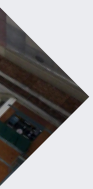

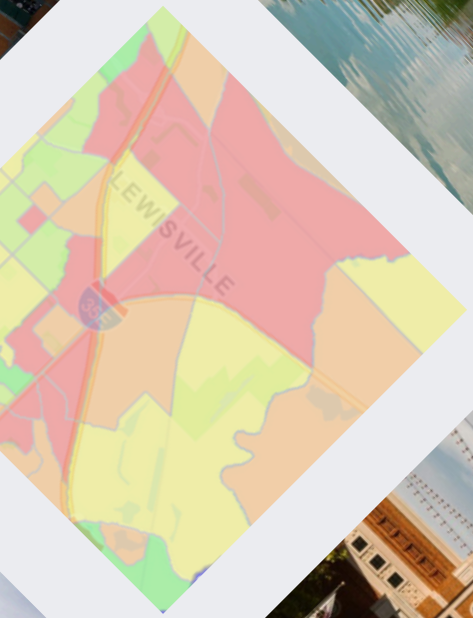

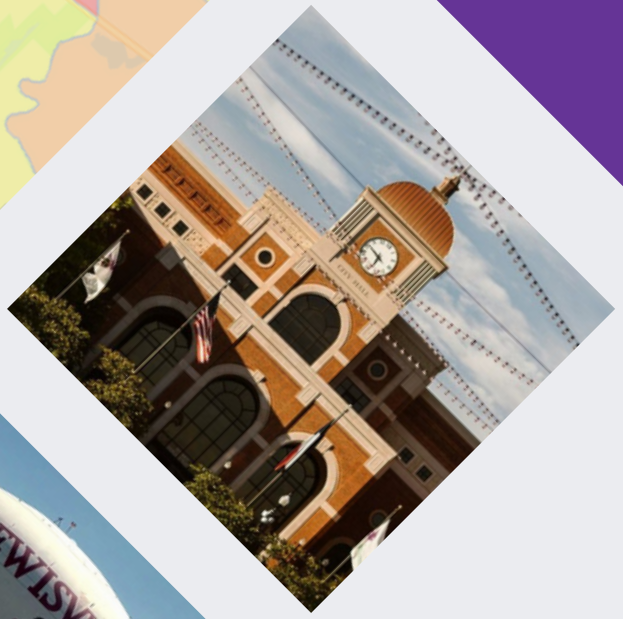

CITY OF LEWISVILLE ANNUAL ACTION PLAN AMENDMENT (JULY 2025)

FY 2024 -2025

CDBG funding from City of Lewisville's 2024-2025 Annual Action Plan will be reallocated to be used for the following two projects in place of the Multifamily Accessibility Program;

- Boys and Girls Clubs of Tarrant County's HVAC Replacement (partial funding)
- Denton County Friends of the Family's Family Justice Center Development (partial funding)

Amendments to the 2024-2025 Annual Action Plan will be highlighted throughout the document in green. Prior language is present in red strikethrough text. Changes can be found on the following pages: 2-3, 7, 23-25, 27, 29, 32-33, 36-38, 45-46, and 48-49.

For comments to the Annual Action Plan Amendment, please contact the City of Lewisville Neighborhood & Inspection Services Department at eshehan@cityoflewisville.com or 972-219-3780.

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 third year of Lewisville's 2022-2026 Consolidated Plan. The AAP outlines specific projects and services that will be funded during the 2024 Program Year. The City will receive $818,349 in Community Development Block Grant (CDBG) funds and $500,696.80 in Home Investment Partnerships Program (HOME) funds (a $345,349.80 direct allocation from HUD and $155,347 in supplemental funding from the Texas Department of Housing and Community Affairs (TDHCA)).

The 2024 AAP marks the first year that the City of Lewisville is receiving an allocation of HOME funds. The HOME Investment Partnerships Program (HOME) provides formula grants to states and localities that communities use to fund a wide range of housing activities for low-income households. HOME funds are awarded annually.

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:

- $30,858.07 is allocated for the Boys and Girls Clubs of Greater Tarrant County Heating and Ventilation and Air Conditioning Project - Public infrastructure project assisting a local nonprofit with an HVAC replacement in their facility to continue providing services and

supports to the community. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.

- $135,307.93 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.

- ~~$166,166 is allocated for the Multifamily Accessibility Program – A housing rehabilitation program to modify residential units for low/mod income renters in multifamily housing complexes to gain or increase access to their current or future residential unit.~~
- $181,760.85 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.
- $100,000 is allocated for the Support for Housing Development Program - A program to support the development of homeowner or rental housing projects located within the City of Lewisville. Funding may be in the form of a grant or loan to be used for projects involving acquisition of land or structures, site clearance, site improvements (if public ownership), or rehabilitation. Projects may also involve HOME funding, Public Facility Corporation participation, or are projects connected to other affordable housing efforts within the City of Lewisville.
- $84,000 is allocated to support a new playground set and shaded structure within walking distance of one of Lewisville's manufactured home communities that will serve as a pocket park.
- $122,752.35 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.

<u>HOME Investment Partnership Program (HOME) Funded Programming:</u>

The City's PY 2024 HOME funding amount is $500,696.80. 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.

- $466,161.82 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 2022 Annual Action Plan as well as projects from prior years that were open in 2022. In the 2022 Program Year, the City was allocated $783,866 for CDBG. Of this amount, $117,580 went for public (social) services; $156,773 was allocated to administration and $509,513 to housing and community development projects. The City of Lewisville was not allocated HOME funding in the program year 2022 so there are no accomplishments to report at this time.

Housing and Community Development:

- Glory Park Equipment Purchase - Majority equipment was purchased by the end of PY22.
- Southwest Parkway Complete Street Design - The kickoff meeting with the hired consultant was at the end of PY2022.
- The Salvation Army Community Center - The reconfiguration of the existing building began.

The grants division provided $240,000 from the City's general fund and $122,752.35 in CDBG funds for essential social services for Lewisville residents.

CDBG-funded Public/ Social Services:

- 522 victim services for 40 youth/abused children through the Children's Advocacy Center for North Texas through CDBG funds. In total over the grant period, 602 total victim services were provided to 166 Lewisville children.
- 262 child advocacy hours staffed for 7 youth/abused children through CASA through CDBG funds. In total over the grant period, 797.25 advocacy hours were provided to 7 Lewisville children.
- 13,580 congregate and home-delivered meals to 140 elderly and disabled residents through SPAN through CDBG funds. In total over the grant period, 22,116 meals were provided to 250 Lewisville residents.

- 114 shelter days to 3 victims of domestic violence and sexual assault through Denton County Friends of the Family through CDBG funds. In total over the grant period, 698 shelter days were provided to 10 Lewisville residents.
- 295 pediatric patient office visits for 86 youths from PediPlace through CDBG funds. In total over the grant period, 7,059 office visits were provided to 2,822 Lewisville youths.

City-funded Public/ Social Services:

- 455 intake hours for family assistance services for 170 clients through Christian Community Action through General Funds. In total over the grant period, 3,233 hours were provided to 798 Lewisville residents.
- 1,017 case management services for 29 students through Communities in Schools of North Texas through General Funds. In total over the grant period, 82,253 services were provided to 2,041 Lewisville students.
- 74 non-residential services for 22 victims of domestic violence and sexual assault through Denton County Friends of the Family through General Funds. In total over the grant period, 2,293.33 services were provided to 368 Lewisville residents.
- 87 medical visits for 29 patients through Health Services of North Texas through General Funds. In total over the grant period, 92 visits were provided to 92 Lewisville residents.
- 570 hours of case management services for 1 at-risk and homeless teen through Journey to Dream through General Funds. In total over the grant period, 27,382 services were provided to 38 Lewisville teens.
- 43 daycare days for 12 school-age children through New Hope Learning Center through General Funds. In total over the grant period, 299 daycare days were provided to 12 Lewisville children.
- 126 pediatric patient office visits for 53 youths through PediPlace through General Funds. In total over the grant period, 5,568 office visits were provided to 2,381 Lewisville youths.
- 1,313 volunteer hours for 13 volunteers aged 55+ through RSVP through General Funds. In total over the grant period, 5,105 hours were provided to 43 Lewisville residents.
- 110 day habilitation sessions for 4 clients with special needs through Special Abilities North Texas through General Funds. In total over the grant period, 2,991 day sessions were provided to 19 Lewisville residents.
- 13 emergency financial assistance services for 13 families through The Salvation Army through General Funds. In total over the grant period, 22 services were provided to 22 Lewisville residents.

4. Summary of Resident Participation Process and consultation process

Summary from resident 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 CDBG 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, 2023 and December 12, 2023 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 12, 2024 that this Action Plan was made available for public review and comment at City Hall, the City website, and the Library. A public hearing was held by the City Council on August 5, 2024 before formal adoption.

5. Summary of public comments

The City of Lewisville held two public hearings on November 14, 2023 and December 12, 2023 requesting comments from residents regarding community needs and concerns before the allocation of funds for the 2024-2025 Program Year.

<u>November 14, 2023 Public Hearing Comments:</u>

- Three CDBG Advisory Committee members were in attendance along with four nonprofit agencies representing the needs of at-risk students, individuals experiencing food insecurity, those in need of financial assistance for housing, and youth healthcare and mental health.
- Communities in Schools of North Texas presented on the growing number of students at-risk and those experiencing homelessness. Communities in Schools staff are tracking a continued increase in food insecurity, housing, transportation, mental health, and behavioral needs in the years since the pandemic.
- Christian Community Action (CCA) presented on increased need for food services and emergency financial assistance for housing, and highlighted the funding and capacity limitations of service providers.

- PediPlace presented on the need for mental health resources for children in the community and the healthcare providers experiencing the overflow of this need. The shortage of mental health providers and difficulty in hiring to maintain services in this field adds to the growing pressure on healthcare providers to fill this gap.
- Boys & Girls Club of Greater Tarrant County shared their goal to bring full Boys & Girls Club services to Denton County. With a current focus on after school programs and camps for the Mobile Clubhouse services, future priorities will be to fill service gaps for teens.

December 12, 2023 Public Hearing Comments:

- Five CDBG Advisory Committee members were in attendance along with two community members and two nonprofit agencies representing the needs of senior residents and young adults finding affordable housing and advocacy for children in the court systems.
- A community member presented the need for affordable housing for seniors, especially with raising rent prices putting a strain on fixed income households.
- CASA of Denton County presented on the privatization of the child welfare system in Texas, which has caused a need for additional CASA volunteer support.
- WeBUILT DFW presented as a new nonprofit in the area, speaking on the need for affordable housing solutions for young adults with autism who struggle with the lack of support programs and affordable housing when entering adulthood.

An additional Public Hearing was held August 5, 2024. No public comments were received.

A public hearing for the Annual Action Plan amendment was held by the City Council on August 4, 2025. No public comments were received. The amendment was formally adopted on August 4, 2025.

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

All comments were accepted during the November 14, 2023 and December 12, 2023 public hearings. No public comments were received at the August 5, 2024 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 2024-2025 Annual Action Plan by posting two legal notices in the Denton Record Chronicle, 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	LEWISVILLE	Neighborhood Services
HOME	LEWISVILLE	Neighborhood 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 also financially supported the creation of a nonprofit center in Lewisville and is now actively supporting its expansion in its second phase of development. This nonprofit center, Serve Lewisville, provides office space at below market rent for nonprofits to build capacity and provide services to Lewisville residents. The main focus areas of support are mental health, food insecurity, rent and utilities, and childcare.

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
- Christian Community Action - serving individuals and families experiencing or at risk of experiencing homelessness, including those that are Veterans or are chronically experiencing homelessness
- Journey to Dream - serving unaccompanied youth experiencing homelessness

- 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

Table 2 – Agencies, groups, organizations who participated

1	**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 invitations to provide feedback and other input in the plan.
2	**Agency/Group/Organization**	**Lewisville Senior Living Challenges**
	Agency/Group/Organization Type	Housing; Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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 organization was consulted regarding housing needs for Lewisville seniors. Increasing available affordable housing options and preservation of current affordable housing.
3	**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.
4	**Agency/Group/Organization**	**WeBUILT DFW**
	Agency/Group/Organization Type	Services - Housing Services - Persons with Disabilities
	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. Agency has focus on the growing number of adults with autism in need of housing support in early adulthood. City of Lewisville will continue exploring funding opportunities for

		affordable housing and for special population groups in need of affordable housing to address such needs.
5	**Agency/Group/Organization**	**Communities In Schools of North Texas**
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Homelessness Strategy 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. Support will continue to be provided through General Funds to services for children, specifically at-risk students.
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 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 General Fund support for rescue services for individuals experiencing food insecurity or looking to maintain housing.
7	**Agency/Group/Organization**	**PediPlace**
	Agency/Group/Organization Type	Services - Health Services - Children Health 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 and General Fund support for pediatric healthcare services and mental health services.
8	**Agency/Group/Organization**	**Boys & Girls Club of Greater Tarrant County**
	Agency/Group/Organization Type	Services - Children
	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 after school programming for children and growth in Denton County services.
9	**Agency/Group/Organization**	**Our Daily Bread**
	Agency/Group/Organization Type	Services - Homeless Services - Housing Services - Health Services - Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness 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 individual meetings to discuss needs and gaps in services at the sole county-wide shelter for adults experiencing homelessness. Support can be provided by continued collaboration and coordination efforts, as well as the continued discussion on elements of support the City of Lewisville can financially contribute to in the future.
10	**Agency/Group/Organization**	**Denton Affordable Housing Corporation**
	Agency/Group/Organization Type	Housing Services - Housing

	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 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 individual meetings to discuss development needs and gaps related to affordable housing. Support will be funding from both CDBG and HOME to support the agency's expansion into Southern Denton County with a Lewisville footprint for affordable housing development.
11	**Agency/Group/Organization**	**Giving Grace**
	Agency/Group/Organization Type	Services - Homeless Services - Housing Services - Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness 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 individual meetings to discuss needs and gaps in services for individuals and families experiencing homelessness in Denton County. Support can be provided by continued collaboration and

		coordination efforts, as well as the continued discussion on elements of support the City of Lewisville can financially contribute to in the future.

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 have currently funded programs from neighboring municipalities that the City of Lewisville was interested in exploring.

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 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.
Listen.Learn.Lead.	City of Lewisville	The department goals' primary objective is to ensure that access to safe and affordable housing is a priority.
Housing Strategy Plan	City of Lewisville	The Housing Strategy Plan will provide guidance on preserving and creating affordable housing.

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.

Participation

AP-12 Participation – 91.105, 91.200(c)

1. Summary of resident participation process/Efforts made to broaden resident participation

Summarize resident 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; regular meetings of the CDBG Advisory Committee; and following the release of the draft document, a public hearing was held on August 5, 2024. Email notification was sent to over 250 community partners and stakeholder contacts to notify them of the public comment period and public hearings. Comments from hearings were considered by the Committee and staff in developing projects and considering priorities and sub-recipient proposals.

Resident 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		No comments received		https://www.cityoflewisville.com/city-hall/city-departments/neighb

						orhood-services/community-development
2	Public Hearing	Non-targeted/broad community	5 residents attended plus CDBG Advisory Committee	Homelessness and Affordable Housing. Needs of services for at-risk students, mental health needs for children, and challenges for nonprofits with capacity keeping up with need.	All comments were accepted	https://www.cityoflewisville.com/Home/Components/Calendar/Event/65299/668?curm=11&cury=2023
3	Public Hearing	Non-targeted/broad community	5 residents attended plus CDBG Advisory Committee	Need for affordable housing, especially for seniors and young adults with autism. Advocacy needs for children in the court systems and privatization of the	All comments were accepted	https://www.cityoflewisville.com/Home/Components/Calendar/Event/65301/668?curm=12&cury=2023

				child welfare system.		
4	Public Hearing	Non-targeted/broad community	Public Hearing August 5, 2024 at City Hall during City Council meeting.	No comments received		https://cityoflewisville.legistar.com/MeetingDetail.aspx?ID=1192823&GUID=46368BF6-1CB9-4342-A5DE-987B3CBA303E&Options=info|&Search=
5	Public Hearing	Non-targeted/broad community	Public Hearing August 4, 2025 at City Hall during City Council meeting.	No comments received		https://cityoflewisville.legistar.com/View.ashx?M=A&ID=1289007&GUID=A5DD6E1A-1993-4998-BC3B-7DD3FA6D962D

Table 4 – Resident Participation Outreach

Expected Resources

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

Introduction

The City of Lewisville anticipates receiving $818,349 in CDBG funds and $500,696.80 in HOME funds ($345,349.80 direct allocation from HUD and $155,347 in supplemental funding from TDHCA) for FY 2024, the third year of the Consolidated Plan. The total expected amount available for the remainder of the Con Plan is $1,219,703 in CDBG funds and $625,630 in HOME funds for years 4-5, 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 $500,696, $345,349.80 of which is to be received directly from HUD and $155,347 is to be received from TDHCA.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3 ~~2~~				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Public Facilities Public Services	$818,349	$0	$0	$818,349	$1,219,703	***presumes 10% total decrease in years 4-5
HOME	Public - Federal	Admin and Planning Housing	$345,349	$0	$0	$345,349	$625,630	***presumes 10% total decrease in years 4-5

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3 ~~2~~				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public - State	Housing	$155,347	$0	$0	$155,347	$0	One time funding from TDHCA

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.
- **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: $181,760.85 ~~Multifamily Accessibility Program - CDBG: $166,166~~ Support for Housing Development & CHDO Operating HOME: $466,161.82 **Total Funding: ~~$814,088.67~~ $647,922.67**	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefits: Minor Housing Rehabilitation Program - Benefit: 9 Persons Benefiting ~~Multifamily Accessibility Program - Benefit: 55~~ CHDO Housing & Development - Benefit: 3 Persons Benefiting **Total Benefit: ~~67~~ 12 Persons Benefiting**

OMB Control No: 2506-0117 (exp. 09/30/2021)

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public services to increase housing stability	2022	2026	Non-Housing Community Development	Citywide	Housing stability, access to vital social services	CDBG: $12,000	Public service activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted
3	Public services to strengthen economic stability	2022	2026	Non-Housing Community Development	Citywide	Housing stability, access to vital social services	CDBG: $110,752.35	Public service activities other than Low/Moderate Income Housing Benefit: 333 Persons Assisted
7	Develop new affordable rental housing	2022	2026	Affordable Housing	Citywide	Access to high-opportunity neighborhoods and good jobs	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve public facilities and historic preservation	2022	2026	Non-Housing Community Development	Citywide	Enhanced infrastructure, public facilities, and historic properties	Manufactured Home Community Communal Space CDBG: $84,000 Boys and Girls Clubs of Greater Tarrant County HVAC CDBG: $30,858.07 (Partial Funding) Denton County Friends of the Family, Family Justice Center CDBG: $135,307.93 (Partial Funding) **Total Funding:**	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefits - Manufactured Home Community Communal Space: 20 Persons Benefiting Boys and Girls Clubs of Greater Tarrant County HVAC: 108 Benefiting (Partial Benefit) Denton County Friends of the Family, Family Justice Center: 1,392 Benefiting (Partial Benefit) **Total Benefit: 1,520 Persons Benefiting**

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.
7	**Goal Name**	Develop new affordable rental housing

	Goal Description	Non-CDBG funding will be used to support staff time necessary to finalize development code changes that allow for development of missing middle housing and implement strategies that facilitate development of missing middle housing; non-CDBG funding will also be used to support staff time necessary to review applications submitted by housing developers seeking to build subsidized rental housing units via the Low Income Housing Tax Credit Program.

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)

3 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 third year of the City of Lewisville's 5-year planning cycle related to the HUD Consolidated Plan.

Projects

#	Project Name
1	PY24 Administration
2	Minor Housing Rehabilitation Program
~~3~~	~~Multifamily Accessibility Program~~
3	Boys and Girls Club of Greater Tarrant County's - HVAC
4	PediPlace - Pediatric Healthcare
5	SPAN - Meals on Wheels
6	Court Appointed Special Advocates (CASA) - Court Advocacy
7	Denton County Friends of the Family - Shelter
8	Boys and Girls Club of Greater Tarrant County - Mobile Clubhouse
9	Manufactured Home Community Playground
10	Affordable Housing Flexible Fund

#	Project Name
11	Eligible CHDO Expansion into Lewisville and Operating
12	Denton County Friends of the Family - Family Justice Center

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 several types of housing, including multifamily and manufactured homes. Playground or outdoor community space improvements in one of Lewisville's manufactured home communities provides an initial level of support for these underserved neighborhoods and builds relationships between the City of Lewisville and the managing companies of these communities. Obstacles to addressing needs within manufactured home communities include connection and support from the management companies in partnering to provide community improvements.

Funding was allocated to the Affordable Housing Flex Fund to support future affordable housing initiatives in partnership with other City Departments, furthering Lewisville's housing preservation goal. Additional CDBG and HOME funding allocated to an eligible CHDO will build a foundation for CHDO projects in Lewisville and capacity for the CHDO to expand to this region of the County. Both the Affordable Housing Flex Fund and eligible CHDO projects could encounter obstacles regarding the availability of land suitable for affordable housing projects.

Project Summary

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**PY24 Administration**
	Target Area	Citywide
	Goals Supported	Rehabilitate existing housing stock Public services to increase housing stability Public services to strengthen economic stability Develop new affordable rental housing Improve public facilities
	Needs Addressed	Preservation of affordable housing Housing stability, access to vital social services Enhanced infrastructure and public facilities Access to high-opportunity neighborhoods
	Funding	CDBG: $163,669.80 HOME: $34,534.98

	Description	CDBG funds will be used to fund 1.45 Full Time positions and 1 Part Time position 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	9/30/2025
	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**	**Minor Housing Rehabilitation Program**
	Target Area	Citywide
	Goals Supported	Rehabilitate existing housing stock Provide public services to increase housing stability for households
	Needs Addressed	Preservation of affordable housing Housing stability and access to vital social services
	Funding	CDBG: $181,760.85

	Description	CDBG funds will be used to fund the Minor Housing Rehabilitation Program to support at minimum 9 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 $20,000 towards their HVAC repair, replacement or installation unless approved by a variance to receive additional funding. Previous programming showed an average cost of $16,606 per home. Remaining funds allocated will be available for staff time working on program deployment and monitoring.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	9 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.
~~**3**~~	~~**Project Name**~~	~~**Multifamily Accessibility Program**~~
	~~**Target Area**~~	~~Citywide~~
	~~**Goals Supported**~~	~~Rehabilitate existing housing stock~~
	~~**Needs Addressed**~~	~~Enhanced infrastructure and public facilities~~
	~~**Funding**~~	~~CDBG: $166,166~~

	~~**Description**~~	~~The Multifamily Accessibility Program modifies residential units for low-to-moderate income renters to gain or increase access to their current or future residential unit. Modifications implemented will increase accessibility and self-sufficiency while extending affordability in the local rental market. No more than $3,000 per residential unit can be provided through the program. Eligible households' income will be at or below 80% AMI. Eligible multifamily residential properties will be 15+ units on one central property.~~
	~~**Target Date**~~	~~9/30/2025~~
	~~**Estimate the number and type of families that will benefit from the proposed activities**~~	~~55 low-to-moderate income Lewisville residents. This program will assist households residing in multifamily complexes, located in census blocks where 51% or more of residents are LMI.~~
	~~**Location Description**~~	~~Various locations within the City~~
	~~**Planned Activities**~~	~~Physical improvements to multifamily units with either non-existent or inadequate accessibility features to enter individual rental units; examples include creation or improvement of ramps or handrails and repair of stairs.~~
3	**Project Name**	**Boys and Girls Clubs of Greater Tarrant County - HVAC**
	Target Area	Citywide
	Goals Supported	Improve public facilities
	Needs Addressed	Access to vital social services
	Funding	$30,858.07 (partial)

	Description	Assist the Boys and Girls Clubs of Greater Tarrant County in the replacement or repair of their heating ventilation and air conditioning (HVAC) unit(s) at their facility in order to provide regulated temperatures for residents receiving services at the facility. Boys and Girls Clubs of Greater Tarrant County provides direct supports to families and children in Lewisville through after school care and related programming. The HVAC unit will be located in their new permanent physical location. 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, amount provided in FY 23/24 funding, 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.
	Target Date	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 108 people (partial).
	Location Description	To be determined
	Planned Activities	Replacement/repair HVAC unit(s) for the local nonprofit.
4	**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: $48,752.35

	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	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 358 health-related services to 102 people.
	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.
5	**Project Name**	**SPAN - 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: $20,000
	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	9/30/2025
	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 12,346 meals to 111 people.
	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.
6	**Project Name**	**Court Appointed Special Advocates (CASA) - Court Advocacy**
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: $24,000
	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	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to staff 404 Child Advocacy Activities for 9 people.
	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.
7	**Project Name**	**Denton County Friends of the Family - Shelter**
	Target Area	Citywide
	Goals Supported	Public services to increase housing stability
	Needs Addressed	Housing stability, access to vital social services

	Funding	CDBG: $12,000
	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	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 82 shelter days for 2 people.
	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.
8	**Project Name**	**Boys & Girls Club 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: $18,000
	Description	Mobile Clubhouse 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	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 417 hours of Mobile Club programming to 104 youth.
	Location Description	Citywide
	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.
9	**Project Name**	**Manufactured Home Community Playground**
	Target Area	Citywide
	Goals Supported	Improve public facilities and historic preservation
	Needs Addressed	Enhanced infrastructure, public facilities, and historic properties
	Funding	CDBG: $84,000

	Description	Lewisville has seven manufactured home communities, with the largest community being 622 residential units on a 78 acre piece of property in the Southwest area of Lewisville. The predominant census tract for that community has 52%+ of people living under the area median income of Lewisville, and this community as well as many other manufactured home communities in Lewisville are fairly cut off from community amenities and services because of their location. For example, this particular community is considered a park desert for Lewisville's Parks and Recreation's Healthy Infrastructure Plan and is considered a low access area for access to grocery/supermarkets within a 1/2 a mile radius in an urban area. During community outreach this year staff learned the highest desire by manufactured home community residents in attendance was a shaded place outdoors to enjoy with household members as well as a revamped playground space for children. The CDBG funds allocated as well as external funds from the community and/or fellow municipal departments will assist the community with these desires.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 households in a predominantly low-to-moderate income census tract predominantly covering the manufactured home community.
	Location Description	Working with local manufactured home communities within Lewisville city limits to determine specific location.
	Planned Activities	A Lewisville manufactured home community will be provided funding to support the refurbishment of their community playground which could include repair or replacement of the community playground equipment or creation of shaded structure over playground equipment.
10	**Project Name**	**Affordable Housing Flexible Fund**
	Target Area	Citywide

	Goals Supported	Rehabilitate existing housing stock Public services to increase housing stability
	Needs Addressed	Preservation of affordable housing
	Funding	CDBG: $100,000
	Description	Lewisville will utilize funding allocated towards acquisition, development, or rehabilitation efforts involving maintaining or increasing affordability for Lewisville homeowners. Funding reserved and utilized for this project will directly tie to projects the Economic Development Department or Public Facilities Corporation oversees in bringing additional affordable housing units to the community.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5 people
	Location Description	Citywide
	Planned Activities	Funded activities will support activities involved in the acquisition, development, or rehabilitation of affordable units.
11	**Project Name**	**Eligible CHDO Expansion into Lewisville and Operating**
	Target Area	Citywide - Location Undetermined
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Preservation of affordable housing
	Funding	HOME: $466,161.82

	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 $25,000 of HOME funds for CHDO Operating Assistance.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3 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.
12	**Project Name**	**Denton County Friends of the Family - Family Justice Center**
	Target Area	Citywide
	Goals Supported	Improve public facilities
	Needs Addressed	Access to vital social services
	Funding	CDBG: $135,307.93 (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	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 1,392 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.

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
City of Lewisville, TX (City Limits)	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. Therefore, funds will be available citywide, although they may be targeted to areas of high need during subsequent plan years.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	~~65~~ 10
Special-Needs	0
Total	***~~67~~ 12***

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	~~64~~ 9
Acquisition of Existing Units	3
Total	***~~67~~ 12***

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. Program's will support the following categories:

- Minor Housing Rehabilitation Program (MHRP) - Supporting 9 homeowners with rehabilitation to their existing units.
- ~~Multifamily Accessibility Program (MAP) - Supporting 55 renter households with accessibility repairs to access their communal spaces.~~
- Eligible CHDO Expansion into Lewisville and Operating - Supporting 3 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 Homeless 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 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 Housing Crisis Response System has multiple levels of collaboration, from quasi-governmental policy-making to the boots-on-the ground support to assist those in need.

Agencies participating in Denton County's Housing Crisis Response System are: Christian Community Action, Denton Affordable Housing Corporation, Denton County Friends of the Family, Denton County MHMR, Denton County Veteran Service Office, Giving Grace, 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 and United Way of Denton County.

The United Way of Denton County also 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. The use of shared processes and a shared database allows users to analyze and improve Denton County's Housing Crisis Response System. 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.

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 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 that's function was 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 - $41,752.35 General Fund for basic needs assistance for individuals and families who are unstably housed
- Denton County Friends of the Family - $12,000 CDBG (Agency full award includes outreach services - Total $24,000) for emergency shelter services for victims of domestic violence and sexual assault
- Journey to Dream - $15,000 General Fund for youth experiencing homelessness
- Metro Relief - $10,000 General Fund for street outreach for unhoused individuals

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.

Lewisville Police Department created a division called CoCare in 2021. This division consists of Police Officers and Paramedics who received training on how to respond to a mental health crisis call. Denton County MHMR and Lewisville's CoCare team have offices at Serve Lewisville to continue to work alongside each other.

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. 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 2024 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 PY24-25.

The City of Lewisville will deploy newly allocated 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.

Actions planned to develop institutional structure

The City will continue to work with outside agencies and organizations that encourage collaboration and joint efforts to meet the needs of Lewisville residents and provide effective service with the available resources.

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.

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 $15,000, the affordability period is no less than five (5) years.
2. For a per unit subsidy of $15,000 - $40,000, the affordability period is no less than 10 years.
3. For a per unit subsidy of more than $40,000, 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 ensure 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.