing preservation, housing production, and activities that support access to housing and housing stability.

Through the Housing Toolkit, Lewisville has also identified economic mobility as a key strategy to addressing affordable housing by decreasing the number of poverty-level families. While seeking to focus on economic mobility initiatives, the City has joined the 2025 ICMA Economic Mobility and Opportunity Cohort and has requested General Funds to support these Housing Toolkit initiatives, including potential financial education classes in partnership with other community stakeholders.

Actions planned to develop institutional structure:

The City remains committed to fostering enhanced coordination among all agencies operating within Lewisville. Through collaborative efforts in

seeking external funding, including grants from federal and foundational sources, the City aims to maximize resources. Through the Housing Collaborative there is improved public and private sector coordination that will ensure that community needs are effectively addressed and resources are utilized to their fullest potential.

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

The City will also initiate its efforts to cooperate at a regional level to learn from and share information with government representatives, persons receiving portable housing subsidies (vouchers or emergency rental assistance), and landlords in the North Texas region related to housing, employment and transportation access.

The City's newly formed Housing Collaborative aligns with these efforts by bringing together representatives from the local housing authority, lenders, real estate agents, transportation agencies, and social service providers to discuss affordable housing needs and opportunities in Lewisville. Through this collaborative valuable connections have been established, including connections between service providers and real estate professionals that spurred outside discussions and opportunities for social service providers to educate real estate professionals on the Denton County Housing Crisis Response System, landlord engagement, and ways real estate representatives can support these efforts.

Discussion:

Program Specific Requirements

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

Introduction:

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.*	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Lewisville permits the utilization of forms of investment identified in 92.205(b) as well as forms outside of HOME funding (including but not limited to; City fee waivers, public facility corporations, low-income housing tax credit, economic development partnerships, and CDBG funding).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

1. For a per unit subsidy of less than $25,000, the affordability period is no less than five (5) years.
2. For a per unit subsidy of $25,001 - $50,000, the affordability period is no less than 10 years.
3. For a per unit subsidy of more than $50,000, the affordability period is no less than 15 years.

If HOME assistance is used as a developer's subsidy, resale guidelines require the homeowner to sell the property to another low-income homebuyer. The resale price provides the original HOME-assisted owner a fair return on investment and ensures the property will remain affordable.

If HOME assistance is used as a direct homebuyer subsidy or a direct homebuyer subsidy paired with a development subsidy, recapture provisions will apply. Recapture guidelines require the HOME investment amount to be reduced by the City as determined on a pro-rata basis for the amount of time the homeowner owned and occupied the property measured against the entire affordability period. A portion of the HOME subsidy will be forgiven annually on the anniversary of the closing date, with the loan period matching the affordability period.

The City will use the HOME affordable home ownership limits for the area.

Eligible homebuyer program applicants must be very low, low, or moderate income. They must meet underwriting criteria to obtain a mortgage. They must also successfully complete a HUD certified homebuyers education course. Applications would be made available on the City's website and in the Neighborhood & Inspection Services Department office. Applications would be processed in the order they are received.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Lewisville's HOME program will administer its resale provisions by ensuring that if the property is sold during the period of affordability, the price at the resale provides the original HOME assisted homebuyer a fair return on investment. Fair return is determined as follows:

1. The original homebuyer's initial investment (down payment)

2. Any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
    - Any additions to the home such as a bedroom, bathroom, or garage
    - Replacement of heating ventilation and air conditioning systems
    - Accessibility improvements such as bathroom modifications for disabled or elderly occupants, installation of wheelchair ramps and grab bars, any and all of which must have been paid for directly by the owner and which were not installed through a federal, state, or locally funded grant program, outdoor improvements such as a new driveway, walkway, retaining wall or fence

The average change in the Consumer Price Index over the period of ownership.

(Downpayment + Capital Improvements) x (Current Median Sales Price/Median Sales Price at Original Home Purchase) = Fair Return

If the established resale price is not affordable to the subsequent low-income homebuyer, the City will provide additional assistance to that homebuyer without adjusting the resale price as a result.

A low-income buyer is defined by the total amount of income for each household member. Affordability for the subsequent LMI purchaser means that the payment of principal, interest, taxes, and insurance (PITI), will not exceed 30 percent of gross income, adjusted by family size.

Recapture guidelines will ensure affordability of units acquired with HOME funds through the loan period which is the same as the affordability period. The HOME investment amount will be reduced on a pro-rata basis for the amount of time the homeowner owned and occupied the

property measured against the affordability period, after which point the loan is forgiven. If the homeowner sells the property before the end of the affordability period, the HOME investment funds will be recaptured using a shared net proceeds basis. Recaptured funds will be reinvested into preserving the affordability of other housing units.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Lewisville does not plan to refinance existing debt.

5. 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)).

The City does not have any planned TBRA activities within this Annual Action Plan.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City does not have any planned TBRA activities within this Annual Action Plan.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)).
Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City does not give preference or limit for type and location of rental housing projects. All locations and types of rental housing are considered.

Discussion: