



# CITY OF LEWISVILLE

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**2022 - 2026  
HUD CONSOLIDATED PLAN**

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Prepared by the City of Lewisville  
Neighborhood Services Department  
with the assistance of  
the National Development Council



The City of Lewisville amended content in the Consolidated Plan for 2022-2026 on the following pages. All content changed, added, or corrected will be highlighted in green.

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## ES-05 Executive Summary

### Introduction

During the development of this Consolidated Plan, the City of Lewisville consulted with social services providers, fair housing advocates, realtors, apartment community property managers, housing developers and city staff to identify the needs of residents, with a primary focus on low- and moderate-income persons. The City also engaged directly with community members via town hall meetings, a web-based survey, and focus group meetings. Several consistent themes were elevated during this process:

1. Lewisville is a desirable place to live with numerous positive attributes including recreational opportunities, good schools, and a well-managed local government.
2. Previously, Lewisville was a “life-cycle” community where low- and moderate-income people could find an affordable apartment to rent, purchase an affordable “starter-home,” purchase a larger home that could accommodate a growing family, and find a suitable home in which to retire.
3. However, in the past 5-10 years, Lewisville has become an increasingly unaffordable place to live. Specifically, it is nearly impossible for low-income households to afford the lowest rents offered in the city and homeownership is becoming out of reach for even moderate-income households.
4. Lewisville is also a city that is bisected by numerous large highways and there are limited public transportation options for people who do not have access to an automobile. In 2021, the regional transit authority – Denton County Transit Authority (DCTA) – discontinued fixed-route bus service in Lewisville and replaced it with the GoZone On-Demand service, which is an on-demand rideshare service operated by a private provider. Local service providers and residents expressed concerns about the current design and structure of the program and voiced the opinion that the GoZone On-Demand service does not adequately address the needs of low- and moderate-income persons.
5. Alternative mobility options are also few and far between. There are not enough walking and biking routes that allow a person to safely access their job, school, doctor’s office, grocery store or community centers.

In response to this feedback, the City of Lewisville identified priority needs and accompanying strategies that are designed to address the significant concerns about housing affordability and the resulting social services supports that are needed when individuals and families spend an increasingly large share of their monthly income on housing costs. The strategies focus on keeping individuals and families in their existing homes, providing access to housing throughout the City, and improving neighborhoods.

### Summary of Objectives and Outcomes Identified in the Plan Needs Assessment

The City of Lewisville used quantitative data collected via the Needs Assessment and Market Analysis along with stakeholder consultations and citizen participation to identify the priority needs for local residents and the strategies that can be used to address the priority needs.

All priority needs and goals identified in the plan will meet a CDBG national objective identified by HUD through providing decent affordable housing, creating suitable living environments and improving economic opportunity. This plan prioritizes the most critical needs and goals identified through public engagement and data analysis.

**Priority Needs and Goals:**

**Priority Need 1:** *Preservation of affordable housing*

**Goal 1:** Rehabilitate existing housing stock

**Priority Need 2:** *Housing stability and access to vital social services*

**Goal 2:** Provide public services to increase housing stability for households

**Goal 3:** Provide public services to strengthen the health, safety, educational attainment, and economic stability of households

**Priority Need 3:** *Enhanced infrastructure, public facilities, and historic properties*

**Goal 4:** Improve public infrastructure

**Goal 5:** Improve public facilities and historic preservation

**Priority Need 4:** *Access to high-opportunity neighborhoods and good jobs*

**Goal 6:** Engage in regional collaboration related to housing, employment, and transportation access

**Goal 7:** Develop new affordable rental housing

**Evaluation of Past Performance**

On an annual basis, the City of Lewisville evaluates and reports its past performance via the Consolidated Annual Performance and Evaluation Report (CAPER). The most recent CAPER is available on the City of Lewisville’s website at:

<https://www.cityoflewisville.com/home/showpublisheddocument/23557/637740375342300000>,

Prior year CAPERs are available on HUD’s website at:

<https://www.hudexchange.info/programs/consolidated-plan/con-plans-aaps-capers/>

**Triangle Park** – Triangle Park is a 2.345-acre parcel of land that was successfully purchased during PY2020 for development of the “Triangle Park.” The urban park will serve residents in census block groups: 021739.1, 021739.2 and 021734.1 with a combined population of 5,080 residents, 74.31% of whom are LMI. This population lives in nearby apartments and has been an underserved area for parks, recreation, and open space. The City’s “10- Minute Walk” study prioritized the neighborhood for attention. The 2019 Action Plan called for park development and pedestrian access and anticipated the project taking three years with additional funding being necessary. Immediate improvements to pedestrian access outside the park boundaries will not be made under this activity, but a new activity in the 2021 AAP calls for a “Complete Streets” project on Southwest Parkway which will serve most of the same residents and, depending on final design, should include pedestrian improvements leading to the new park.

**Housing assistance programs** – Housing assistance programs have not achieved their target goals to date from the 2017 Consolidated Plan. The housing rehab program was suspended to restructure the program and, in the meantime to reallocate funds to larger neighborhood projects, such as Triangle Park and Southwest Parkway Complete Street Design. Future action plans may have lower affordable housing goals. However, city staff is looking at how to address affordable housing needs.

**Social Services** – Over the past 5 years, the City of Lewisville has provided funding to numerous social service agencies to provide necessary social service to Lewisville residents. In PY2020, agencies reported the following metrics:

- 45 cases staffed for 8 youth/abused children through CASA
- 16,950 congregate and home-delivered meals to 140 elderly and disabled residents through SPAN
- 143 shelter days to 4 family members through Denton County Friends of the Family
- 706 pediatric patient office visits for 192 youths from PediPlace

### Summary of Citizen Participation Process and Consultation Process

The City of Lewisville conducted a combined community participation process for its 5-Year Consolidated Plan and Assessment of Fair Housing. The City engaged in a 5-pronged approach to seek and obtain meaningful feedback from agencies and service providers, along with members of the public. Efforts were made to obtain feedback from populations who are least likely to participate in a community engagement process, including low- and moderate-income (LMI) individuals and families, persons with Limited English Proficiency (LEP), and disabled individuals.

The five methods of outreach were:

- 1. Community Needs Assessment** - The Community Needs Assessment (Survey) was deployed via SurveyMonkey starting on April 29, 2022. SurveyMonkey was selected as the online survey platform because it has a clean, functional user interface for desktop, tablet and mobile device users. Using a platform that functioned well on cell phones was important, since many LMI individuals and families may not have access to a desktop computer. Since approximately 10% of Lewisville residents speak Spanish as their primary language, the survey was translated into Spanish.

The City advertised the Survey on its website, social media channels, and via the citywide newsletter, the Lewisville Horizon (printed and electronic versions). Flyers (printed in English and Spanish) were shared electronically with local service providers and were hand-delivered to local business owners and at one of the local food banks. Printed copies of the Survey were made available at city recreation centers.

Persons who live, work, and volunteer in Lewisville were invited to provide insight and feedback regarding housing, neighborhood, social services and economic development needs in Lewisville. The Survey consisted of 46 questions for residents of Lewisville, with less questions being asked of non-residents. In addition to being asked about community needs, Lewisville residents were also asked to share any lived experiences related to discrimination they may have faced related to the sale, rental, and financing of housing, including lending practices. The City of Lewisville received 227 responses. A copy of the Survey is included in the Appendix along with survey data.

2. **Town Hall Meetings** – The City of Lewisville held four town-hall style meetings on the following dates:
  - a. Saturday, May 7, 2022 at 11am – Next Steps Center, 1303 S. State Hwy. 121
  - b. Thursday, May 12, 2022 at 7pm – Lewisville Grand Theater, 100 N. Charles Street
  - c. Monday, May 16, 2022 at 10am – Thrive Recreational Center, 1950 S. Valley Pkwy.
  - d. Thursday, June 2, 2022 at 6:30pm – Westside Baptist Church, 900 Bellaire Blvd.
  
3. **Public Hearings** – The City of Lewisville held 3 public hearings at Lewisville City Hall to consider public comments regarding the Consolidated Plan. These public hearings were held on May 16, July 18, and August 1, 2022. The public comment period was open from July 12-August 12, 2022.
  
4. **One-on-One Stakeholder Consultations** – The City of Lewisville conducted 19 consultations with local and regional service providers, representatives of various city departments, advocacy organizations, and local leaders during the months of April through July.
  
5. **Focus Groups with Populations Who are Least Likely to Participate** – During the months of July and August, the City held focus group meetings at: (a) *Evergreen at Vista Ridge apartment community* – an income-restricted senior living apartment community with 120 units; this development received Low Income Housing Tax Credits (LIHTC) from the State of Texas; (2) *Autumn Breeze apartment community* – a market-rate family apartment community that participates in voucher programs including Housing Choice Vouchers/Section 8 and Veterans Affairs Supportive Housing (VASH); this community also has many residents who are Limited English Proficient and (3) *Chin Baptist Church* – the church serves members of the Chin ethnic group, many of whom are refugees from Burma (Myanmar).

### Summary of Public Comments

This summary of public comments incorporates feedback related to both the Consolidated Plan and the Assessment of Fair Housing.

The Community Needs Assessment received 227 responses. Depending on the question, between 100-130 respondents were willing to share demographic and other relevant information about themselves. Of the respondents who shared information about themselves, 84% were homeowners and 16% were renters. Nearly half of respondents reporting being housing-cost burdened (45%). Seventy percent of respondents identified as female, 74% identified as White, 14% identified as Black or African American and 15% identified as Hispanic or Latino. Additionally, 10% of respondents identified as a disabled person, nearly 9% identified as veterans, nearly 23% identified as aged 65+, 6% identified as a LGBTQIA person, nearly 2% identified as a homeless or formerly homeless person, 5% identified as a first-generation immigrant, 2% identified as a formerly-incarcerated person, 21% identified as a low- or moderate-income person, and 10% identified as a single parent or a grandparent raising grandchildren.

## Segregation/Integration

- Multiple survey respondents said that the City should not engage in any actions that encourage people who cannot afford the current rents or sales prices to move to Lewisville. Commentators voiced opinions that low-income persons, including persons using housing vouchers, would become an additional burden on existing tax-paying Lewisville residents.
- Several survey respondents voiced the opinion that landlords should not accept housing vouchers because properties become “bad” and “crime-ridden” when voucher-recipients live at the property.
- Numerous service providers noted that Lewisville needs to develop a plan to help the homeless population rather than deny that the population exists.
- One resident posted both the English- and Spanish-language versions of the fliers advertising the town hall meetings on the City’s two main Facebook pages. However, the moderator of one of the Facebook pages inexplicably removed the Spanish-language version of the flier.

## Disproportionate Housing Needs

- ***The most common concern voiced by community members was the rising cost of housing. Stakeholders cited rapidly rising rents, home sales prices and property taxes as the reason why far too many families are experiencing one or more of the following: housing-cost burdens, homelessness, and being priced out of the city entirely.***
- Several leaders of non-profit organizations that primarily serve LMI persons aged 65 and older noted that many of their clients are single family homeowners who struggle to maintain their homes. Such homeowners often end up confined to living in certain areas of their house, due to maintenance issues that create safety hazards (ex. holes in floors, leaking roof) or lack of accessible features, such as grab bars in bathroom showers/tubs or lowered kitchen countertops. Additionally, an inability to pay for whole-home heating and cooling costs can lead such residents to isolate themselves in one room that can be adequately heated or cooled.
- Both multifamily rental property managers and local service providers who work with LMI individuals expressed concerns about housing stability as COVID-19 eviction moratoriums have expired and pandemic-related emergency rental assistance programs have ceased operation. These stakeholders explained that, especially in instances where an apartment community is owned by an institutional corporate landlord, property managers are under increasing pressure to evict tenants who are delinquent on rent so that they can lease-up units at higher rental rates. Social services agencies are fielding calls from property managers who are trying find assistance for long-term residents who are now at risk of being evicted.
- Interviews with service providers indicate that the increasing rental housing costs in Lewisville place families with children in precarious housing situations. LMI families must move frequently to access more affordable housing or better-paying jobs as rents increase, which can result in gaps between leases. During these gaps, families often move into short-term housing options, such as extended stay motels. The high cost of short-term housing, including daily fees for necessary services such as broadband access, exacerbates financial challenges for these families. Stakeholders also indicated that families are likely to be “doubled up” in housing situations when faced with hardship; this crowding of housing conditions is not captured in Census data and places families in a situation where they must move frequently to avoid detection or repercussion by landlords.

- According to Denton County stakeholders familiar with homelessness issues, the high level of need for Rapid Re-Housing services often results in delayed provision of assistance due to resource constraints. As a result, these individuals and families need more intensive intervention when resources to assist them become available. Exiting Rapid Re-Housing assistance can be very challenging, particularly for households whose homelessness vulnerability is related to loss of income, since many apartment complexes in Lewisville require applicants for an apartment to demonstrate that their income is at least 3-5 times the unit's monthly rent.
- Service providers indicated that even when landlords are offered significant incentives by Rapid Re-Housing assistance organizations, including increased deposits and months of rent guarantees, landlords are often unwilling to change their income requirements.
- Stakeholders report that, without an emergency or transitional shelter within Lewisville, non-profits who serve homeless families often end up providing emergency financial assistance so that families can stay at one of Lewisville's extended stay motels – such as Intown Suites and Budget Suites. Stakeholders report that families who are not receiving any form of housing assistance often end up staying at these extended stay hotels too, due to the fact that the motels – unlike traditional landlords – do not perform credit or background checks and accept housing payments on a weekly, rather than monthly basis. However, there are many reasons why relying on an extended stay motel is not beneficial, and can actually be harmful for families experiencing homelessness, including the fact that such hotels often do not have more than one bedroom or any separate space where a child can focus on homework. Additionally, stakeholders reported that these hotels have started charging additional mandatory fees for services such as internet.
- Stakeholders indicated that many LMI households are struggling with the double tsunami of rising housing costs and rising food costs. Stakeholders noted that these rising prices have severely impacted elderly persons and other individuals on a fixed income who do not have the ability to take on extra shifts or work a second job in order to deal with rising prices. Instead, such persons are forced to cut back on items such as food and prescriptions. One participant noted that LMI seniors who receive a free or reduced-price lunch will often eat half of the meal and save the rest for dinner. Due to the lack of walkability in many areas of Lewisville, there is also a need for food delivery to persons who are homebound or have limited access to transportation options.
- Some stakeholders mentioned that aging apartment complexes are not well-maintained and pose a health and safety risk for residents. Survey respondents noted that lack of maintenance is also an issue at single-family rental properties where landlords avoid rental inspections by keeping the water bills in their name.
- Several survey respondents expressed their belief that rundown apartments are a magnet for crime and are “slums.” Others stated that Lewisville has too many apartments and should not allow any more to be built.
- Several survey respondents also expressed concern that there are too many single-family neighborhoods where the exteriors of homes are not maintained and there are too many cars parked at the home and in the street.

## Access to Opportunity

- Low-income stakeholders who do not own cars suggested that Lewisville invest more in protected bike lanes along South Texas State Highway Business 121 in the Triangle neighborhood. They noted that many residents walk or bike to reach the closest amenities, such as Walmart for groceries. Low-income stakeholders also expressed a desire for more neighborhood parks with playgrounds for children.
- Nearly every stakeholder who was consulted about transportation access in Lewisville voiced concerns about the current design of the GoZone On Demand service. Stakeholders noted the following issues that cause a negative impact of families, low-income persons, persons with Limited English Proficiency and homeless individuals:
  - **Families with Children** - GoZone does not offer an option to order a vehicle equipped with a car seat. Therefore, if a parent wants to ensure that their child is safely restrained during the GoZone ride, they must bring their own car seat – and then carry it with them on all of their errands.
  - **Persons with Limited English Proficiency** – While printed informational materials have been translated into Spanish, the app’s interface is in English, with no apparent option for Spanish or Chin translation. Likewise, stakeholders indicated that there are not customer service agents who speak languages other than English.
  - **Persons who work outside of Lewisville and who work late-night sifts**– During the weekdays, GoZone users may only travel within one of the designated GoZone zones. Therefore, a rider would not be able to travel directly from Lewisville to Denton on the GoZone because the cities are located within different zones. Additionally, LMI individuals who work in the hospitality, retail, and food service sectors often work shifts that end after 10 p.m., which is when GoZone stops serving riders on the weekdays.
  - **Persons living in apartment communities** – Stakeholders living in apartment communities reported that their GoZone drivers repeatedly canceled their ride due to an inability to “locate the rider.” This problem is likely a result of apartment addressing systems and a lack of training and communication regarding where drivers will pick up riders, such as at the leasing office or community center.
  - **Homeless individuals** – Service providers who work with persons experiencing homelessness expressed concern that drivers may choose not to pick up homeless individuals, due to hygiene or mental health issues. Additionally, many services for homeless individuals are located in the City of Denton, but homeless individuals cannot directly travel from Lewisville to Denton via the GoZone service.
  - **Persons with disabilities** – While the GoZone service allows users to request a wheelchair-accessible vehicle, there is no information related to accessibility accommodations/modification for persons with other disabilities, such as cognitive or visual disabilities. The DCTA provides a separate Access on Demand service for persons with physical, visual and cognitive disabilities - however individuals must apply and be certified as eligible before they may use this service.
- Low-income focus group participants stated that it can be time-consuming and frustrating to apply to multiple service providers in order to obtain assistance in meeting their basis needs. Both non-profit stakeholders and low-income focus group participants indicated that some service providers in Lewisville have a “high barrier to entry,” meaning that it can be very difficult to qualify for the services provided by the organization. These barriers could include: long and confusing applications, burdensome documentation requirements, applications not offered in languages other than English, and requirements that an application be submitted in person. Stakeholders

acknowledged that funding source requirements often drive the complexity of the application process.

- Town hall attendees as well as low-income stakeholders who participated in focus group meetings expressed a desire for non-profits to provide more extensive programming for youth, such as the type of programming provided by a Boys and Girls Club. Stakeholders noted that existing youth service programs have limited hours and do not always provide transportation.

### **Disability Access**

- Stakeholders shared that there is only one state-licensed All Day Activity Provider (sometimes referred to as Adult Day Care) in Lewisville. Likewise, Lewisville has no Intermediate Care Facilities for individual with intellectual disabilities (ICF/IID). Such facilities have 24-hour staffing and can assist residents with medication management and activities of daily living. The Denton County MHMR Center previously operated 6 ICF within Denton County but will likely operate only 4 facilities in 2023 due to staffing shortages. Taking the place of licensed ICF are unlicensed group homes, which, according to stakeholders, often do not provide safe and sanitary living conditions and may financially exploit their residents.

### **Undercounting of Certain Populations**

- Stakeholders repeatedly mentioned that U.S. Census figures do not accurately reflect the actual population of people living in the Triangle, as many residents are likely to be undercounted in government-led surveys such as the Decennial Census and the American Community Survey. Stakeholders mentioned the following factors that likely impact undercounting: a person's undocumented status, a person's distrust of the government, and families "doubling-up" (such that not all occupants are listed on the lease).

### [Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them](#)

The City accepted all comments provided during the public engagement process.

## PR-05 Lead and Responsible Agencies

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	LEWISVILLE	Neighborhood Services Department
HOME Administrator	LEWISVILLE	Neighborhood Services Department

**Table 1 – Responsible Agencies**

### **Narrative**

The Neighborhood Services Department is the lead agency for the Consolidated Plan. The Department is responsible for administering the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program for the City of Lewisville.

Other agencies responsible to executing programs include Building Inspection, Code Enforcement, Parks and Recreation, Planning and Zoning, Economic Development and Public Services Departments/Divisions.

### **Consolidated Plan Public Contact Information**

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## PR-10 Consultation

### Introduction

The City of Lewisville Department of Neighborhood Services actively fosters partnerships with residents and businesses to ensure a high quality of life for all Lewisville residents. The Department focuses on building and maintaining strong partnerships in order to ensure a thriving and resilient community by promoting, administering and managing programs and special projects.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and provide and governmental health, mental health and service agencies.**

The City of Lewisville is continually looking for ways to coordinate with agencies and governmental partners. The City has appointees on the Behavioral Health Leadership Team (BHLT) and the Homelessness Leadership Team (HLT) through United Way of Denton County.

The BHLT is tasked to convene as a policy making team to improve the planning, coordination, oversight, and implementation required to create systems change for behavioral health services in Denton County. The DCHLT 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.

City staff is highly active in the Denton County Homeless Coalition which is comprised of representatives from nonprofit agencies, Denton County cities, school districts and other community stakeholders. Staff is on the Homeless Coalition's Point-In-Time Count planning team and the Barriers Fund Sub-Committee.

The City provides CDBG and general fund dollars to homelessness prevention programs through Christian Community Action (CCA) and The Salvation Army – Lewisville. The City also provides funding for mortgage assistance through the CDBG-CV and general funding to Christian Community Action (CCA), BCL of Texas, and United Way of Denton County. The City continues to provide funding for health services through Health Services of North Texas and PediPlace.

Mental Health programs have had more of a focus with funding towards pilot programs with CDBG-CV and general funds to KHSED and Denton County MHMR who has partnered with the Lewisville Police Department and the CoCARE program. The CoCARE program has trained police and fire personnel who can respond to a mental health call in an appropriate manner. The funds to Denton County MHMR will provide salary for a Licensed Practitioner of the Healing Arts (LPHA) to respond with the first responders.

Coordination between the City and partners occurs during quarterly roundtables, referrals to Denton Housing Authority, and sharing information and events to an email listserv of 400 partners. City staff also organizes biannual Community Resource Expos where over 40 partners provide information and services to Lewisville residents. These Expos have become a space for residents and partners to learn about services provided. Lewisville does not have public housing, but the City stays aware of multifamily complexes that accept Section 8 vouchers and other affordable housing if residents need assistance.

**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 is a partner of the Denton County Homeless Coalition, which is a member of the Balance of State Continuum of Care for the State of Texas. The Denton County Homeless Coalition is composed of local non-profits, government agencies, and county residents and helps coordinate efforts to address the needs of homeless persons in Denton County. The City also has two appointees on the Denton County Homelessness Leadership Team (DCHLT), a Councilperson and City Staff member. The DCHLT 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.

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

The City of Lewisville does not receive ESG funds. However, the City of Lewisville works closely with agencies that receive ESG funding, as well as the Denton County Homelessness Leadership Team and Homeless Coalition.

## Participating Agencies, Groups, and Organizations

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

### Types of Agencies, Groups and Organizations that Were Consulted

Name of Agency/Group/Organization Consulted	Housing	PHA	Continuum of Care	Services-Children	Services-Elderly Persons	Services-Persons with Disabilities	Services-Persons with HIV/AIDS	Services-Victims of Domestic Violence	Services-Homeless	Services-Health	Services-Education	Services-Employment	Services-Fair Housing	Health Agency	Child Welfare Agency-Publicly Funded	Institution System of Care	Other Government-Federal	Other Government-State	Other Government-County	Other Government-Local	Regional Organization	Planning Organization	Business Leaders	Civic Leaders	Other (please specify)	Community Development Financial Institution (CDFI)	Foundation	Grantee Department	Major Employer	Neighborhood Organization	Private Sector Banking/Financing
Chin/Burmese Community Leaders																						x	x								
Denton Housing Authority		x																													
Salvation Army	x		x	x	x	x	x		x																						
North Texas Fair Housing Center	x												x																		
Denton County MHMR	x				x	x				x				x																	
Texas Appleseed													x								x										
Journey to Dream/Kyle's House	x		x	x				x	x																						
Generation Housing Development	x																														
Christian Community Action (CCA)				x	x	x			x	x		x																			
Inclusive Communities Project (ICP)													x																		
Communities in Schools				x							x																				
Autumn Breeze Apartments	x																														
Lewisville ISD																					x										
Lewisville Planning Department	x																				x		x								
SPAN/Meals on Wheels of Denton County					x	x																x									
Lewisville - CDBG Advisory Committee																															
Lewisville - Code Enforcement Department	x																				x										
United Way of Denton County									x																						
Next Steps Center (Valley Creek Church)				x					x	x	x	x																			
Independent Real Estate Agent	x												x																		

Section of the Consolidated Plan that Was Addressed and Manner of Consultation

Name of Agency/Group/Organization Consulted	Housing Needs Assessment	Public Housing Needs	Homeless Needs-Chronically homeless	Homeless Needs-Families with children	Homeless Needs-Veterans	Homeless Needs-Unaccompanied youth	Homelessness Strategy	Non-Homeless Special Needs	HOPWA Strategy	Market Analysis	Non-Housing Community Development Strategy	Anti-Poverty Strategy	Lead -Based Paint Strategy	Other (please specify)	One-on-one meeting (single organization)
Chin/Burmese Community Leaders	X									X	X	X			X
Denton Housing Authority	X	X						X		X		X			X
Salvation Army	X		X	X	X	X	X			X		X			X
North Texas Fair Housing Center	X	X								X		X			X
Denton County MHMR	X							X		X					X
Texas Appleseed	X											X		X	X
Journey to Dream/Kyle's House	X			X		X		X							X
Generation Housing Development	X									X					X
Christian Community Action (CCA)	X		X	X	X		X			X		X			X
Inclusive Communities Project (ICP)	X	X								X		X			X
Communities in Schools	X			X							X	X			X
Autumn Breeze Apartments	X		X		X		X	X		X					X
Lewisville ISD	X			X		X	X			X	X	X			X
Lewisville Planning Department	X									X					X
SPAN/Meals on Wheels of Denton County	X							X							X
Lewisville - CDBG Advisory Committee	X	X	X	X	X	X	X	X		X	X				X
Lewisville - Code Enforcement Department	X									X					X
United Way of Denton County			X	X	X	X	X								X
Next Steps Center (Valley Creek Church)	X		X	X	X	X	X	X			X	X		X	X
Independent Real Estate Agent	X									X					X

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

The City of Lewisville made every effort to be inclusive in its consultation efforts throughout the planning process.

**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?
Lewisville 2025	City of Lewisville	Lewisville 2025 is the City’s comprehensive plan which sets forth the vision for long term development, including housing development.
Lewisville Development Code, Zoning Ordinance, and Old Town Development Code Overhaul	City of Lewisville	The overhaul and consolidation of the three codes includes a focus on addressing fair housing goals related to missing middle housing.
Denton County Homeless Leadership Team 2018-2021 Strategic Plan	United Way of Denton County	The strategic plan guides a collective impact effort to foster an effective and coordinated system of homelessness prevention and intervention, resulting in homelessness that is rare, brief and nonrecurring

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

The City of Lewisville works closely with the City of Denton, Town of Flower Mound, City of Frisco, and Denton County on joint efforts. As many services are provided to Lewisville residents at the County level, or by non-profit partners in neighboring jurisdictions, the City worked with these efforts in mind in developing this Consolidated Plan.

## PR-15 Citizen Participation

The City of Lewisville engaged in a 5-pronged approach to seek and obtain meaningful feedback from agencies and service providers, along with members of the public. Efforts were made to obtain feedback from populations who are least likely to participate in a community engagement processes, included LMI individuals and families, persons with Limited English Proficiency (LEP), and disabled individuals.

The five methods of outreach were:

1. **Community Needs Assessment** - The Community Needs Assessment (CNA) was deployed via SurveyMonkey starting on April 29, 2020. Persons who live, work and volunteer in Lewisville were given the opportunity to provide insight and feedback regarding housing, neighborhoods, social services and economic development needs in Lewisville. The CNA consisted of 46 questions for residents of Lewisville, with less questions being asked of non-residents. In addition to being asked about community needs, Lewisville residents were also asked to share any lived experiences related to discrimination they may have faced related to the sale, rental, and financing of housing, including lending practices. The City of Lewisville received 227 responses.
2. **Town Hall Meetings** – The City of Lewisville held four town-hall style meetings on the following dates:
  - a. Saturday, May 7 at 11am – Next Steps Center, 1303 S. State Hwy. 121
  - b. Thursday, May 12 at 7pm – Lewisville Grand Theater, 100 N. Charles Street
  - c. Monday, May 16 at 10am – Thrive Recreational Center, 1950 S. Valley Pkwy.
  - d. Thursday, June 2 at 6:30pm – Westside Baptist Church, 900 Bellaire Blvd.
3. **Public Hearings** – The City of Lewisville held 3 public hearings at Lewisville City Hall to consider public comments regarding the Consolidated Plan. These public hearings were held on May 16, July 18, and August 1<sup>st</sup>.
4. **One-on-One Stakeholder Consultations** – The City of Lewisville conducted 20 stakeholder consultations during the months of April through July.
5. **Focus Groups with Populations Who are Least Likely to Participate** – During the month of July, the City held focus group meetings at: (a) ***Evergreen at Vista Ridge apartment community*** – an income-restricted senior living apartment community with 120 units; this development received Low Income Housing Tax Credits (LIHTC) from the State of Texas; and (2) ***Autumn Breeze apartment community*** – a market-rate family apartment community that participates in voucher programs including Housing Choice Vouchers/Section 8 and Veterans Affairs Supportive Housing (VASH); this community also has many residents with limited proficiency in English.

## NA-05 Overview

### Needs Assessment Overview

The City of Lewisville is a rapidly growing city with an educated workforce and plentiful job opportunities within a 45-min driving commute. However, over the past 5 years, housing prices in the city have risen sharply, which is making it more and more difficult for low- and moderate-income families to afford to live in the city. Increasingly, some of these families are displaced from their homes due to housing cost increases. Such families, as reported by stakeholders, are “doubling up” with friends or family or are staying at extended stay motels. Others are experiencing homelessness for the first time, as evidenced by rising numbers of families with children counted during the annual Point-in-Time Count.

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### *Definitions*

***Housing is Affordable*** when a households’ housing expenses (rent/mortgage and utility costs) are **no more than 30% of their monthly income.**

***Census tracts*** are small, relatively permanent statistical subdivisions of a county or city. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. A census tract usually covers a contiguous area and census tract boundaries generally follow visible and identifiable features.

***Census block groups*** are statistical divisions of census tracts and are generally defined to contain between 600 and 3,000 people. A block group consists of clusters of blocks within the same census tract.

***Cost burdened households*** have monthly housing costs (rent/mortgage and utility costs) exceeding 30% of monthly income.

***Family*** includes related individuals living in the same household.

***Household*** includes all people living in a housing unit. Members of a household can be related (see family) or unrelated.

***Overcrowding*** occurs when there is more than one person per one room in the housing unit.

***Severe overcrowding*** occurs when there is more than one and one-half (1.5) persons per one room in the housing unit.

***Severely cost-burdened households*** have monthly housing costs (rent/mortgage and utility costs) exceeding 50% of monthly income.

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## NA-10 Housing Needs Assessment

### Summary of Housing Needs

According to the 2020 Decennial Census, the City of Lewisville's population is 111,822, making it one of more than 15 cities in the DFW metropolitan area with over 100,000 residents. Lewisville is a racially and ethnically diverse city. The White population comprises 36.37% of Lewisville residents, while 15.8% of residents identify themselves as Black or African American, and 11.3% of residents identify themselves as Asian. Slightly over 32% of Lewisville residents identify their ethnicity as Hispanic or Latino (of any race).

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*In November of 2021, the City of Lewisville annexed the Castle Hills planned development near the northeastern boundary of the City. Since the primary data sources for this Consolidated Plan are the 2020 Decennial Census and the 2016-2020 American Community Survey, these newest Lewisville residents are not included in the Lewisville data that forms the basis of this plan. However, residents of the Castle Hills area were engaged through the citizen engagement process, including being invited to take the Community Needs Assessment and attend the town hall meetings.*

*The Castle Hills area has approximately 14,000 residents, with the following racial characteristics: 46.4% White, 7% Black or African American, 34% Asian, less than 1% Native Hawaiian or Pacific Islander, less than 1% American Indian or Alaskan Native, 3% Some Other Race, and 9% Two or More Races. Approximately 8% of the population is over the age of 65. The median household income ranges between \$126,250 and \$219,250.*

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During the past 10 years, the total number of households living in Lewisville has grown approximately 9% percent (from 36,282 to 39,644 per 5-Year ACS data), while the number of housing units also increased approximately 9%, from 39,266 total units to 42,845 total units. Lewisville is a majority renter city, with 57.5% of housing units being renter-occupied and 42.5% of units being owner-occupied.

Most of Lewisville's housing stock (71.2%) was built prior to the year 2000. Looking back further, 17.2% of Lewisville's housing stock was built prior to 1980. More owner-occupied units (22.2%) than renter-occupied units (14.4%) were built prior to 1980.

Far too many households in Lewisville are paying more than 30% of their annual income towards housing costs. In fact, nearly all households - renter and homeowners - who earn less than \$35,000 per year are paying more than 30% of their income towards housing costs, which makes them housing cost-burdened. Even when higher-income households are factored in, over 43% of renter households and nearly 30% of owner households are housing cost-burdened. Other housing problems - such as overcrowding or lack of complete plumbing or kitchen facilities, are much less prevalent in Lewisville.

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**Definition: 5-Year American Community Survey (ACS) data (2016-2020)** – According to the U.S. Census Bureau, “[t]he American Community Survey provides a wide range of important statistics about people and housing for every community in the nation.” The 5-Year ACS pools together 5 years of data collected from annual household surveys to create more precise multiyear estimates. Housing is one of the topics for which the ACS provides detailed data, including data related to housing costs as a percentage of a household’s income. The data is categorized slightly differently for households who rent versus those who own their home and have a mortgage. For example, the ACS publishes more ranges of housing costs as a percentage of a renter’s income (7 ranges) as compared to an owner’s income (3 ranges).

By some definitions, a household is not considered housing-cost burdened unless they are paying more than 30% of their income on housing costs. For purposes of this Consolidated Plan, due to the categorization of data in the ACS, a household will be considered housing cost-burdened if they are paying 30% or more of their income towards housing costs.

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## Demographics, Number of Households and Related Maps

### Summary of Data Insights

**Population and Demographic Trends** - The City of Lewisville is a rapidly growing city that has experienced significant demographic changes over the 10-year time period between the 2010 Decennial Census and the 2020 Decennial Census. Specifically, since 2010, the City’s total population has grown over 17%, from 95,290 to 111,822. Additionally, the demographic composition of the City has changed dramatically, with the population of people identifying as White (alone) dropping by nearly 25% while the population of people who identify as biracial or multiracial increasing by nearly 475%. The City’s ethnic composition also changed over the past 10 years, with the population of people identifying as Hispanic or Latino growing at a faster rate than the percentage of people who did not identify as Hispanic or Latino (29% growth in population vs. 12.5% growth in population).

During this same 10-year time period, the total number of households has grown approximately 10% (from 36,282 to 39,644 per 5-Year ACS data), while the number of housing units also increased approximately 9%, from 39,266 total units to 42,845 total units.

Lewisville’s population growth is aligned with the population trends occurring in the North Texas region. Lewisville is located within one of the largest metropolitan areas in the country, Dallas-Fort Worth-Arlington. According to the 2021 HUD PD&R Housing Market Profile for the region, “[b]etween 2010 and 2020, the DFW metropolitan area added more people than any other metropolitan area in the nation.” The 2021 HUD PD&R Housing Market Profile goes on to note that “[f]our of the 20 counties in the nation that had the largest increase in population between 2010 and 2020 were in the DFW metropolitan area. Tarrant County added the most people of any county in the DFW metropolitan area during those years, increasing by 301,600 people, followed by Collin County, which added 282,100 people, and then Dallas and Denton Counties, which each added more than 240,000.”

**Population Density** – Population density is examined by calculating the number of people who reside in one square mile. However, in order to examine how the concentration of people in a city relates to housing, it is important to examine population density alongside such factors as the size of households and the number of bedrooms within housing units in the same area.

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***Definitions:** According to the U.S. Census Bureau, a **household** includes all the persons who occupy a housing unit as their usual place of residence. A **housing unit** is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.*

*One person in each household is designated as the **householder**. Usually this is the person, or one of the people, in whose name the home is owned, being bought, or rented, and who is listed as ‘Person 1’ on the survey questionnaire. If there is no such person in the household, any adult household member 15 and older can be designated. The race/ethnicity of a household is classified by the race/ethnicity of the householder.*

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For example, when comparing **Map NA4: Estimated number of people per square mile**, which depicts the concentration of people throughout the city, to **Map NA5: Estimated average household size**, and **Map NA6: Estimated number of studio or 1-bedroom rental units**, the area known as the “Triangle” (located west of Interstate 35) has a relatively high population density but a relatively small average household size. Specifically, the average household size in the Triangle ranges from 2.14 to 2.22, compared to 3.01-3.14 in the North Central part of the City. One potential explanation for the high density but low household sizes in the Triangle is that the Triangle also has a high number of rental housing units that are studios or 1-bedroom units, which, traditionally, would accommodate no more than 2 persons.

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***Stakeholder Insight:** It is important to note that stakeholders repeatedly mentioned that U.S. Census figures do not accurately reflect the actual population of people living in the Triangle, as many residents are likely to be undercounted in government-led surveys such as the Decennial Census and the American Community Survey. Stakeholders mentioned factors such as a person’s undocumented status, a person’s distrust of the government, and families “doubling-up” (such that not all occupants are listed on the lease) as reasons why persons living in the Triangle may not have responded to survey questions or may have underreported certain household members.*

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In comparison, the area Northwest of the Triangle also has high population density, but average household sizes are significantly higher, ranging from 3.44 to 3.78. This area is characterized by a higher percentage of single-family homes (which tend to have 2 or more bedrooms) and well as multifamily units that have 3 or more bedrooms.

**Area of Residence by Race and Ethnicity – Maps NA13-19**, depict the racial and ethnic concentration of residents across the city. Specifically, **Maps NA16-19** depict areas of the city where the percentage of residents of one race or ethnicity is a higher than the percentage of their total population citywide. Additionally, **Maps NA13-15**, shows the concentration of people of color (whether they identify as one or more races) across the city. This analysis reveals that persons of Hispanic or Latino ethnicity are more heavily represented in the Central and Eastern part of the City. Black or African American residents are more heavily represented in the Triangle neighborhood as well as the Southeastern parts of the city, whereas Asian residents are more heavily represented in the Southern parts of the city as well as in far Eastern area. Finally, White, non-Hispanic residents are more heavily represented in the Far Western parts of the City.

#### Key Data

- **Lewisville Population by Age** - The median age in Lewisville is 33.2, which is slightly less than the statewide median age of 34.8. About one quarter of the population is under 18 years of age and 8.3% of the population is age 65 years and older.
- **Racial Composition** – 36.37% Lewisville residents identify themselves as White alone, 15.8% of residents identify themselves as Black or African American, and 11.3% of residents identify themselves as Asian. Slightly over 32% of Lewisville residents identify their ethnicity as Hispanic or Latino (of any race). About 14% of resident identify as Some Other Race.
- **Place of Birth** - Approximately 78.4% of Lewisville residents were born in the United States. Almost half of the residents who were born in the United States were also born in Texas (48.1%), while 28.5% of residents were born in another state.
- **Foreign Born Residents** - Approximately 21.6% of Lewisville residents, or 23,262 persons, are foreign born. Of those foreign-born residents, 40.8% are naturalized U.S. citizens and 59.2% are not U.S citizens.
- **Languages Spoken** – About 35% of residents report speaking a language other than English at home, while 23.8% of residents report that they speak Spanish at home and 7.1% of residents report speaking other Asian and Pacific Islander languages at home.
- **Household Types** - Married-couple families constitute the most common type of household in the City (44.1%). Households with one or more people under 18 years old are the second most prevalent type of household (33.6%). Households composed of a female householder with no spouse/partner present are the third most prevalent type of household (30.5%). The average household size is 2.7 and the average family size is 3.44.
- **Disability Status** - The percentage of Lewisville’s population that is disabled (9.4%) is lower than the statewide percentage of 11.5%.
- **Veteran Status** – About 6.1% of Lewisville’s population (or 5,015 persons) are veterans.
- **Poverty Rate** – Approximately 10% of residents are living in poverty, which is lower than the national average (14.2%), and 14.5% of all residents living in poverty are under the age of 18.

The following tables and maps are used to supplement the analysis of the City’s population:

- **Table NA1:** Population trends by race (2010 & 2020 Census)
- **Table NA2:** Population trends by ethnicity (2010 & 2020 Census)
- **Table NA3:** Number of households and household size trends (2010-2014 and 2016-2020 ACS)
- **Map NA4:** Estimated number of people per square mile (2020 Census)

- **Map NA5:** Estimated average household size (2016-2020 ACS)
- **Map NA6:** Estimated number of studio or 1-bedroom rental units (2016-2020 ACS)
- **Map NA7:** Estimated number of 3-bedroom rental units (2016-2020 ACS)
- **Map NA8:** Estimated percent of housing units that are single family detached homes (2016-2020 ACS)
- **Map NA9:** Estimated percent of households that are 1-person households (2016-2020 ACS)
- **Map NA10:** Estimated percent of households that are 2-person households (2016-2020 ACS)
- **Map NA11:** Estimated percent of households that are 3-person households (2016-2020 ACS)
- **Map NA12:** Estimated percent of households that are 4 or more person households (2016-2020 ACS)
- **Map NA13:** Predominant racial or ethnic group (2013-2017 ACS, Census tract)
- **Map NA14:** Predominant racial or ethnic group (2013-2017 ACS, Census block group)
- **Map NA15:** Estimated percent of the population that is people of color (2016-2020 ACS)
- **Map NA16:** Percent of all people who are Black or African American (2016-2020 ACS)
- **Map NA17:** Percent of all people who are Asian (2016-2020 ACS)
- **Map NA18:** Percent of all people who are non-Hispanic White (2016-2020 ACS)
- **Map NA19:** Percent of all people who are Hispanic or Latino (2016-2020 ACS)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

**Table NA1**

Population	2010 Census	Percent of Population	2020 Census	Percent of Population	Percent Change in Total Population Between 2010 & 2020
White alone	62,263	65.3%	46,844	41.9%	-24.8%
Black or African American alone	10,661	11.2%	17,699	15.8%	66.0%
American Indian and Alaska Native alone	623	0.7%	1,339	1.2%	114.9%
Asian alone	7,392	7.8%	12,638	11.3%	71.0%
Native Hawaiian and Other Pacific Islander alone	67	0.1%	86	0.1%	28.4%
Some Other Race alone	11,236	11.8%	15,747	14.1%	40.1%
Two or More Races	3,048	3.2%	17,469	15.6%	473.1%
<b>Total:</b>	<b>95,290</b>	<b>100.0%</b>	<b>111,822</b>	<b>100.0%</b>	<b>17.3%</b>

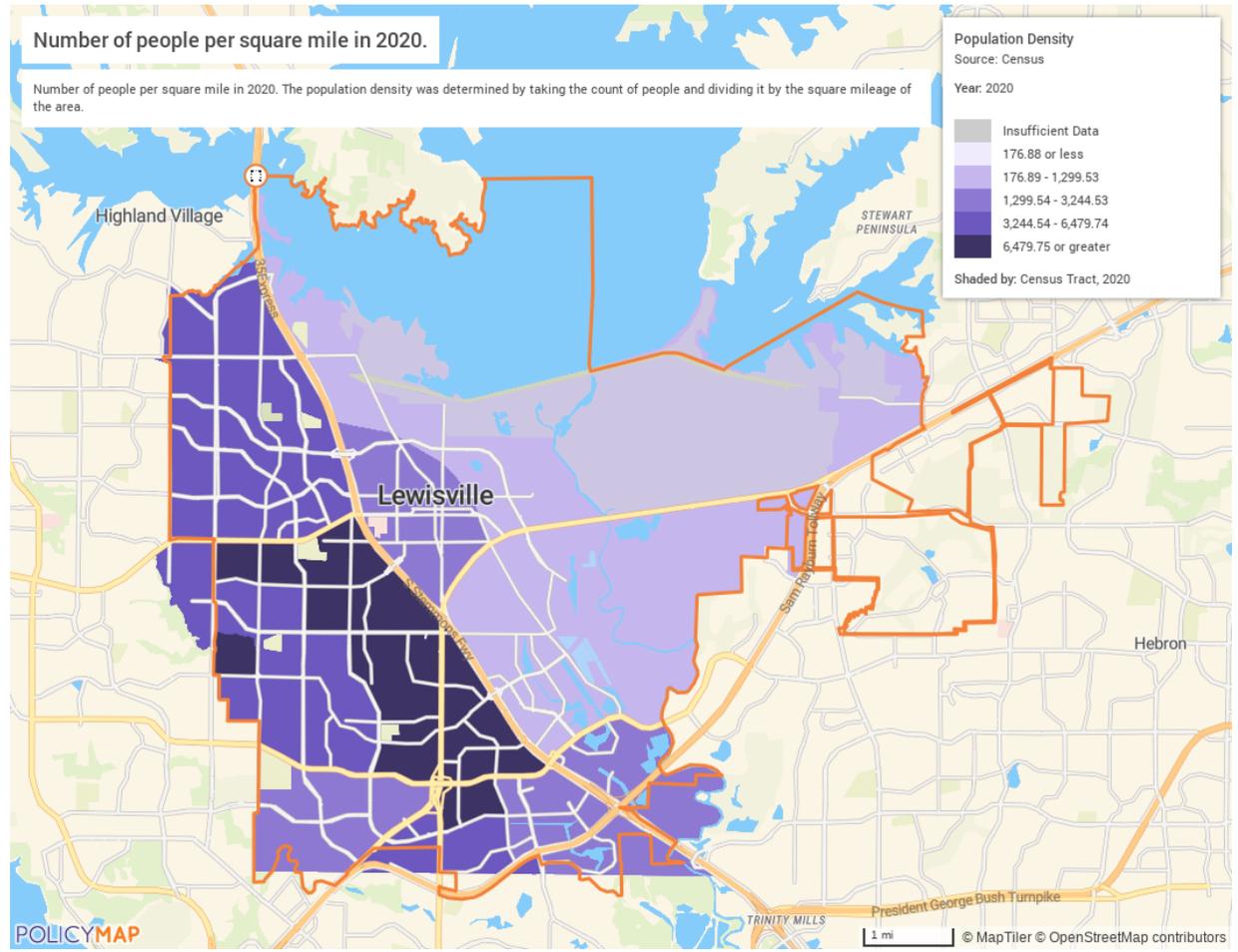
**Table NA2**

Population	2010 Census	Percent of Population	2020 Census	Percent of Population	Percent Change in Total Population Between 2010 & 2020
Hispanic or Latino	27,783	29.2%	35,853	32.1%	29.0%
Not Hispanic or Latino:	67,507	70.8%	75,969	67.9%	12.5%
<b>Total:</b>	<b>95,290</b>	<b>100.0%</b>	<b>111,822</b>	<b>100.0%</b>	<b>17.3%</b>

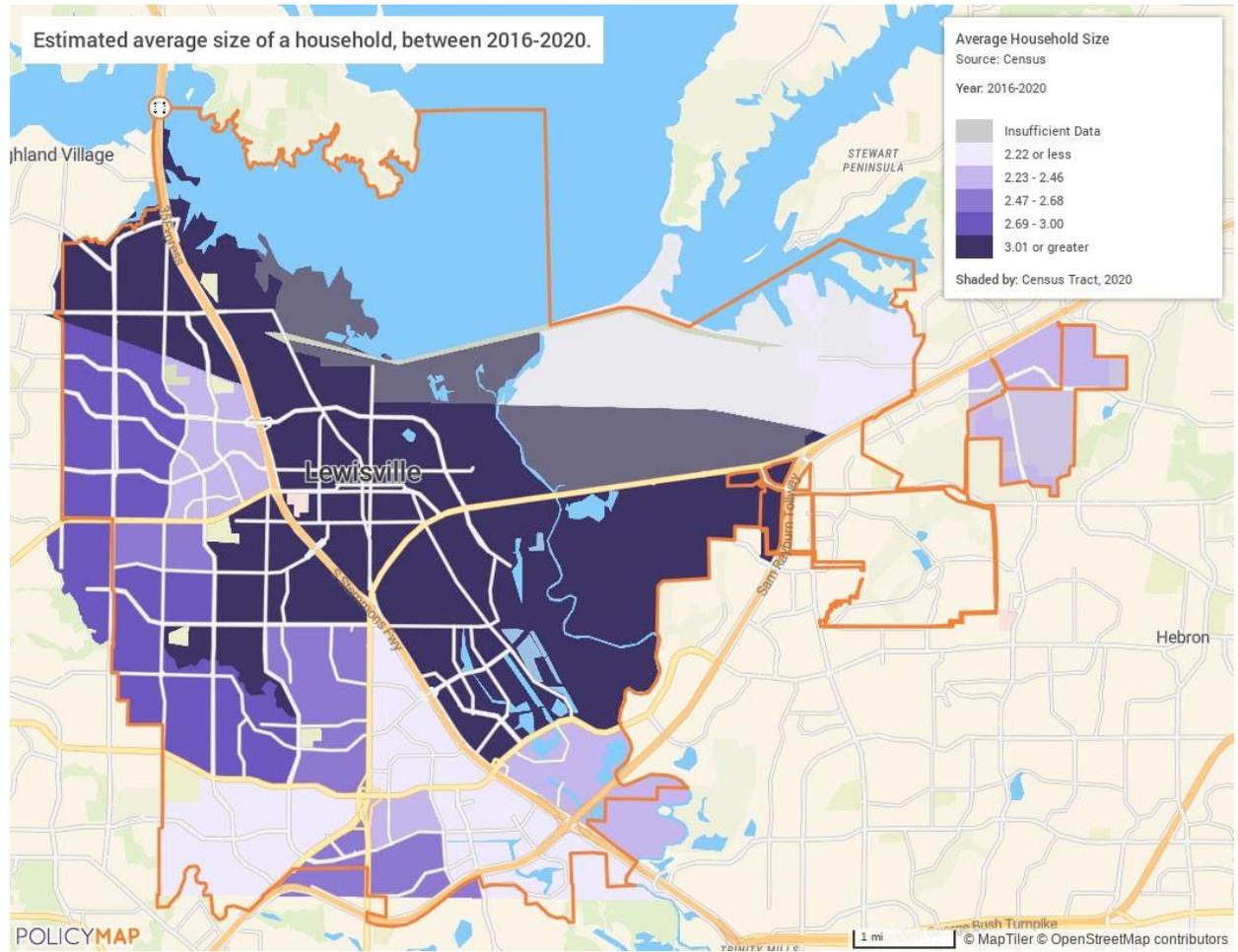
**Table NA3**

Households	2010-2014 ACS	2016-2020 ACS	Percent Change
Total Housing Units	39,266	42,845	9.1%
Total Households	36,282	39,664	9.3%
Average household size	2.56	2.7	5.5%
Owner occupied	2.9	3.1	6.9%
Renter occupied	2.27	2.41	6.2%

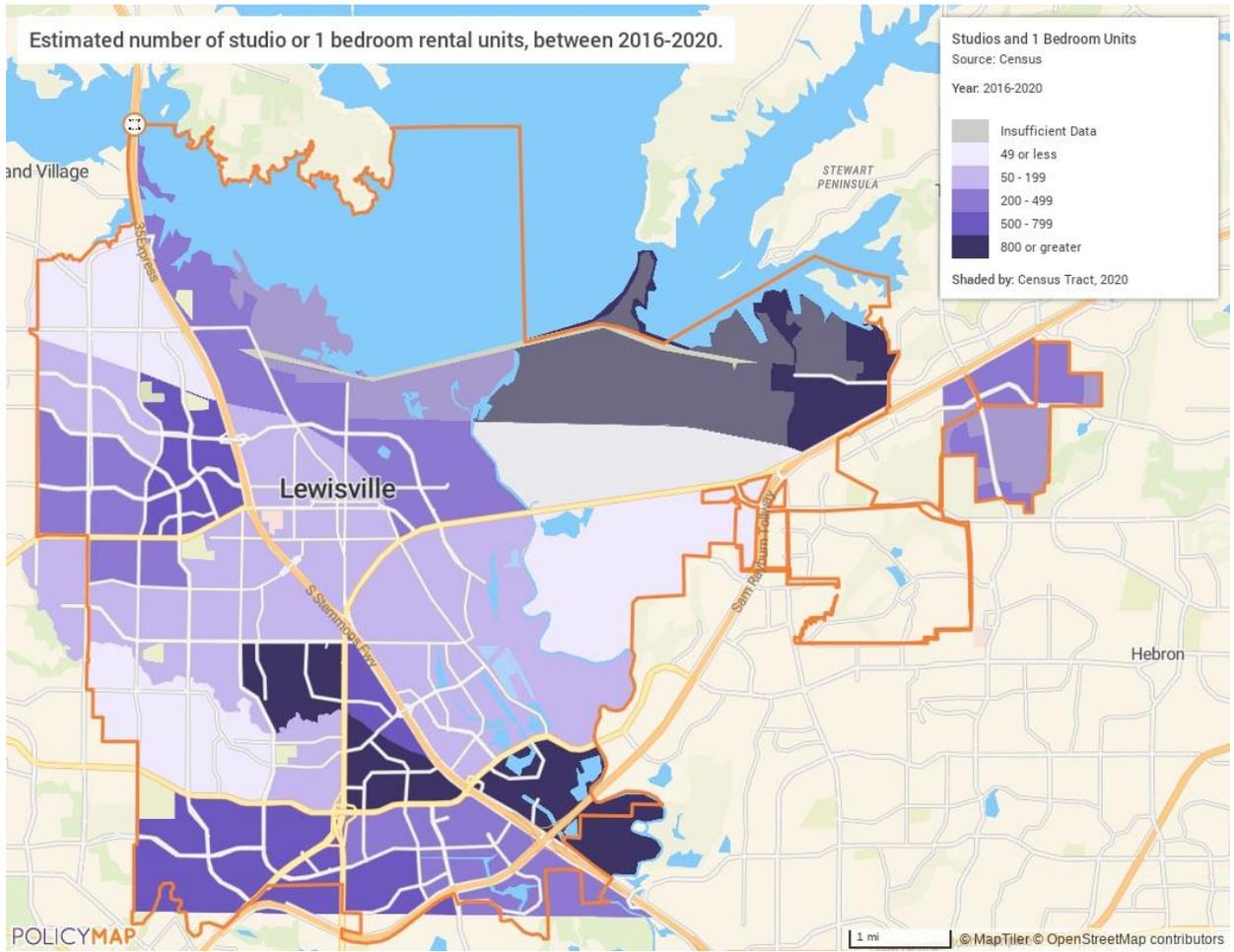
# Map NA4



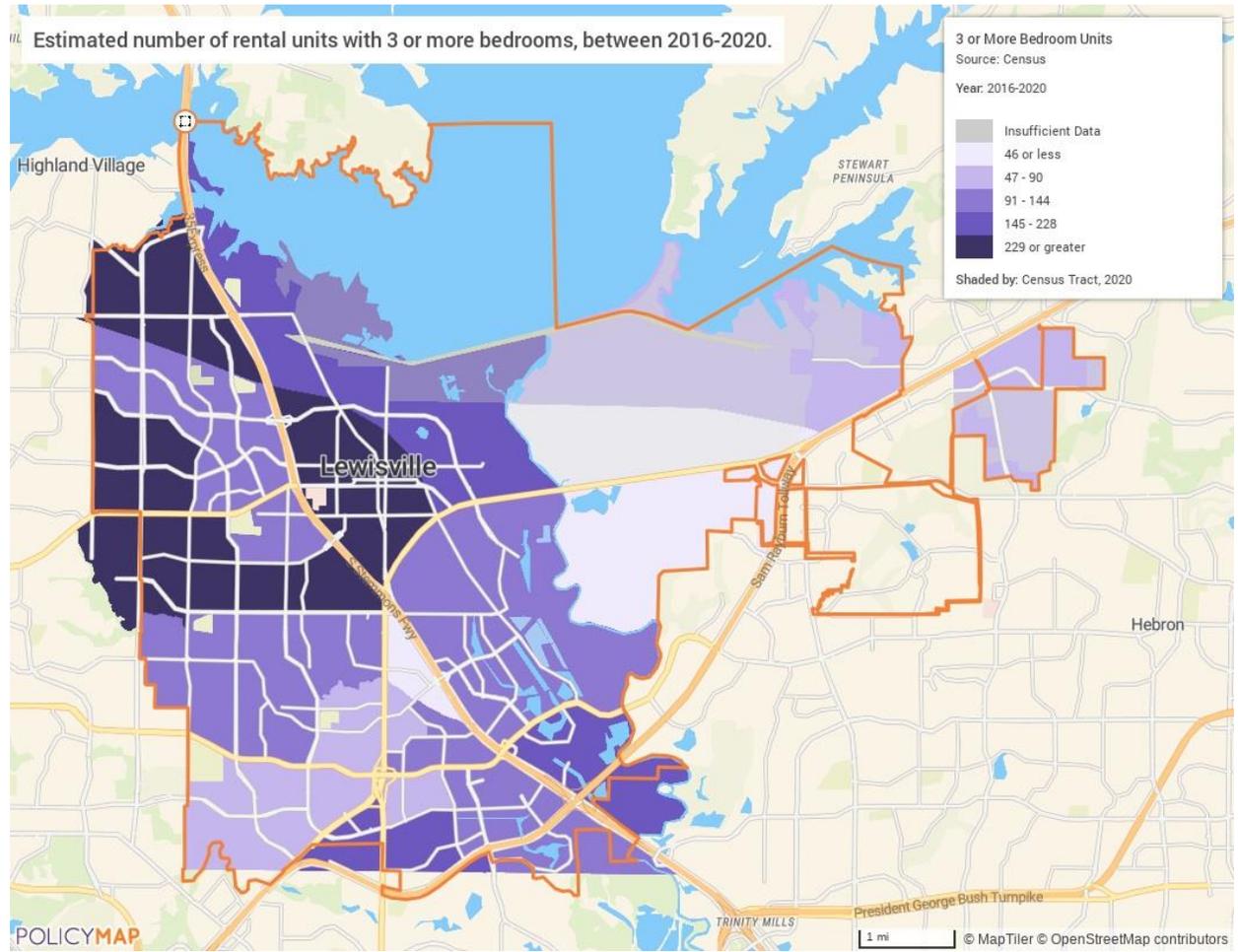
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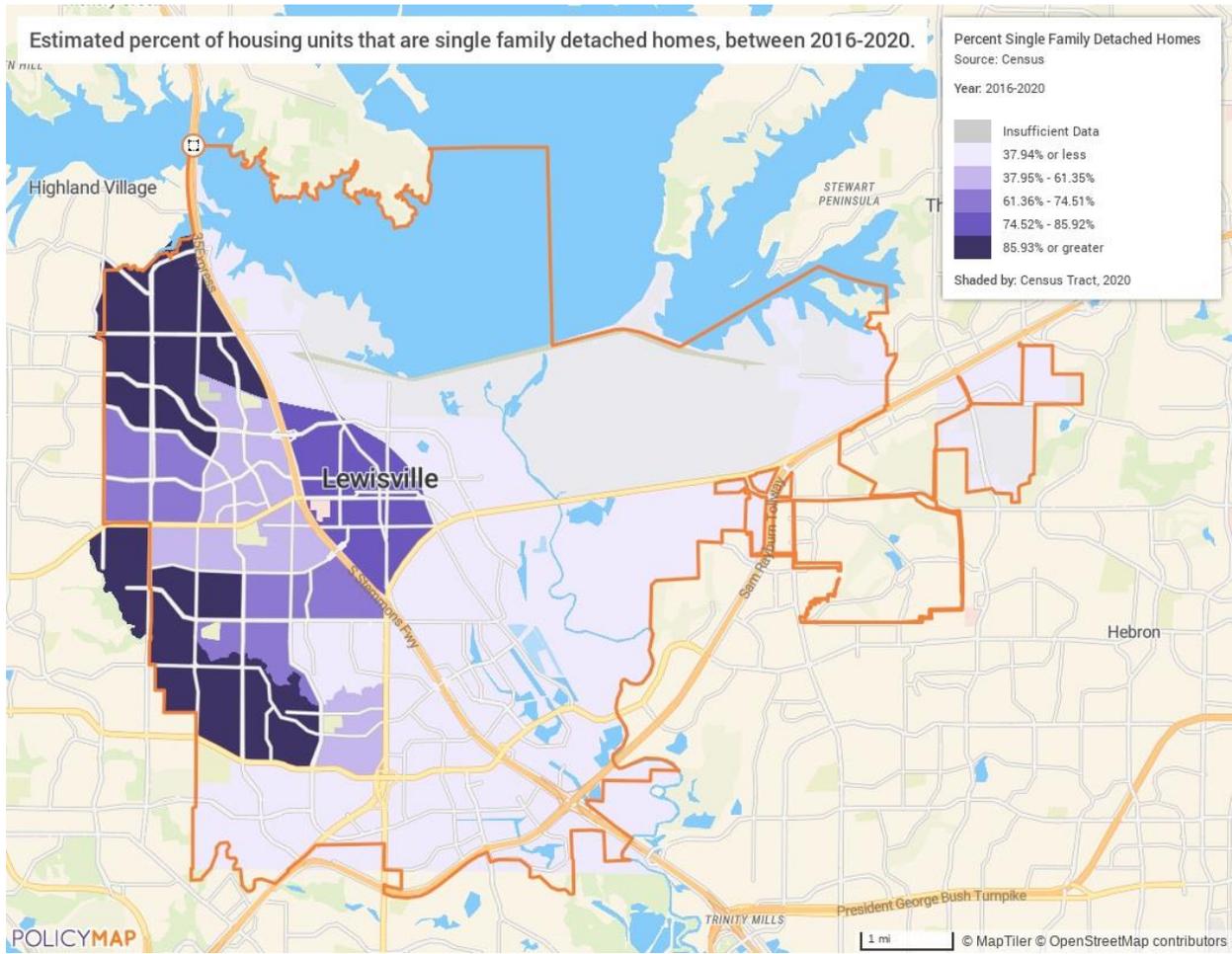
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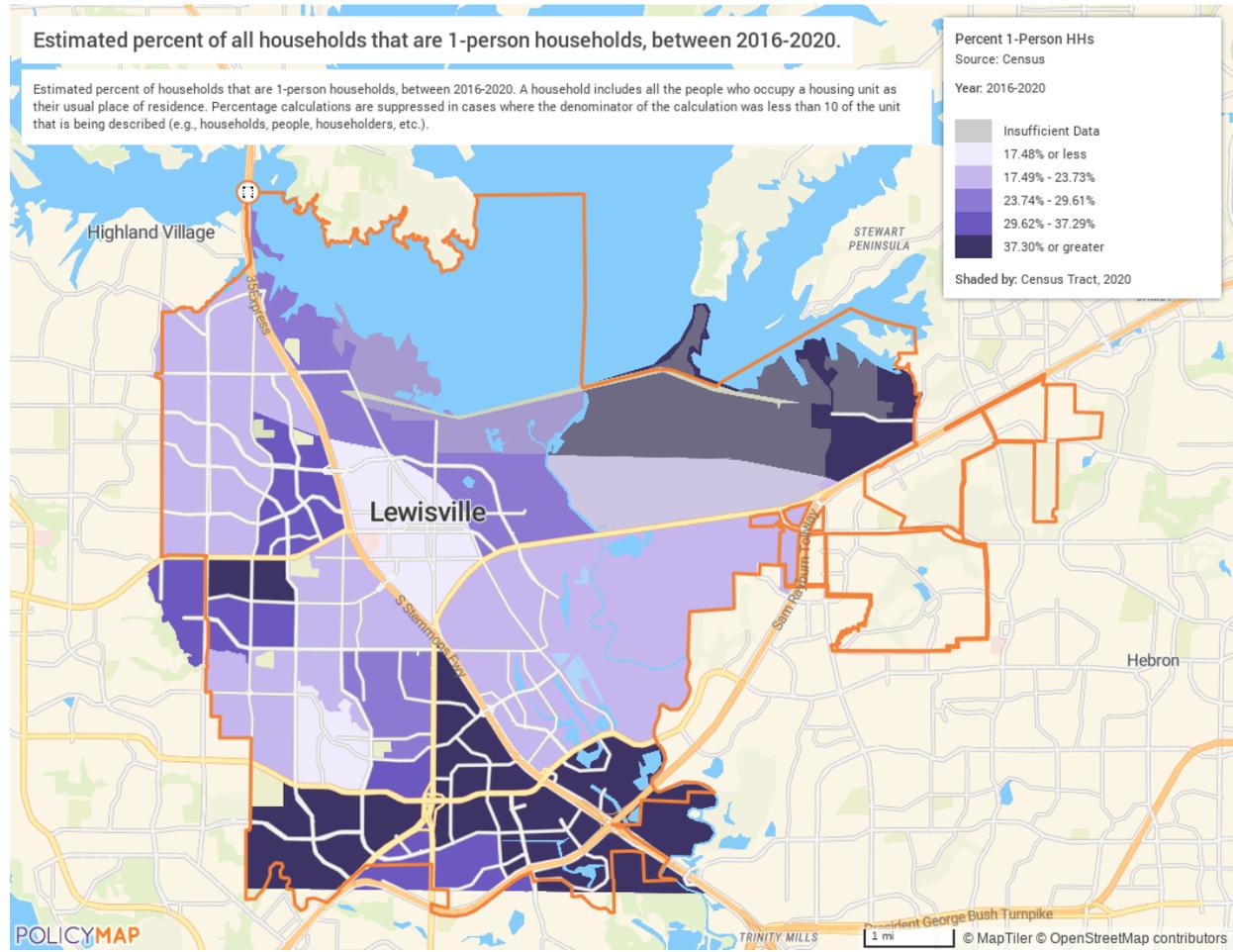
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# Map NA8

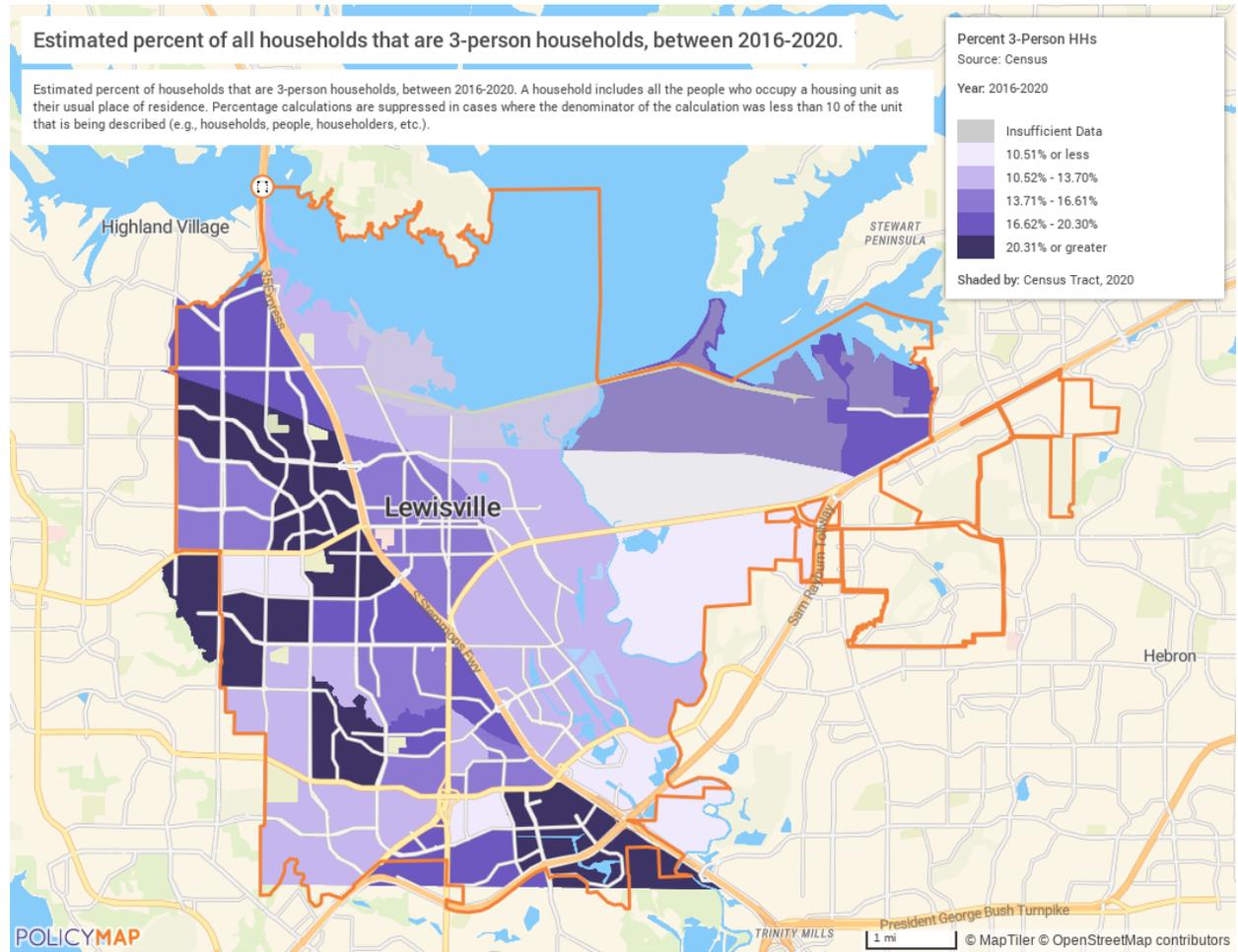


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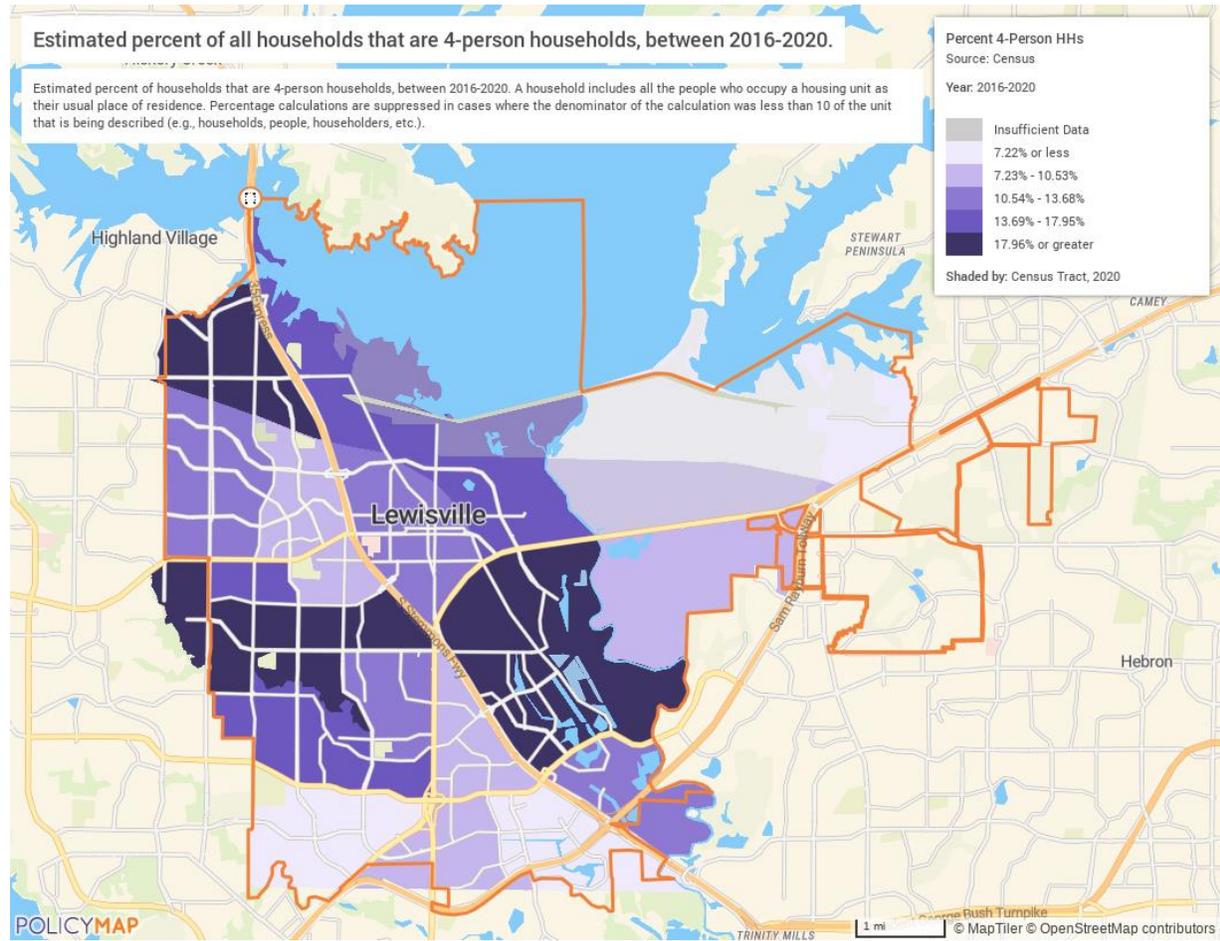




# Map NA11

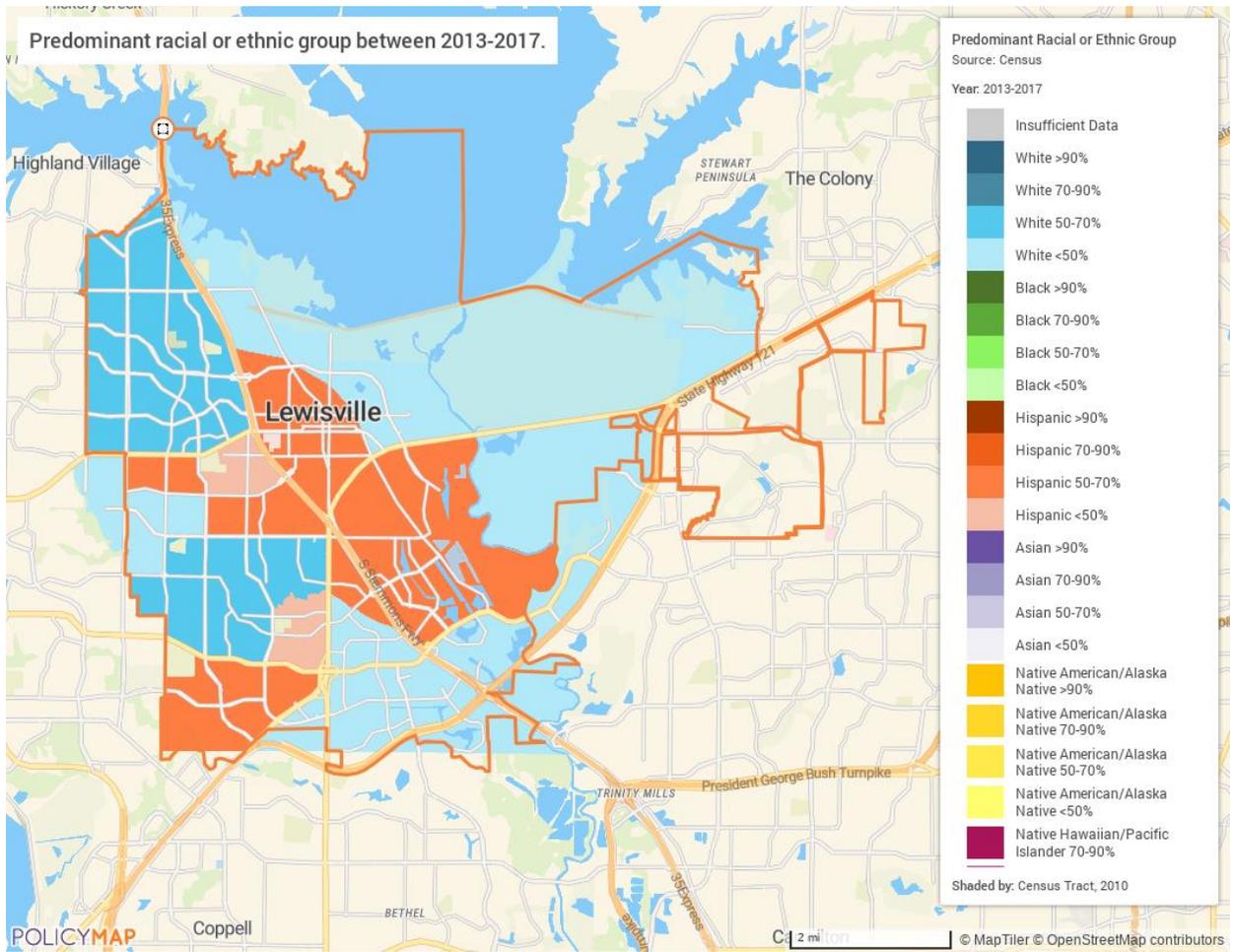


# Map NA12



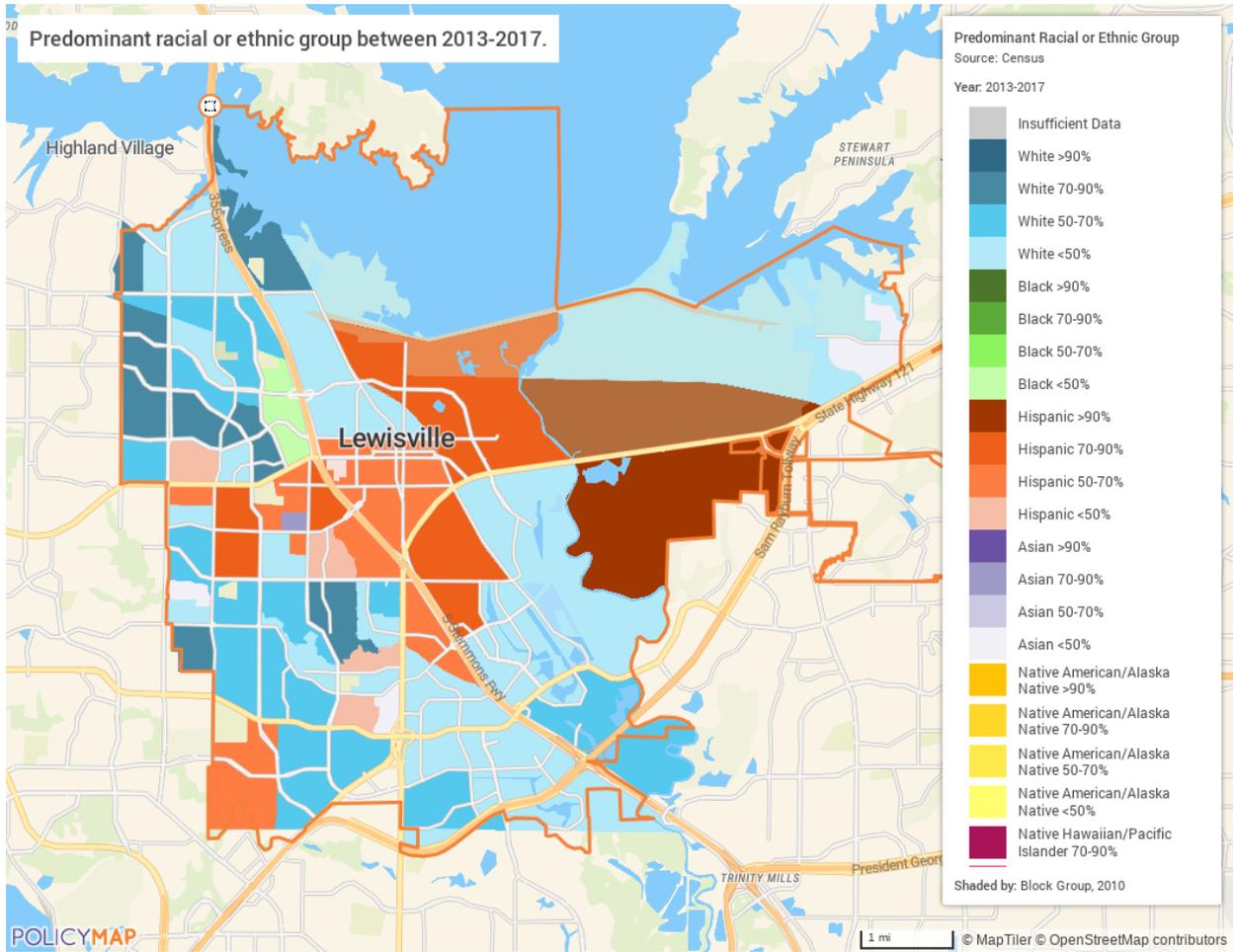
### Map NA13

**Note** – This map examines the predominant racial or ethnic group in each census tract.

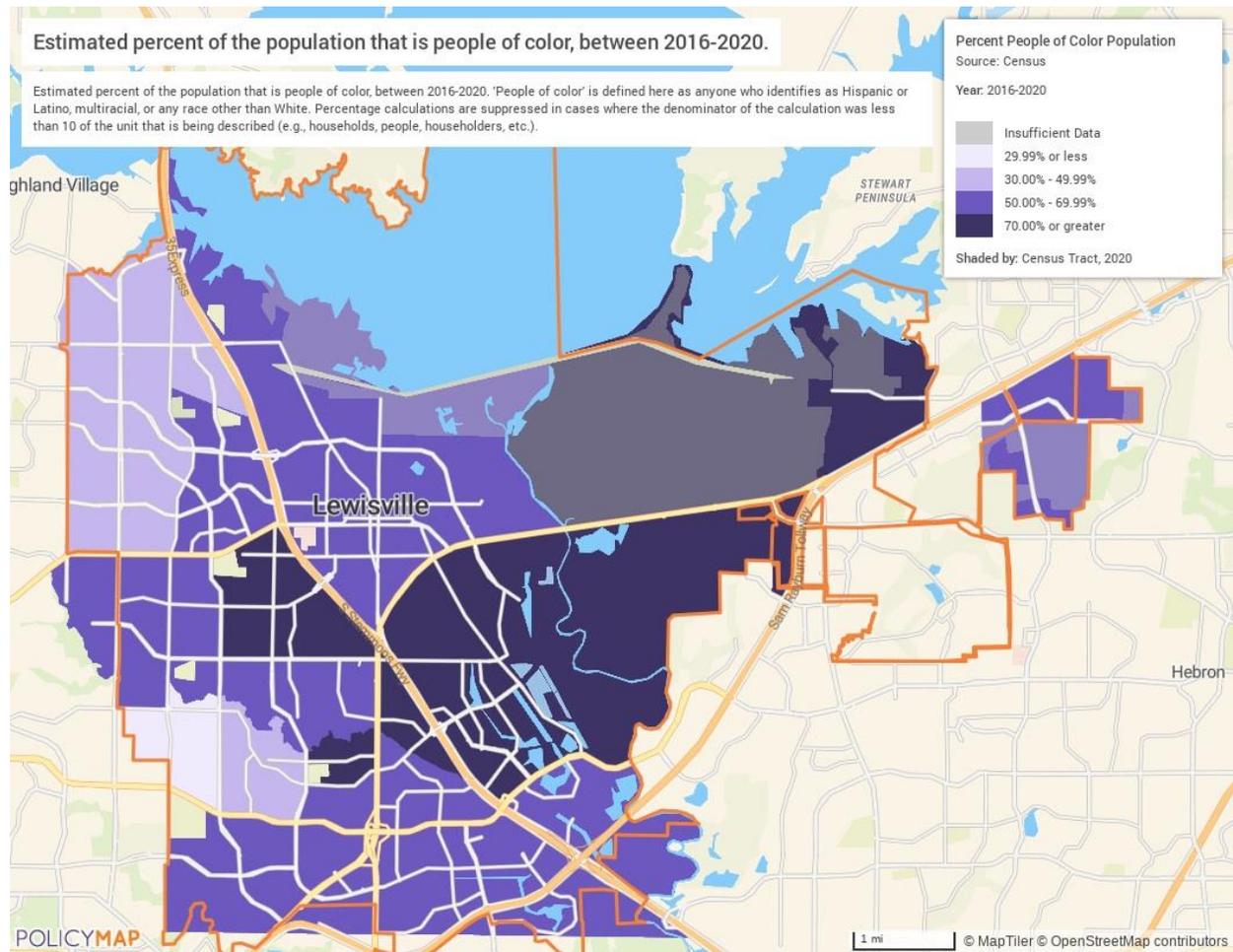


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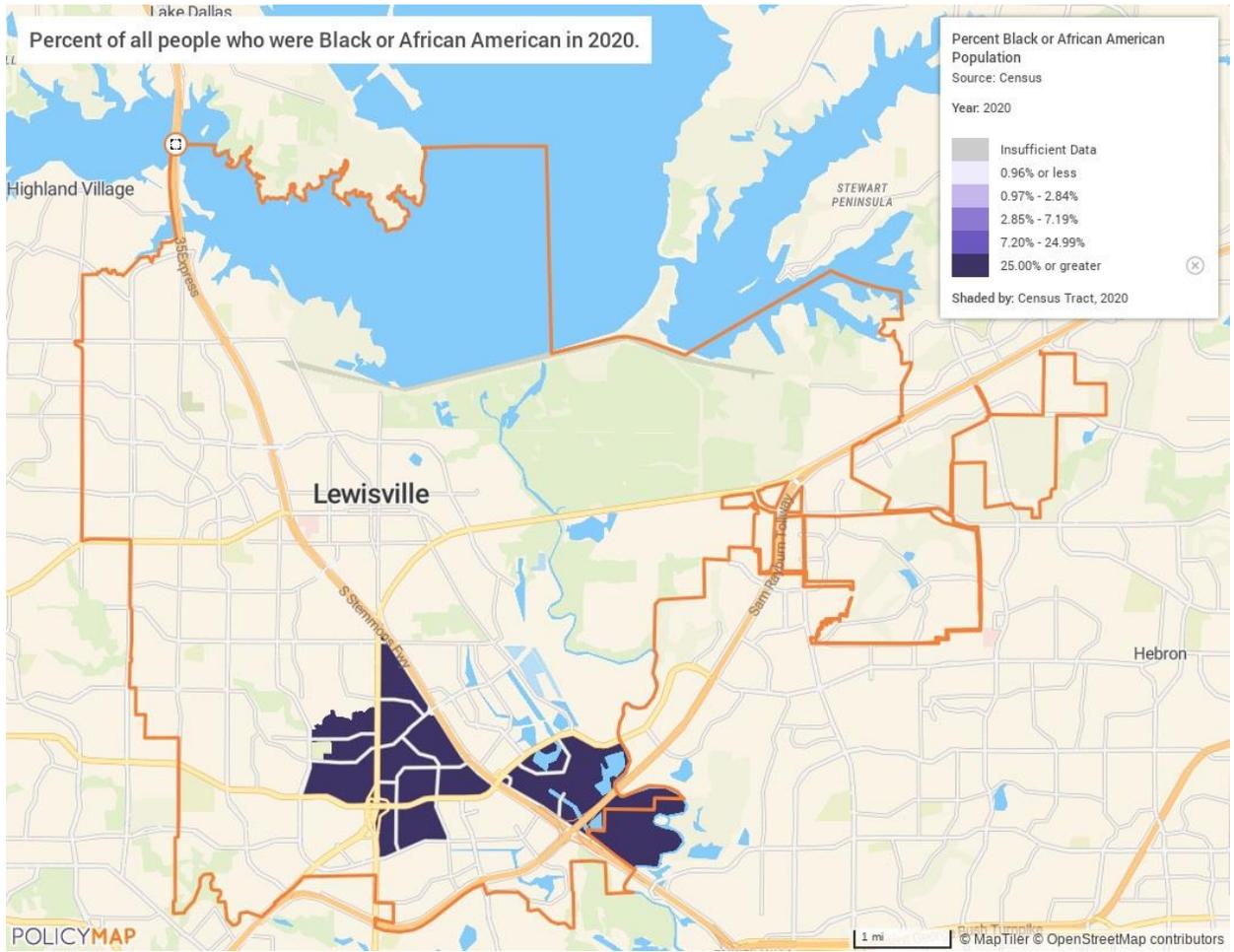
**Note** – This map examines the predominant racial or ethnic group in each census block group.



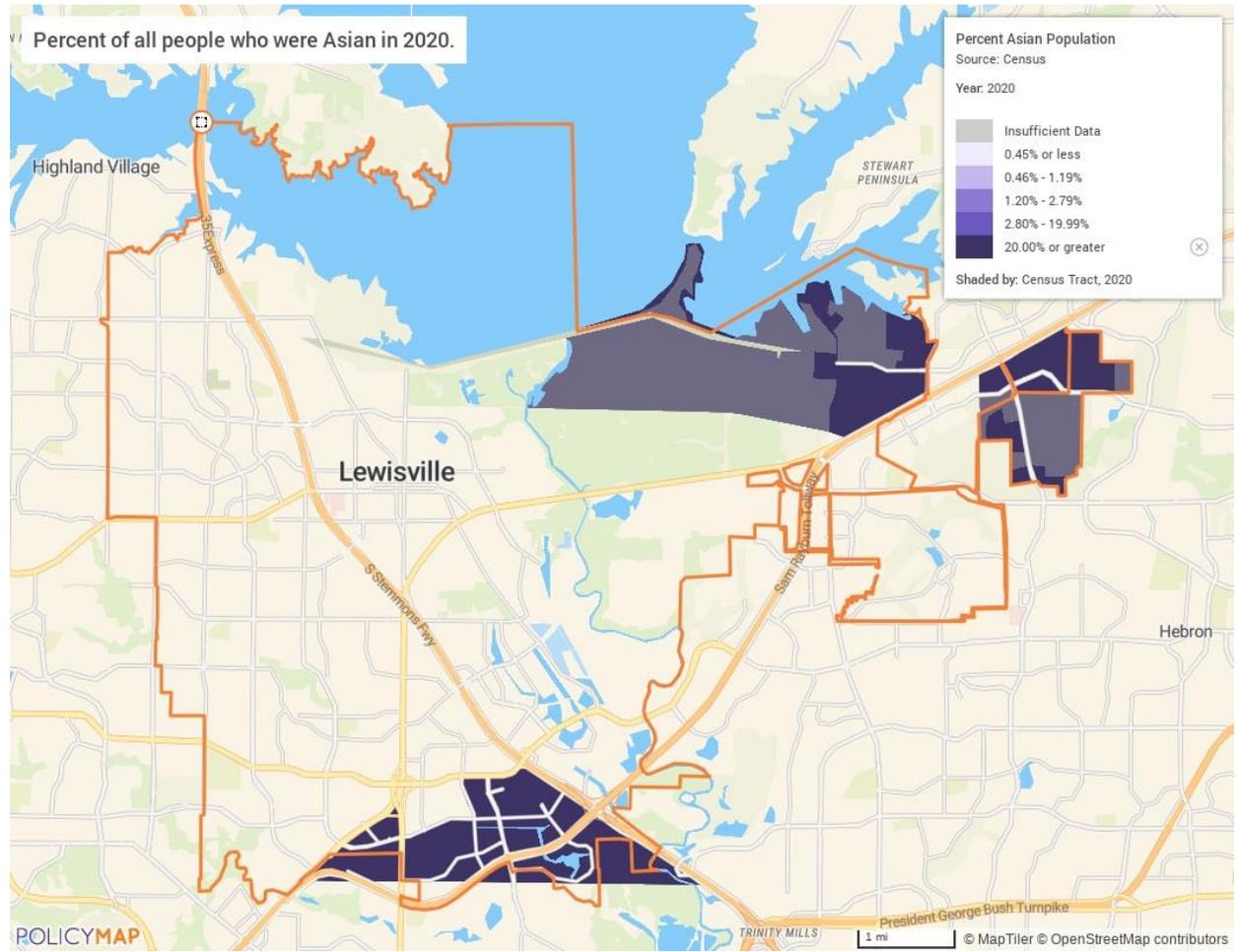
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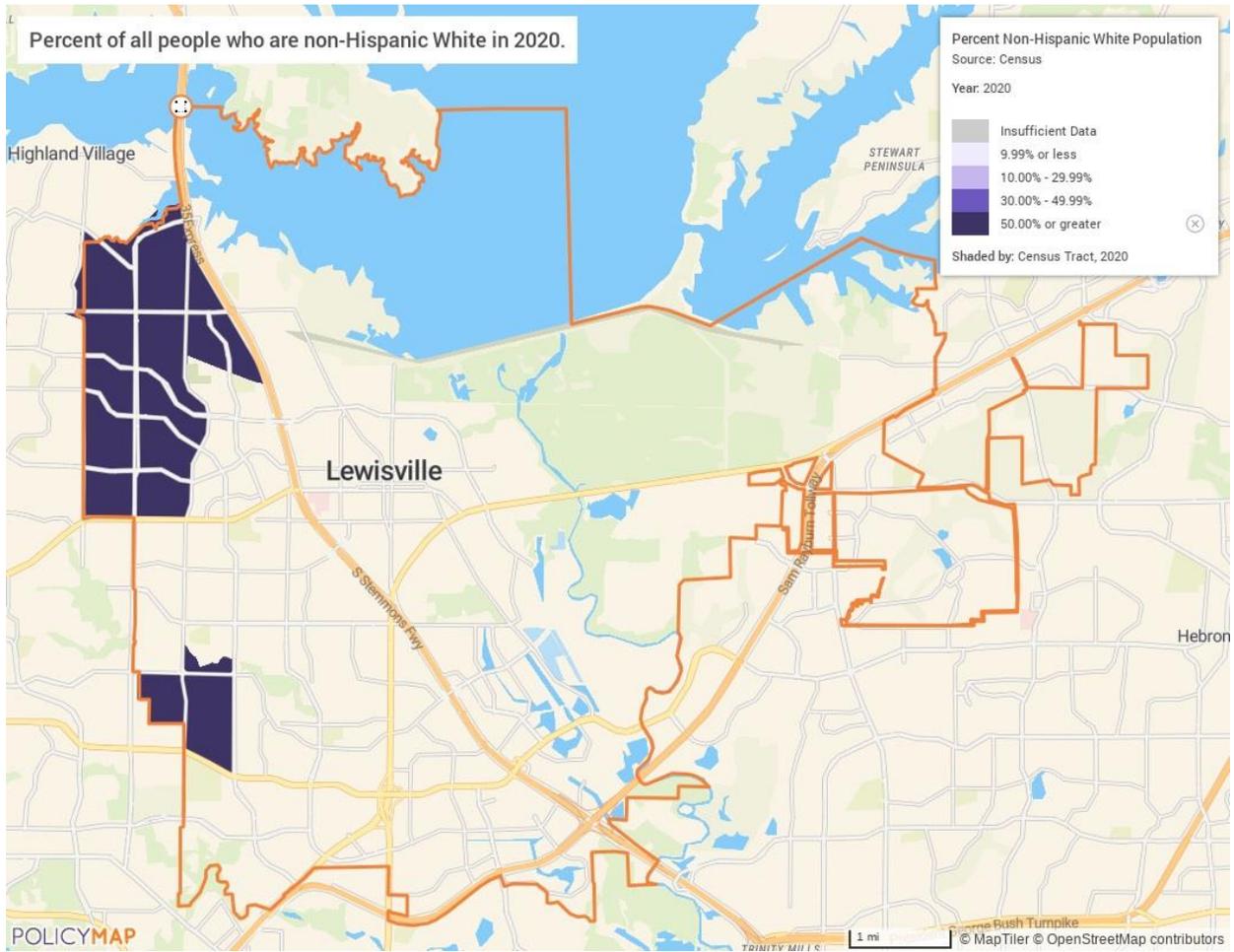
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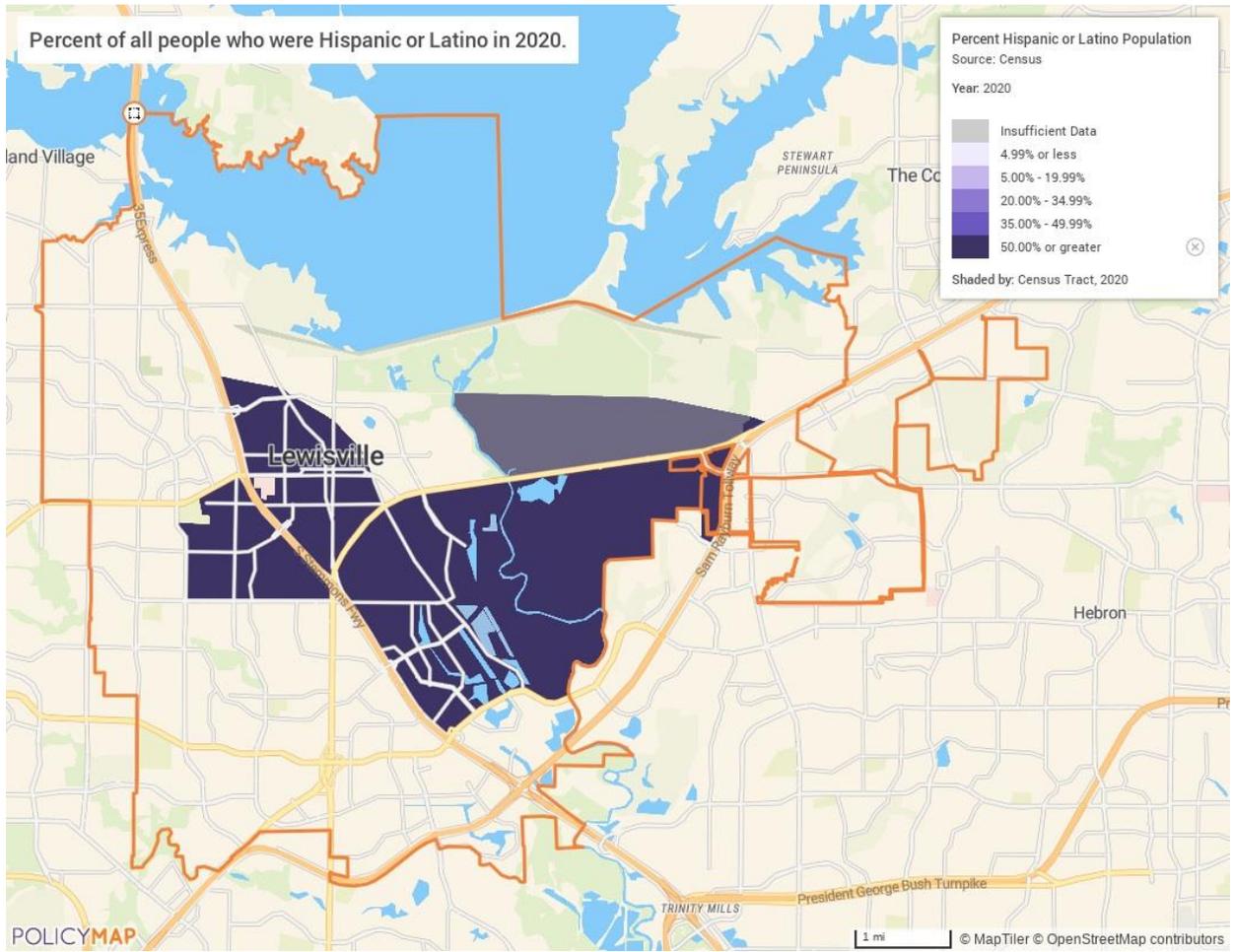
# Map NA17



# Map NA18



# Map NA19



## Median Household Income and Related Maps, Tables, and Graphics

### Summary of Data Insights

The median household income for Lewisville is \$67,026 according to ACS 2016-2020 data. The median income for the Dallas-Fort Worth-Arlington MSA is approximately \$70,281, which is higher than the Houston-The Woodlands-Sugar Land MSA (\$69,193) and the San Antonio MSA (\$62,355), but lower than the Austin-Round Rock MSA (\$80,954).

**Income Trends** - Lewisville's median household income rose by 22.9% over the past 10 years. The rise in median income appears to be at least partially attributed to a loss of lower-income households. Specifically, as depicted in **Table NA32: Median Household income trends**, the percentage of households earning less than \$50,000 per year dropped by approximately 25% since 2010. On the other hand, for each income category above \$75,000 the percentage of households rose.

**Map NA23: Estimated percent change in the median income of a household between 2000 and the period of 2015-2019** provides insight into the few areas of the city that have seen dramatic increases in median household income since 2000. Specifically, median incomes west of I-35 have risen by over 69% since 2000 and a few northern areas above State Highway 121 have risen between 36-50% since 2000. However, most of the census tracts in Northwest, Southwest, and almost entirely all the Eastside of Lewisville experienced less than 21% growth in median income. Particularly concerning are the areas from the Southwest corner and diagonally up the Northeast that experienced very little income growth during the same time period.

**Median Household Income Examined at the Census Tract Level** – When median household income is compared across census tracts, it become evident that there are areas in the city in which both higher-income and lower-income households are concentrated. **Map NA22: Estimated Median Household Income** shows that, for most households living in central Lewisville, their median household income is between \$40,000-\$66,000. Households with incomes above \$66,000 are primarily living west of I-35. **Table NA21: Median income by census tract** shows that three census tracts in the city have median incomes above \$100,000. Two of the census tracts (217.30 and 217.31) are in the far western area of the city, while the other census tract (216.53) is located in the far eastern area of the city. In comparison, the two census tracts with the lowest median incomes are both in the Triangle neighborhood – census tract 217.34 has a median income of \$45,329 and census tract 217.39 has a median income of \$36,375.

**Median Income as a Percentage of Area Median Income** – Aside from comparing median household incomes in census tracts throughout Lewisville, it is also important to examine how these median household incomes compare to the HUD-defined Area Median Income (AMI) adjusted for household size. Lewisville is part of the Dallas, TX HUD Metro Area. HUD uses income data from the following counties to calculate the AMIs for the Dallas, TX HUD Metro Area: Collin, Dallas, Denton, Ellis, Hunt, Kaufman, and Rockwall. **Map NA26: Local median household income as a share of area median household income** depicts the census tracts where the median household income for the census tract is very low-income (30% or less of AMI), low-income (between 31-50% AMI), and moderate income (between 51-80% AMI.) As with other income-related maps, the Triangle neighborhood stands out as an area with a comparatively low median household income.

**Wages - Graphic NA30: Average hourly wages for selected occupations** shows that average wages in the Dallas MSA are on par with average national wages. Furthermore, **Graphic NA31: Average annual spending and percent distribution for selected categories** demonstrates that a worker earning less than \$64,493 (which is only a few thousand dollars lower than the Lewisville median income of \$67,026) would barely make enough in annual salary or wages to cover their annual expenditures (estimated at \$62,306), based on estimates of average annual expenditures. Notably, housing is a significant burden for households in the Dallas MSA. Housing accounted for 37.4% of a household budget, significantly higher than the 33.8% U.S. average.

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***Median and Average Income** - The U.S. Census Bureau collects and publishes data related to median and average income for families and households. This data is published for various geographies including census tracts, census block groups, cities, and zip code tabulation areas. Median/Average Household Income is often less than Median/Average Family Income because households can be as small as one person living alone, whereas the minimum family size is at least two related persons living together. Additionally, families tend to have more people who are earning an income, as compared to households, which may have only one person (who may be elderly and on a fixed-income).*

***Area Median Income and Income Limits** - The Department of Housing & Urban Development (HUD) uses income data collected by the U.S. Census Bureau to estimate Median Family Income (MFI) for states, non-metropolitan counties and metropolitan statistical areas (a combination of counties). HUD then uses the MFI to calculate income limits for its programs, such as the Community Development Block Grant Program. These income limits are calculated as percentages of MFI and include adjustments for families of different sizes. The adjusted income limits are commonly referred to as Area Median Income (AMI).*

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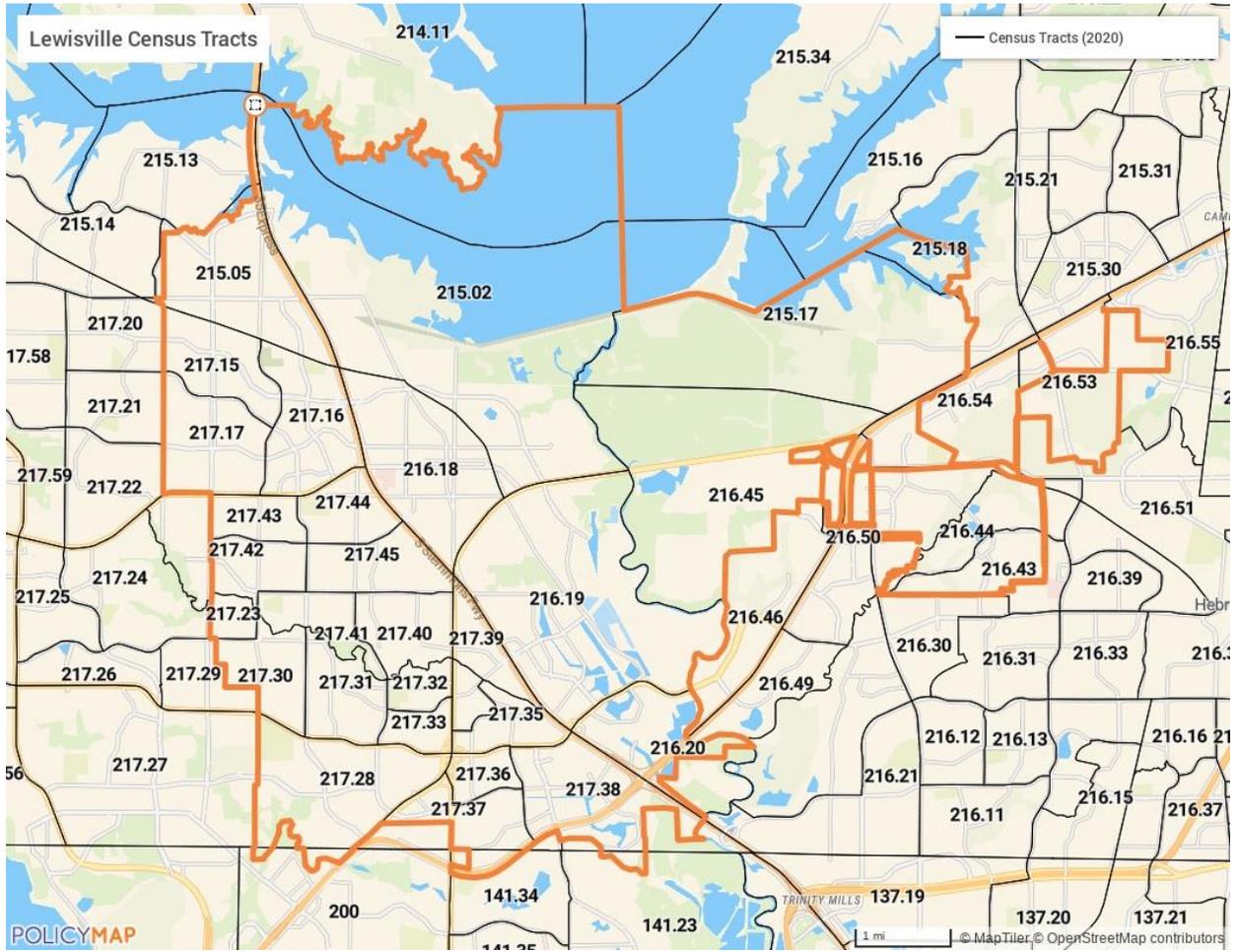
The following maps, table, and graphics are used to supplement the analysis of the City's median income:

- **Map NA20:** Lewisville census tracts (Census 2020)
- **Table NA21:** Median income by census tract (ACS 2016-2020)
- **Map NA22:** Estimated median household income (ACS 2016-2020)
- **Map NA23:** Estimated percent change in the median income of a household between 2000 and the period of 2015-2019 (Census 2000 & ACS 2015-2019)
- **Table NA24:** 2021 HUD AMIs for the Dallas, Texas HUD Metro FMR Area (HUD)
- **Map NA25:** Local median household income as a share of area median household income between 2016-2020 (ACS 2016-2020)
- **Graphic NA26:** Average hourly wages for selected occupations (Bureau of Labor Statistics, Dallas-Fort Worth Area Economic Summary)
- **Graphic NA27:** Average annual spending and percent distribution for selected categories (Bureau of Labor Statistics, Dallas-Fort Worth Area Economic Summary)

- **Table NA28:** Median Household income trends (ACS 2010-2014 & 2016-2020)
- **Map NA29:** The Triangle neighborhood

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

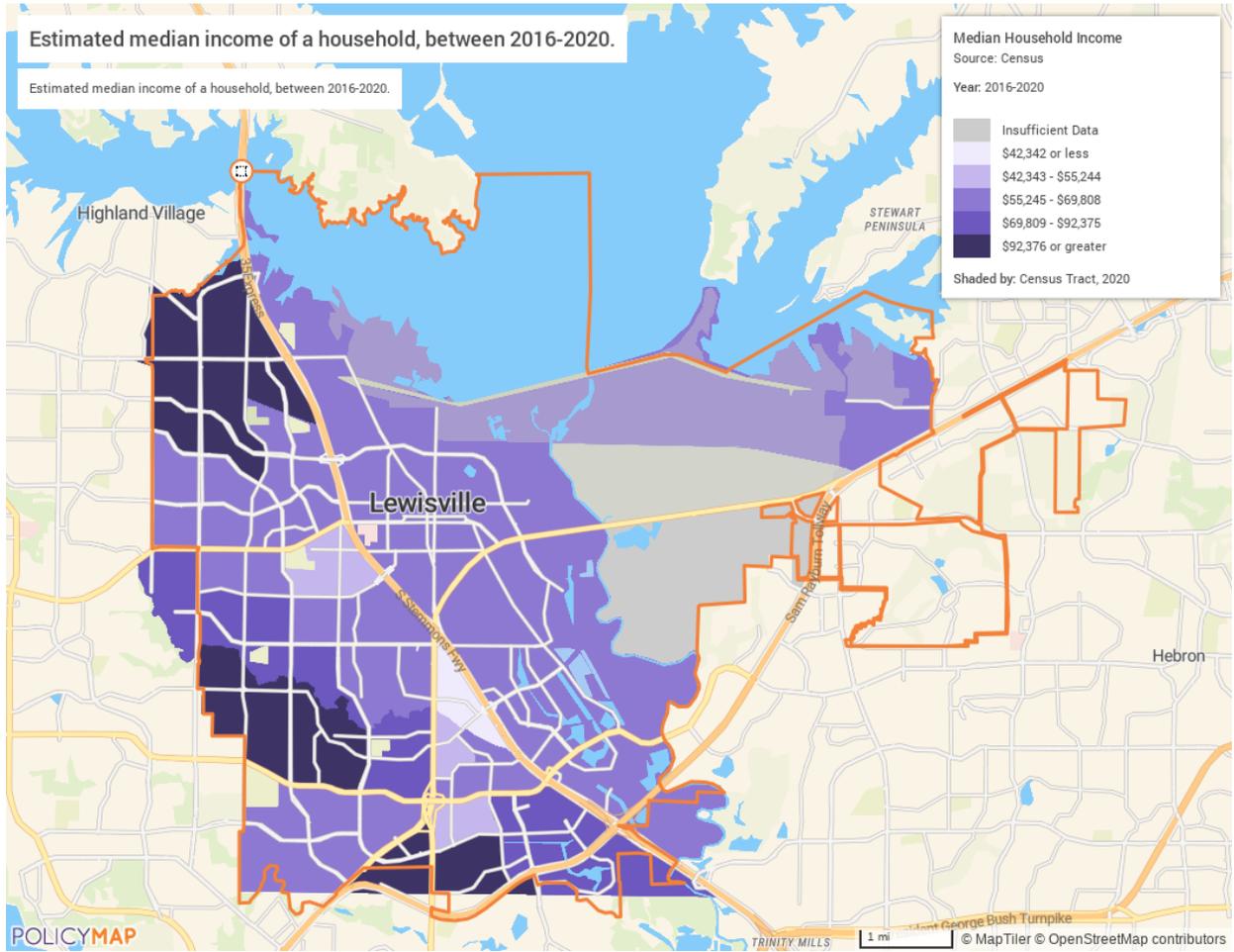
# Map NA20



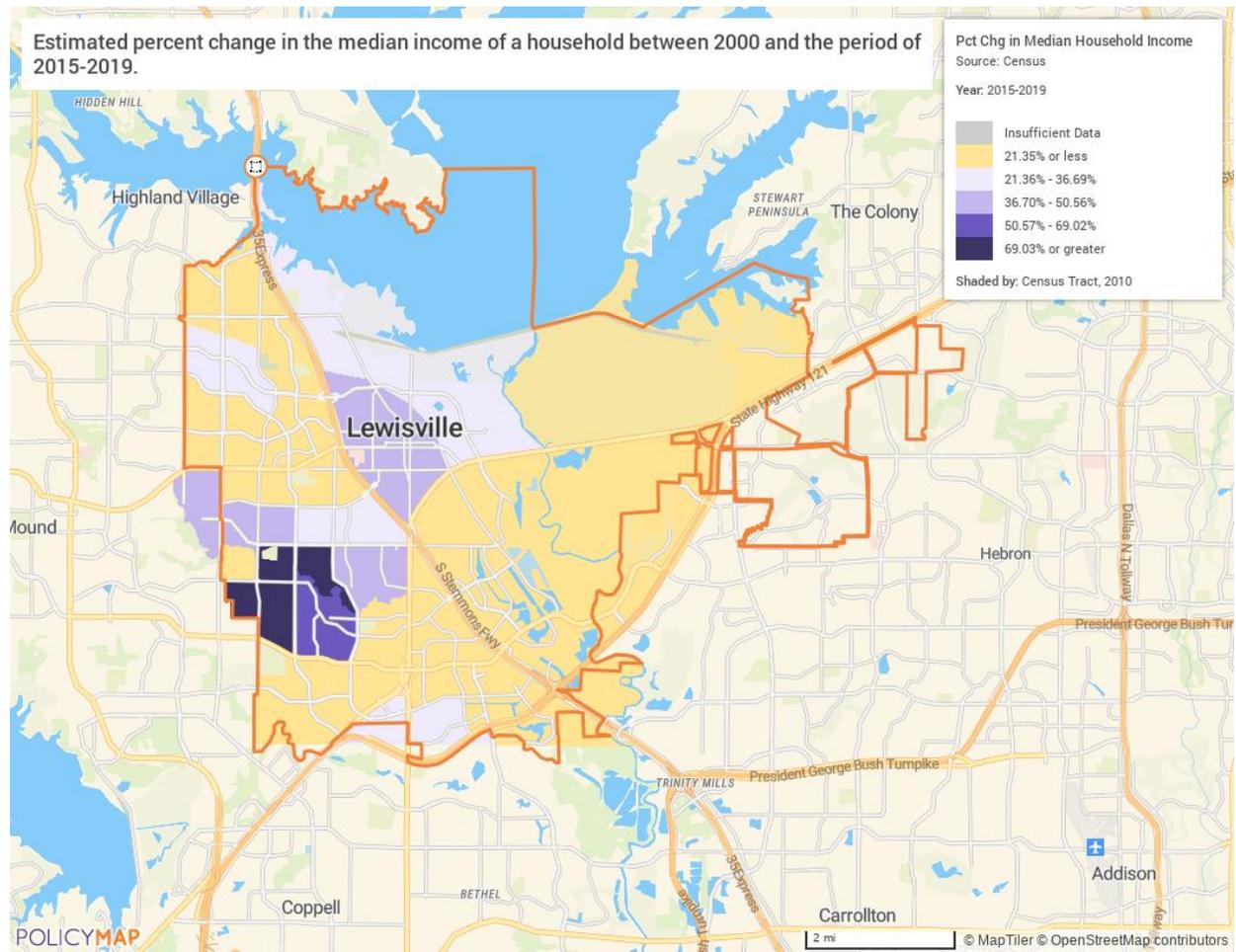
**Table NA21**

Census Tract	Estimated median household income	Census Tract	Estimated median household income	Census Tract	Estimated median household income
216.45	N/A	217.32	\$72,333	217.17	\$61,396
217.30	\$114,234	217.42	\$70,882	217.35	\$60,953
217.31	\$112,454	217.33	\$70,575	215.02	\$60,568
216.53	\$102,554	216.19	\$69,554	217.28	\$59,590
217.37	\$98,504	215.17	\$69,187	217.43	\$55,333
215.05	\$97,452	216.20	\$68,824	217.36	\$54,222
217.23	\$96,750	217.16	\$65,804	217.44	\$50,875
217.15	\$95,586	217.45	\$65,272	217.34	\$45,329
217.41	\$82,143	216.18	\$61,620	217.39	\$36,375
217.38	\$74,750	217.40	\$61,577		

# Map NA22



# Map NA23



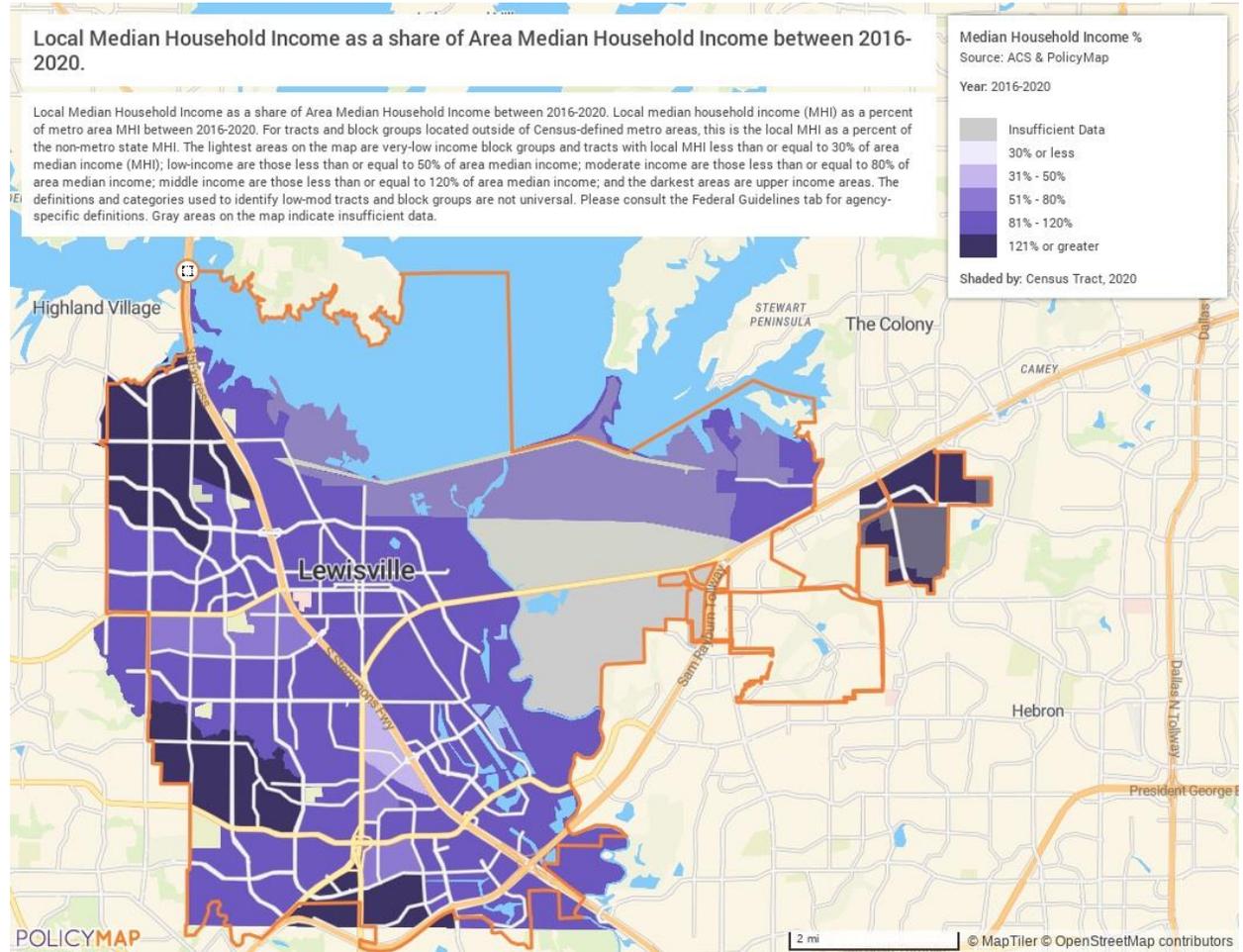
**Table NA24**

**Note** - This table displays the 2022 HUD AMIs for the Dallas, Texas HUD Metro FMR Area.

The Dallas, TX HUD Metro FMR Area contains the following areas: Collin County, TX; Dallas County, TX; **Denton County, TX**; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX.

	<b>30% AMI</b>	<b>50% AMI</b>	<b>80% AMI</b>
1	\$20,450	\$34,100	\$54,550
2	\$23,400	\$39,000	\$62,350
3	\$26,300	\$43,850	\$70,150
<b>4</b>	<b>\$29,200</b>	<b>\$48,700</b>	<b>\$77,900</b>
5	\$32,470	\$52,600	\$84,150
6	\$37,190	\$56,500	\$90,400
7	\$41,910	\$60,400	\$96,600
8	\$46,630	\$64,300	\$102,850

# Map NA25



Graphic NA26

Average hourly wages for selected occupations

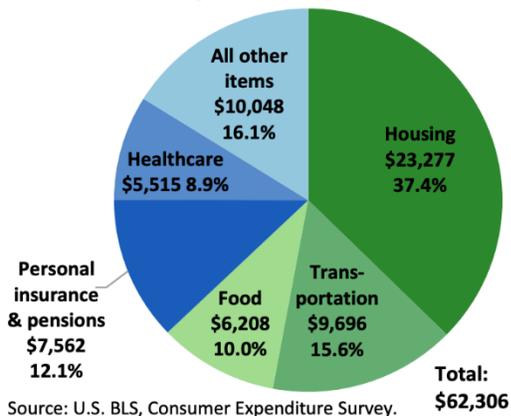
Occupation	Dallas-Fort Worth area	United States
All occupations	\$27.01	\$27.07
Human resources managers	65.23	64.70
Accountants and auditors	40.31	39.26
Registered nurses	37.50	38.47
Construction laborers	17.39	20.67
Retail salespersons	14.22	14.87
Cooks, fast food	10.38	11.68

Source: U.S. BLS, Occupational Employment and Wage Statistics, May 2020.

Graphic NA27

Average annual spending and percent distribution for selected categories

Dallas area average annual expenditures, 2019-20

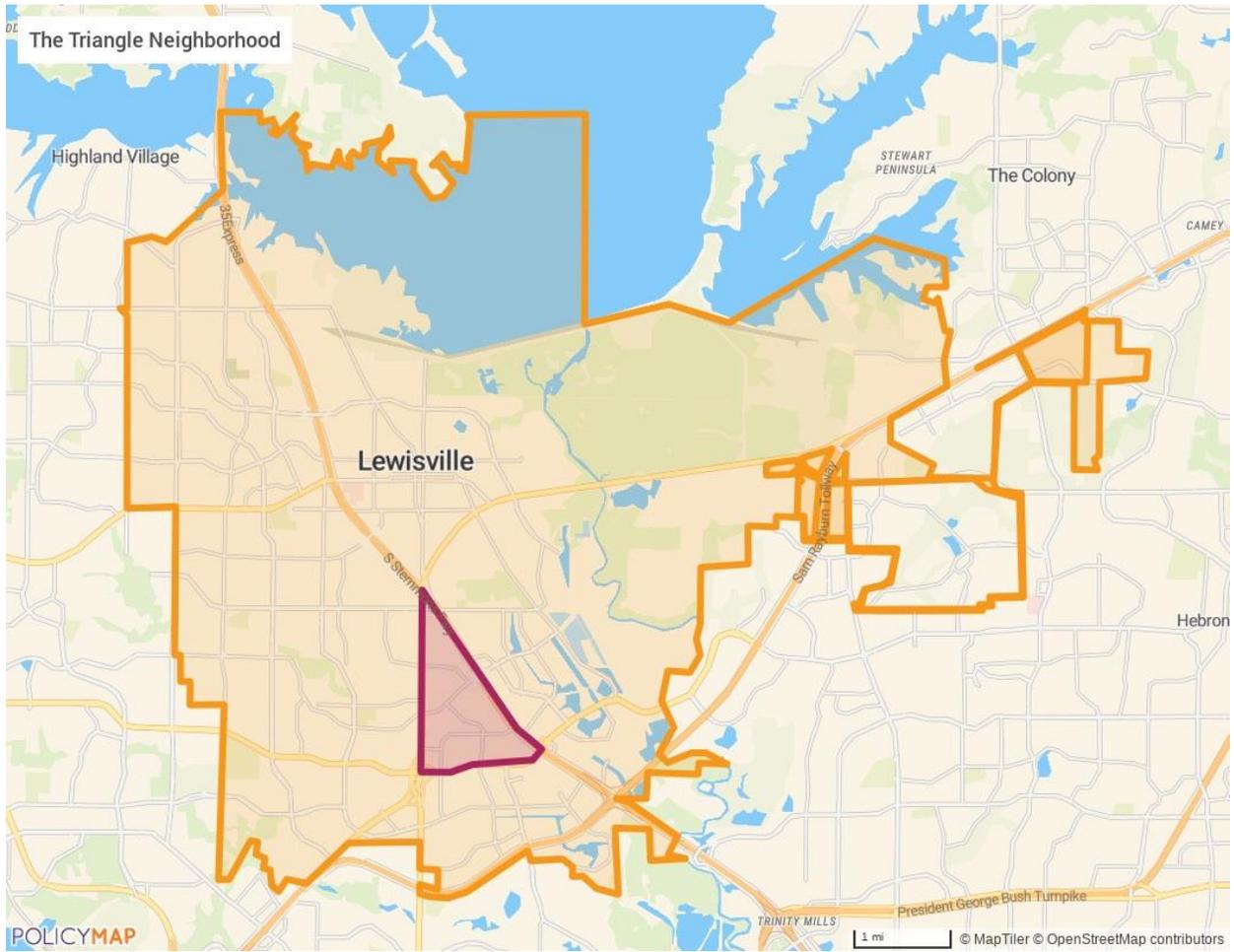


Source: U.S. BLS, Consumer Expenditure Survey.

**Table NA28**

Household Income	2010-2014 ACS	2016-2020 ACS	Percent Change
<b>Total Households</b>	36,282	39,664	9.3%
<b>Percentage of Population Earning Specific Range of Annual Income</b>			
Less than \$10,000	2.60%	2.60%	0.0%
\$10,000 to \$14,999	2.60%	2.30%	-11.5%
\$15,000 to \$24,999	9.50%	6.50%	-31.6%
\$25,000 to \$34,999	11.70%	8.70%	-25.6%
\$35,000 to \$49,999	19.00%	14.10%	-25.8%
\$50,000 to \$74,999	21.90%	21.50%	-1.8%
\$75,000 to \$99,999	13.40%	15.40%	14.9%
\$100,000 to \$149,999	13.00%	17.10%	31.5%
\$150,000 to \$199,999	4.20%	7.80%	85.7%
\$200,000 or more	2.00%	3.90%	95.0%
<b>Median income (dollars)</b>			
Median income (dollars)	54,589	67,026	22.8%
<b>Mean income (dollars)</b>			
Mean income (dollars)	68,512	82,557	20.5%

# Map NA29



## Housing Needs and Related Maps and Tables

### Summary of Data Insights

Lewisville is a majority renter city, with 57.5% of housing units being renter-occupied and 42.5% of units being owner-occupied. **Map NA40: Estimated number of households that own a home** and **Map NA41: Estimated number of households that rent a home** shows that homeowners are heavily concentrated in census tracts located in the western areas of the city, whereas renters are heavily concentrated in the Triangle neighborhood and the southeastern areas of the city.

According to the Comprehensive Housing Affordability Strategy (CHAS - custom tabulations from the 2014-2018 American Community Survey) data, 44% of renter households and 23% of owner households reported experiencing at least one out of the four housing problems enumerated below. Among these households, a significant percentage of renter households (22%) and owner households (11%) also reported experiencing at least one of four severe housing problems.

The most common housing problem faced by Lewisville residents is housing cost burden. In order to secure housing, residents are forced to spend more than 30% of their income on housing costs, which puts them in a precarious financial position. Housing cost-burdened households have less income available to spend on education, health care, childcare, and to save for unexpected emergencies.

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**Comprehensive Housing Affordability Strategy (CHAS) data (2014-2018)** – According to HUD, “CHAS consists of ‘custom tabulations’ of data from the U.S. Census Bureau that are generally not otherwise publicly available...The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD’s programs (primarily 30, 50, and 80 percent of median income).” Similar to the 5-Year ACS dataset, the CHAS provides data related to housing costs as a percentage of a household’s income. However, while the ACS publishes income in various dollar ranges, the CHAS categorizes income in relation to the HUD Area Median Family Income (HAMFI) for a jurisdiction. For more information about HAMFI, visit <https://www.huduser.gov/portal/datasets/il.html#2018>

**CHAS-Designated Housing Problems:** (1) housing unit lacks complete kitchen facilities, (2) housing unit lacks complete plumbing facilities, (3) household is overcrowded; and (4) household is cost-burdened.

**Overcrowding** is defined as more than 1 person per room and **severe overcrowding** is defined as more than 1.5 persons per room. **Cost burden** is defined as monthly housing costs (including utilities) exceeding 30% of monthly income and **severe cost burden** is defined as monthly housing costs (including utilities) exceeding 50% of monthly income.

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## Data Highlights

**Note: Cost-Burdened Households** - Several different data sets were used to examine how housing costs are affecting households in Lewisville.

**Cost-Burdened Renter Households** - According to the most recent 5-year ACS data, there are 22,815 renter households in Lewisville and 43.2% of these households are housing cost-burdened, meaning that they are paying more than 30% of their income on housing. An analysis of housing cost-burden by household income reveals that nearly every renter household in Lewisville earning less than \$35,000 is housing cost-burdened. Even 20% of renter households earning slightly higher incomes – between \$50,000 to \$75,000 – are housing-cost burdened. However, the data indicates that once a renter household's income rises above \$75,000, nearly all renter households are able to secure housing that is affordable based on their income, since less than 4% of these households report being housing-cost burdened.

**Cost-Burdened Homeowner Households (with a mortgage)** – According to the most recent 5-year ACS data, there are 11,295 owner households in Lewisville who have a mortgage. A slightly lower percentage of owner households – 26.4% – are housing cost-burdened as compared to renter households. As is the case with renter households, nearly every owner household in Lewisville earning less than \$35,000 is housing cost-burdened. Nearly 50% of owner households earning slightly higher incomes – between \$50,000 to \$75,000 – are housing-cost burdened. However, similar to the renter data, once an owner household's income rises above \$75,000, nearly all owner households are able to secure housing that is affordable based on their income, since less than 8.7% of these households report being housing-cost burdened.

An examination of trends related to household cost-burdens from the CHAS data reveals that the percentage of total households that are cost burdened has remained relatively flat – fluctuating between a low of 30.2% and a high of 32.7% during the time period of 2006-2018. Owner housing cost burdens have trended slightly downward since 2006, but renter housing cost burdens have trended slightly upward since 2006.

## Severe Cost Burden by Household Income (CHAS Data)

### **Moderate Income and Cost Burden**

**Renter Households:** 620 renter households with a household income greater than 80% and less than 100% of HAMFI reported being housing cost-burdened, and 30 renter households within this income range reported being severely housing cost-burdened. These households constituted 7% of all renter households identified as housing cost-burdened, and less than 1% of renter households identified as severely housing cost-burdened.

**Owner Households:** 610 owner households with a household income greater than 80% and less than 100% of HAMFI reported being housing cost-burdened, and 20 owner households within this income range reported being severely housing cost-burdened. These households constituted 18% of all owner households identified as housing cost-burdened, and 2% of owner households identified as severely housing cost-burdened.

### ***Low Income and Cost Burden***

**Renter Households:** 3,225 renter households with a household income greater than 50% and less than 80% of HAMFI reported being housing cost-burdened, and 295 renter households within this income range reported being severely housing cost-burdened. These households constituted 36% of all renter households identified as housing cost-burdened, and 8% of renter households identified as severely housing cost-burdened.

**Owner Households:** 900 owner households with a household income greater than 50% and less than 80% of HAMFI reported being housing cost-burdened, and 190 owner households within this income range reported being severely housing cost-burdened. These households constituted 27% of all owner households identified as housing cost-burdened, and 17% of owner households identified as severely housing cost-burdened.

### ***Very Low Income and Cost Burden***

**Renter Households:** 3,075 renter households with a household income greater than 30% and less than 50% of HAMFI reported being housing cost-burdened, and 1,480 renter households within this income range reported being severely housing cost-burdened. These households constituted 34% of all renter households identified as housing cost-burdened, and 42% of renter households identified as severely housing cost-burdened.

**Owner Households:** 675 owner households with a household income greater than 30% and less than 50% of HAMFI reported being housing cost-burdened, and 300 owner households within this income range reported being severely housing cost-burdened. These households constituted 20% of all owner households identified as housing cost-burdened, and 26% of owner households identified as severely housing cost-burdened.

### ***Extremely Low Income and Cost Burden***

**Renter Households:** 1,830 renter households with a household income less than 30% of HAMFI reported being housing cost-burdened, and 1,705 renter households within this income range reported being severely housing cost-burdened. These households constituted 20% of all renter households identified as housing cost-burdened, and 48% of renter households identified as severely housing cost-burdened.

**Owner Households:** 675 owner households with a household income less than 30% of HAMFI reported being housing cost-burdened, and 575 owner households within this income range reported being severely housing cost-burdened. These households constituted 20% of all owner households identified as housing cost-burdened, and 51% of owner households identified as severely housing cost-burdened.

### ***Overcrowding***

Per the most recent ACS data (2016-2020), 3.0% of Lewisville households are living in homes with between 1 and 1.5 occupants per room (overcrowded housing), and 1.9% of households are living in homes with more than 1.5 occupants per room (severely overcrowded housing). In terms of number of housing units, 1,175 housing units are overcrowded, and 757 housing units are severely overcrowded. Comparing those numbers to the prior 5-year period, overcrowded housing decreased by 0.8% (294 units), while severely overcrowded housing increased by 0.3% (126 units).

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*Stakeholder Feedback: Community members indicated that many overcrowded housing situations in Lewisville are not captured by Census data, as populations who are likely to “double up” in housing units when faced with financial hardship are also likely to be populations who avoid interaction with government officials.*

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### Substandard Housing

Per the most recent ACS data (2016-2020), 1.1% of occupied housing units in Lewisville lack either complete plumbing facilities or complete kitchen facilities. A total of 340 housing units in the City lack complete kitchen facilities, and 63 housing units lack complete plumbing facilities. Compared to the 2015-2019 data, 37 more units are lacking complete kitchen facilities, while 11 fewer units are lacking complete plumbing facilities.

Most of Lewisville’s housing stock (71.2%) was built prior to the year 2000. Looking back further, 17.2% of Lewisville’s housing stock was built prior to 1980. More owner-occupied units (22.2%) than renter-occupied units (14.4%) were built prior to 1980. According to Lewisville inspection data, the average age of the city’s 86 multifamily apartment complexes is 33 years old. Fourteen (14) multifamily apartment complexes were built prior to 1980; housing built prior to 1978 poses an increased risk of exposure to lead paint.

While aging housing stock is not necessarily an indicator of substandard quality per se, increasing investment in maintenance will be needed to maintain the quality of this older housing stock. Cost-burdened owner households may struggle to maintain their aging dwelling units. While renter households rely on their landlords to invest in upkeep, cost-burdened renters may struggle to find the resources to move if properties are not well-maintained. Renters may also be less likely to report substandard housing conditions when rents in the area are rapidly increasing, since landlords may increase rents if properties are brought to a state of good repair or upgraded.

### Housing Problems by Household Income (CHAS Data)

#### ***Moderate Income Households and Housing Problems***

**Renter Households:** 725 renter households with a household income greater than 80% and less than 100% of HAMFI reported experiencing at least one Housing Problem. These households constituted 7% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 720 owner households with a household income greater than 80% and less than 100% of HAMFI reported experiencing at least one Housing Problem. These households constituted 19% of all owner households who reported experiencing at least one Housing Problem.

#### ***Low Income Households and Housing Problems***

**Renter Households:** 3,530 renter households with a household income greater than 50% and less than 80% of HAMFI reported experiencing at least one Housing Problem. These households constituted 36% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 1,050 owner households with a household income greater than 50% and less than 80% of HAMFI reported experiencing at least one Housing Problem. These households constituted 27% of all owner households who reported experiencing at least one Housing Problem.

#### ***Very Low-Income Households and Housing Problems***

**Renter Households:** 3,080 renter households with a household income greater than 30% and less than 50% of HAMFI reported experiencing at least one Housing Problem. These households constituted 31% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 715 owner households with a household income greater than 30% and less than 50% of HAMFI reported experiencing at least one Housing Problem. These households constituted 19% of all owner households who reported experiencing at least one Housing Problem.

#### ***Extremely Low-Income Households and Housing Problems***

**Renter Households:** 1,895 renter households with a household income less than 30% of HAMFI reported experiencing at least one Housing Problem. These households constituted 19% of all renter households who reported experiencing at least one Housing Problem.

**Owner Households:** 765 owner households with a household income less than 30% of HAMFI reported experiencing at least one Housing Problem. These households constituted 20% of all owner households who reported experiencing at least one Housing Problem.

The following maps and tables are used to supplement the analysis of the City's housing needs:

- **Table NA30:** Gross rent as a percentage of income (ACS 2016-2020)
- **Table NA31:** Summary of renter cost-burden (ACS 2016-2020)
- **Table NA32:** Monthly housing costs as a percentage of owner household income (ACS 2016-2020)
- **Table NA33:** Summary of owner cost-burden (ACS 2016-2020)
- **Graph NA34:** Housing cost-burden trends (CHAS)
- **Table NA35:** Housing Problems and Severe Housing Problems (CHAS)
- **Table NA36:** Housing Cost Burden Owner and Renter (CHAS)
- **Table NA37:** Income by Housing Problems (CHAS)
- **Table NA38:** Income by Cost Burdens (CHAS)
- **Map NA39:** Estimated number of housing units (ACS 2016-2020)
- **Map NA40:** Estimated number of households that own a home (ACS 2016-2020)
- **Map NA41:** Estimated number of households that rent a home (ACS 2016-2020)
- **Map NA42:** Estimated number of owner-occupied housing units with one or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA43:** Estimated number of owner-occupied housing units with two or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA44:** Estimated number of renter-occupied housing units with one or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA45:** Estimated number of renter-occupied housing units with two or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA46:** Where to prioritize rental assistance (Urban Institute)

- **Graphic NA47:** Reasons for experiencing homelessness due to COVID-19 (Denton County PIT Count Full Report, May 2021)
- **Graphic NA48:** Top 5 reasons for homelessness (2020 Denton County Homelessness Data Report)

*Data Sources for Maps: PolicyMap, [www.policymap.com](http://www.policymap.com)*

*Urban Institute, <https://www.urban.org/features/where-prioritize-emergency-rental-assistance-keep-renters-their-homes> (Accessed February 22, 2022)*

Table NA30

Gross Rent as a Percentage of Household Income					
Total renter households: 22,815					
	Number of Households	% Households		Number of Households	% Households
<b>Income less than \$10,000:</b>			<b>Income between \$50,000 to \$74,999:</b>		
Less than 20.0 percent	0	0.0%	Less than 20.0 percent	946	16.8%
20.0 to 24.9 percent	0	0.0%	20.0 to 24.9 percent	1,876	33.2%
25.0 to 29.9 percent	0	0.0%	25.0 to 29.9 percent	1,697	30.1%
30.0 to 34.9 percent	0	0.0%	30.0 to 34.9 percent	569	10.1%
35.0 to 39.9 percent	0	0.0%	35.0 to 39.9 percent	408	7.2%
40.0 to 49.9 percent	3	0.4%	40.0 to 49.9 percent	85	1.5%
50.0 percent or more	582	84.2%	50.0 percent or more	35	0.6%
Not computed	106	15.3%	Not computed	28	0.5%
<b>Total</b>	<b>691</b>	<b>100.0%</b>	<b>Total</b>	<b>5644</b>	<b>100.0%</b>
<b>Income between \$10,000 to \$19,999:</b>			<b>Income between \$75,000 to \$99,999:</b>		
Less than 20.0 percent	0	0.0%	Less than 20.0 percent	2,015	59.4%
20.0 to 24.9 percent	52	3.2%	20.0 to 24.9 percent	938	27.7%
25.0 to 29.9 percent	15	0.9%	25.0 to 29.9 percent	257	7.6%
30.0 to 34.9 percent	18	1.1%	30.0 to 34.9 percent	69	2.0%
35.0 to 39.9 percent	0	0.0%	35.0 to 39.9 percent	44	1.3%
40.0 to 49.9 percent	73	4.5%	40.0 to 49.9 percent	0	0.0%
50.0 percent or more	1,434	89.0%	50.0 percent or more	0	0.0%
Not computed	19	1.2%	Not computed	67	2.0%
<b>Total</b>	<b>1611</b>	<b>100.0%</b>	<b>Total</b>	<b>3,390</b>	<b>100.0%</b>
<b>Income between \$20,000 to \$34,999:</b>			<b>Income \$100,000 or more:</b>		
Less than 20.0 percent	0	0.0%	Less than 20.0 percent	3,161	91.2%
20.0 to 24.9 percent	27	0.8%	20.0 to 24.9 percent	208	6.0%
25.0 to 29.9 percent	37	1.0%	25.0 to 29.9 percent	62	1.8%
30.0 to 34.9 percent	190	5.3%	30.0 to 34.9 percent	6	0.2%
35.0 to 39.9 percent	444	12.4%	35.0 to 39.9 percent	1	0.0%
40.0 to 49.9 percent	1,300	36.2%	40.0 to 49.9 percent	0	0.0%
50.0 percent or more	1,568	43.6%	50.0 percent or more	0	0.0%
Not computed	29	0.8%	Not computed	27	0.8%
<b>Total</b>	<b>3595</b>	<b>100.0%</b>	<b>Total</b>	<b>3,465</b>	<b>100.0%</b>
<b>Income between \$35,000 to \$49,999:</b>					
Less than 20.0 percent	88	2.0%			
20.0 to 24.9 percent	212	4.8%			
25.0 to 29.9 percent	1,016	23.0%			
30.0 to 34.9 percent	995	22.5%			
35.0 to 39.9 percent	890	20.1%			
40.0 to 49.9 percent	882	20.0%			
50.0 percent or more	264	6.0%			
Not computed	72	1.6%			
<b>Total</b>	<b>4419</b>	<b>100.0%</b>			

Table NA31

Summary of Renter Cost-Burden	Total Renter Households	% of Total Renter Households
Renter Households with Income <b>Less than \$35,000</b> that are <b>Housing-Cost Burdened</b>	5612	24.6%
Renter Households with Income <b>More than \$35,000</b> that are <b>Housing-Cost Burdened</b>	4248	18.6%
<b>Total Renter Households that are Housing-Cost Burdened</b>	<b>9860</b>	<b>43.2%</b>

Table NA32

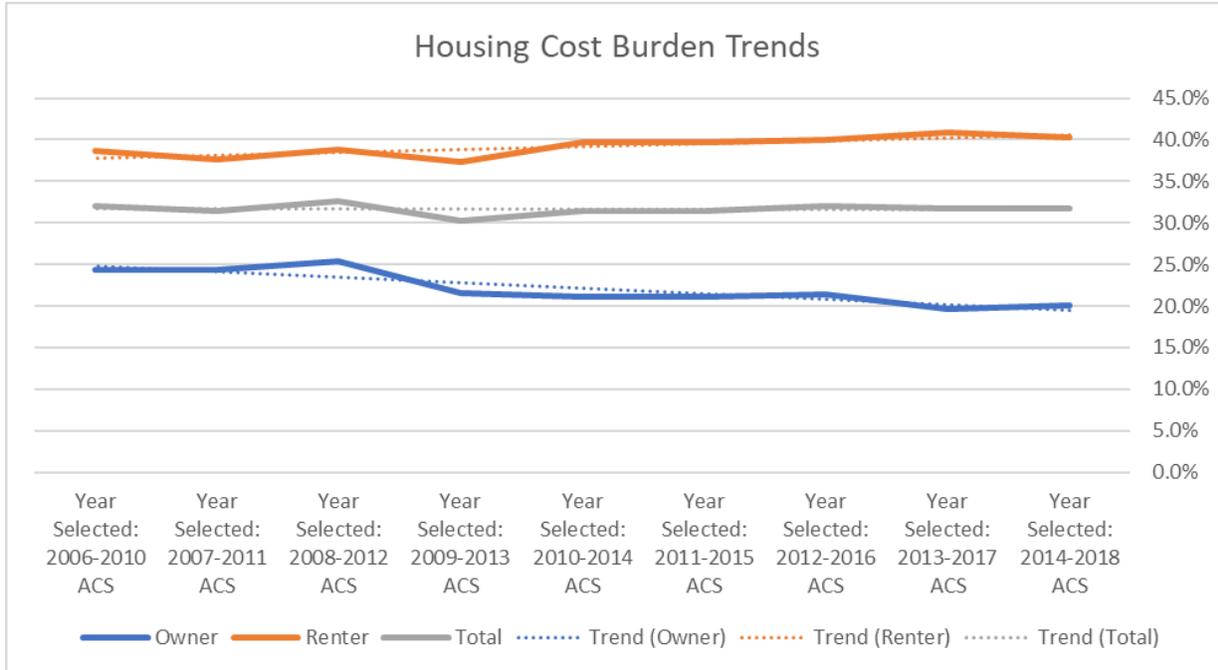
<b>Monthly Housing Costs as a Percentage of Household Income</b>		
<b>Owner-occupied housing units with a mortgage: 11,295</b>		
	<b>Number of Households</b>	<b>% Households</b>
<b>Income less than \$20,000</b>		
Less than 20 percent	0	0.0%
20 to 29 percent	9	2.4%
30 percent or more	371	97.6%
<b>Total</b>	<b>380</b>	<b>100.0%</b>
<b>Income between \$20,000 to \$34,999</b>		
Less than 20 percent	0	0.0%
20 to 29 percent	21	3.5%
30 percent or more	579	96.5%
<b>Total</b>	<b>600</b>	<b>100.0%</b>
<b>Income between \$35,000 to \$49,999</b>		
Less than 20 percent	0	0.0%
20 to 29 percent	127	22.5%
30 percent or more	438	77.5%
<b>Total</b>	<b>565</b>	<b>100.0%</b>
<b>Income between \$50,000 to \$74,999</b>		
Less than 20 percent	215	11.6%
20 to 29 percent	731	39.4%
30 percent or more	910	49.0%
<b>Total</b>	<b>1856</b>	<b>100.0%</b>
<b>Income \$75,000 or more</b>		
Less than 20 percent	5,083	64.7%
20 to 29 percent	2,087	26.6%
30 percent or more	681	8.7%
<b>Total</b>	<b>7,851</b>	<b>100.0%</b>
Zero or negative income	43	

Table NA33

<b>Summary of Owner Cost-Burden</b>	<b>Total Owner Households</b>	<b>% of Total Owner Households</b>
Owner Households with Income <b>Less than \$50,000</b> that are <b>Housing-Cost Burdened</b>	1388	12.3%
Owner Households with Income <b>More than \$50,000</b> that are <b>Housing-Cost Burdened</b>	1591	14.1%
<b>Total Owner Households that are Housing-Cost Burdened</b>	2979	<b>26.4%</b>

**Graph NA34**

**Note** - The graph below shows trends for the total housing cost burden (grey), and the cost burden experienced by renters (orange) and owners (blue). The dotted trendlines demonstrate that while the overall trend has been flat, owners and renters have experienced different trends during this time period.



**Table NA35**

***Housing Problems and Severe Housing Problems*** – Provides a breakdown of the number and percent of owner and renter households who reported experiencing at least one of the four Housing Problems and at least one of the four Severe Housing Problems.

<b>Housing Problems Overview 1</b>	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		
Household has at least 1 of 4 Housing Problems	3,825	23%	9,940	44%	13,765		35%
Household has none of 4 Housing Problems	12,515	76%	12,365	55%	24,880		64%
Cost burden not available - no other problems	110	1%	155	1%	265		1%
<b>Total</b>	<b>16,450</b>	<b>100%</b>	<b>22,460</b>	<b>100%</b>	<b>38,910</b>		<b>100%</b>
<b>Severe Housing Problems Overview 2</b>							
	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		
Household has at least 1 of 4 Severe Housing Problems	1,745	11%	4,955	22%	6,700		17%
Household has none of 4 Severe Housing Problems	14,595	89%	17,350	77%	31,945		82%
Cost burden not available - no other problems	110	1%	155	1%	265		1%
<b>Total</b>	<b>16,450</b>	<b>100%</b>	<b>22,460</b>	<b>100%</b>	<b>38,910</b>		<b>100%</b>

**Table NA36**

***Housing Cost Burden Owner and Renter*** – Provides a breakdown of the number and percent of owner and renter households who are considered to be: (1) not cost-burdened (i.e. pay less than 30% of income on housing costs), cost-burdened (i.e. pay more than 30% of income on housing costs but less than 50%), and severely cost-burdened (i.e. pay more than 50% of income on housing costs).

<b>Housing Cost Burden Overview 3</b>	<b>Owner</b>		<b>Renter</b>		<b>Total</b>		
Cost Burden <=30%	13,040	79%	13,275	59%	26,315		68%
Cost Burden >30% to <=50%	2,165	13%	5,510	25%	7,675		20%
Cost Burden >50%	1,135	7%	3,530	16%	4,665		12%
Cost Burden not available	110	1%	155	1%	265		1%
<b>Total</b>	<b>16,450</b>	<b>100%</b>	<b>22,460</b>	<b>100%</b>	<b>38,910</b>		<b>100%</b>

**Table NA37**

**Income by Housing Problems** -- Provides a breakdown of the number and percent of owner and renter households who reported experiencing at least one of the four Housing Problems based on the owner or renter's income.

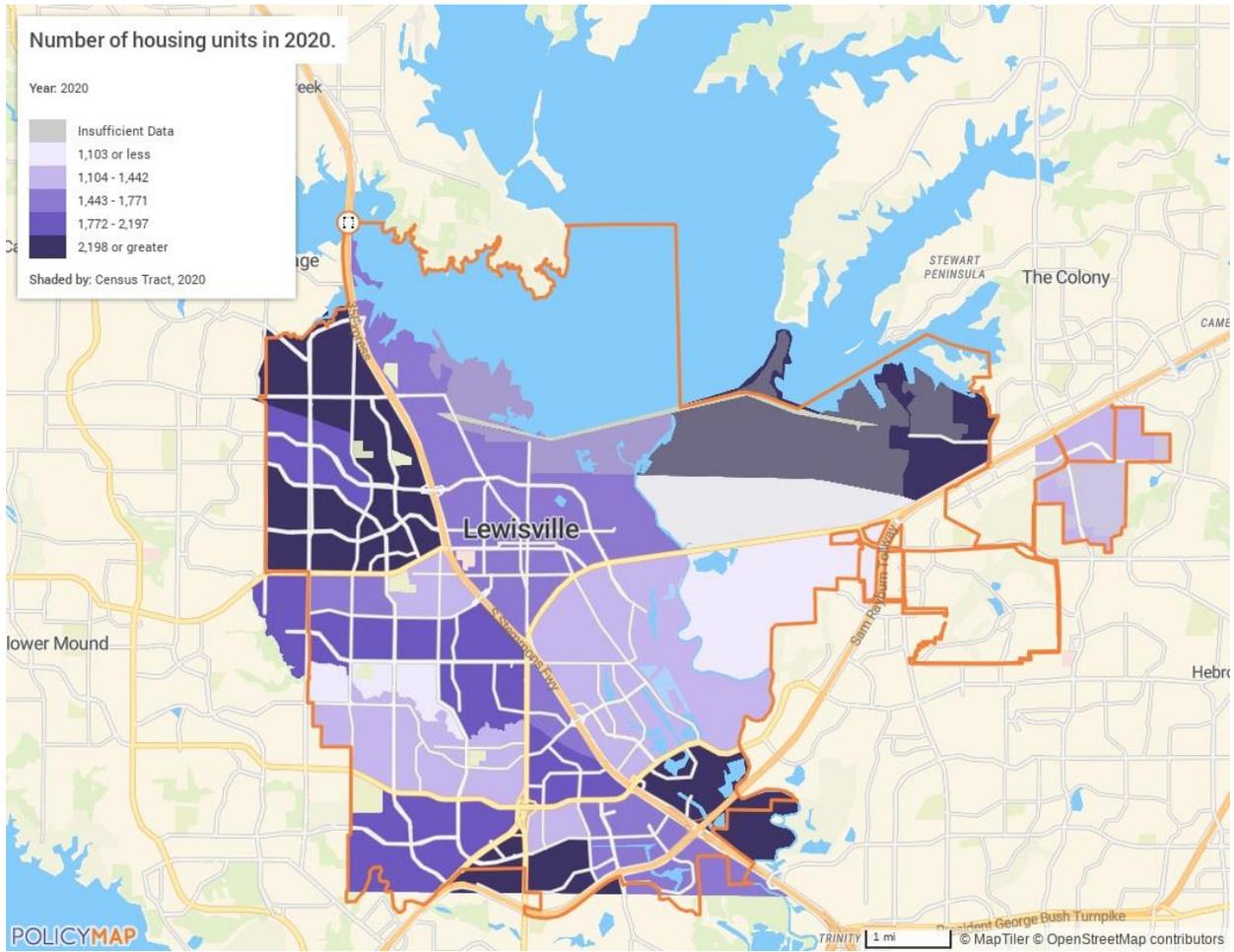
	Household has at least 1 of 4 Housing Problems		Household has none of 4 Housing Problems OR cost burden not available - no other problems		Cost burden not available - no other problems	Total	
<b>Income by Housing Problems (Owners and Renters)</b>							
Household Income <= 30% HAMFI	2,660	19%	425	2%		3,080	8%
Household Income >30% to <=50% HAMFI	3,795	28%	450	2%		4,245	11%
Household Income >50% to <=80% HAMFI	4,580	33%	2,725	11%		7,305	19%
Household Income >80% to <=100% HAMFI	1,445	10%	3,955	16%		5,400	14%
Household Income >100% HAMFI	1,280	9%	17,595	70%		18,875	49%
<b>Total</b>	<b>13,765</b>	<b>100%</b>	<b>25,145</b>	<b>100%</b>	<b>265</b>	<b>38,910</b>	<b>100%</b>
<b>Income by Housing Problems (Renters only)</b>							
Household Income <= 30% HAMFI	1,895	19%	270	2%		2,165	10%
Household Income >30% to <=50% HAMFI	3,080	31%	65	1%		3,145	14%
Household Income >50% to <=80% HAMFI	3,530	36%	1,715	14%		5,245	23%
Household Income >80% to <=100% HAMFI	725	7%	2,950	24%		3,675	16%
Household Income >100% HAMFI	710	7%	7,525	60%		8,230	37%
<b>Total</b>	<b>9,940</b>	<b>100%</b>	<b>12,520</b>	<b>100%</b>	<b>155</b>	<b>22,460</b>	<b>100%</b>
<b>Income by Housing Problems (Owners only)</b>							
Household Income <= 30% HAMFI	765	20%	155	1%		915	6%
Household Income >30% to <=50% HAMFI	715	19%	385	3%		1,100	7%
Household Income >50% to <=80% HAMFI	1,050	27%	1,010	8%		2,060	13%
Household Income >80% to <=100% HAMFI	720	19%	1,005	8%		1,725	10%
Household Income >100% HAMFI	570	15%	10,070	80%		10,645	65%
<b>Total</b>	<b>3,825</b>	<b>100%</b>	<b>12,625</b>	<b>100%</b>	<b>110</b>	<b>16,450</b>	<b>100%</b>

**Table NA38**

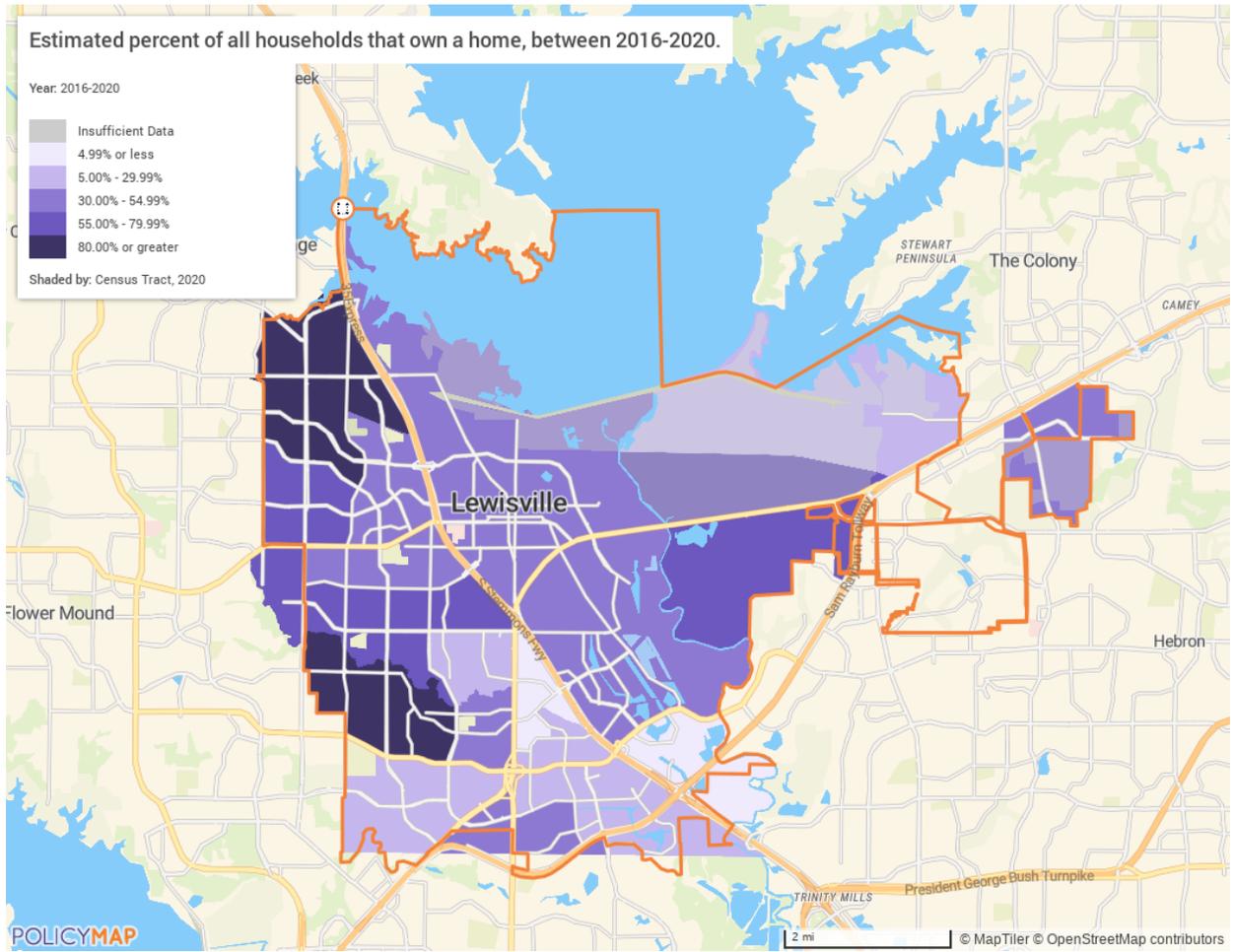
**Income by Cost Burdens** -- Provides a breakdown of the number and percent of owner and renter households who reported experiencing housing cost-burdens based on the owner or renter's income.

<b>Income by Cost Burden (Owners and Renters)</b>	<b>Cost burden &gt; 30%</b>		<b>Cost burden &gt; 50%</b>		<b>Total</b>	
Household Income <= 30% HAMFI	2,505	20%	2,280	49%	3,080	8%
Household Income >30% to <=50% HAMFI	3,750	30%	1,780	38%	4,245	11%
Household Income >50% to <=80% HAMFI	4,125	33%	485	10%	7,305	19%
Household Income >80% to <=100% HAMFI	1,225	10%	45	1%	5,400	14%
Household Income >100% HAMFI	730	6%	70	2%	18,875	49%
<b>Total</b>	<b>12,335</b>	<b>100%</b>	<b>4,665</b>	<b>100%</b>	<b>38,910</b>	<b>100%</b>
<b>Income by Cost Burden (Renters only)</b>	<b>Cost burden &gt; 30%</b>		<b>Cost burden &gt; 50%</b>		<b>Total</b>	
Household Income <= 30% HAMFI	1,830	20%	1,705	48%	2,165	10%
Household Income >30% to <=50% HAMFI	3,075	34%	1,480	42%	3,145	14%
Household Income >50% to <=80% HAMFI	3,225	36%	295	8%	5,245	23%
Household Income >80% to <=100% HAMFI	620	7%	30	1%	3,675	16%
Household Income >100% HAMFI	290	3%	20	1%	8,230	37%
<b>Total</b>	<b>9,040</b>	<b>100%</b>	<b>3,530</b>	<b>100%</b>	<b>22,460</b>	<b>100%</b>
<b>Income by Cost Burden (Owners only)</b>	<b>Cost burden &gt; 30%</b>		<b>Cost burden &gt; 50%</b>		<b>Total</b>	
Household Income <= 30% HAMFI	675	20%	575	51%	915	6%
Household Income >30% to <=50% HAMFI	675	20%	300	26%	1,100	7%
Household Income >50% to <=80% HAMFI	900	27%	190	17%	2,060	13%
Household Income >80% to <=100% HAMFI	610	18%	20	2%	1,725	10%
Household Income >100% HAMFI	440	13%	50	4%	10,645	65%
<b>Total</b>	<b>3,300</b>	<b>100%</b>	<b>1,135</b>	<b>100%</b>	<b>16,450</b>	<b>100%</b>

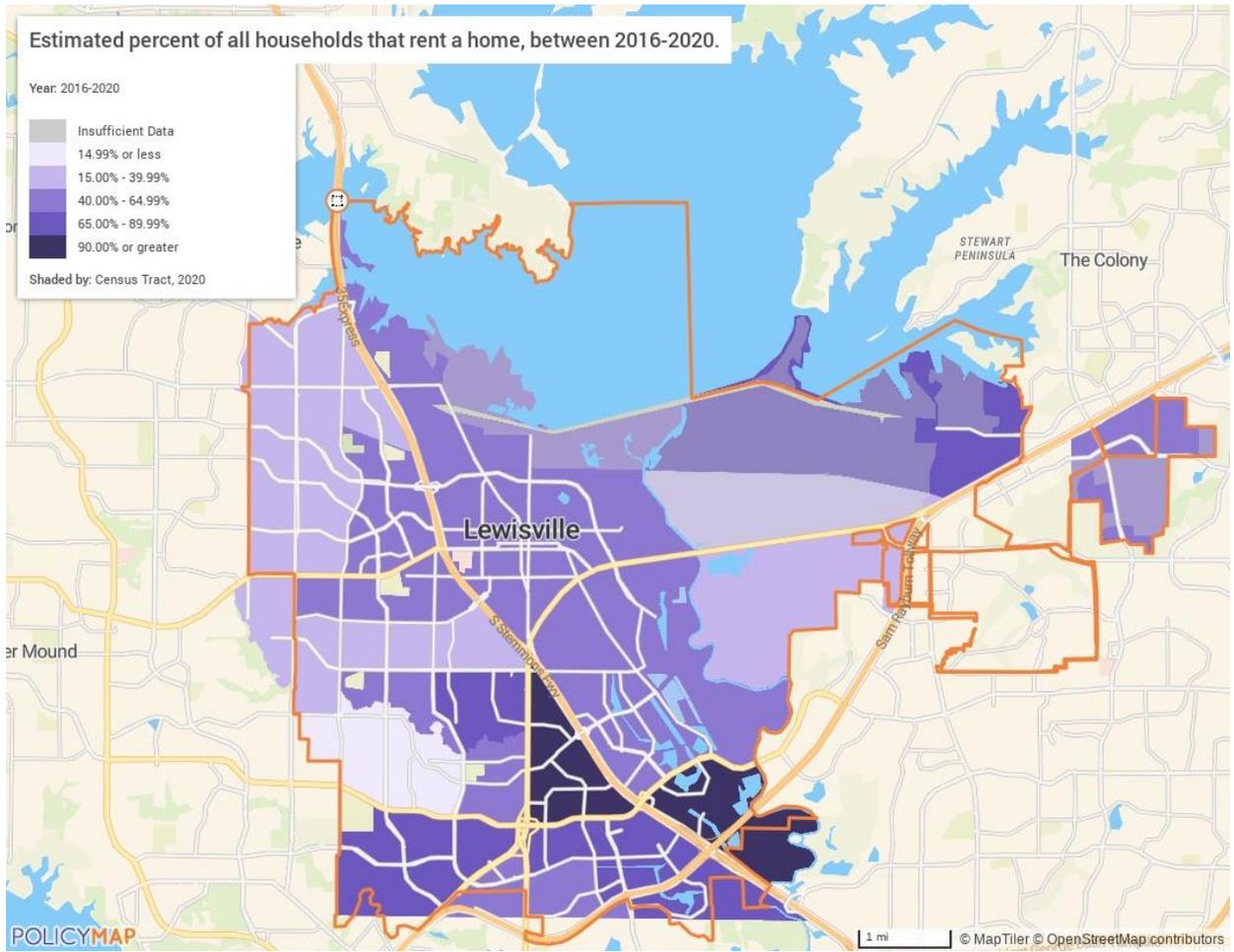
# Map NA39



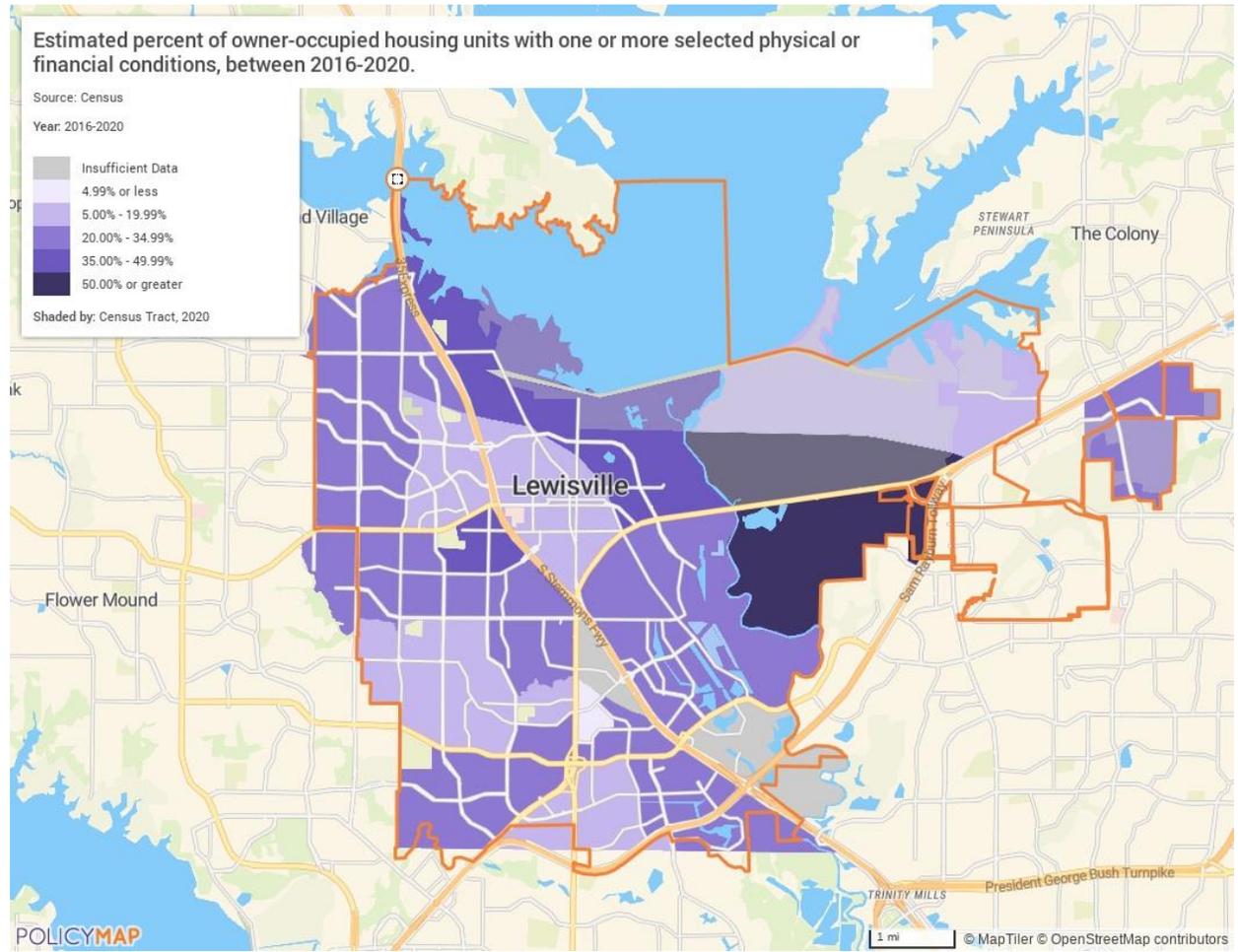
# Map NA40



# Map NA41

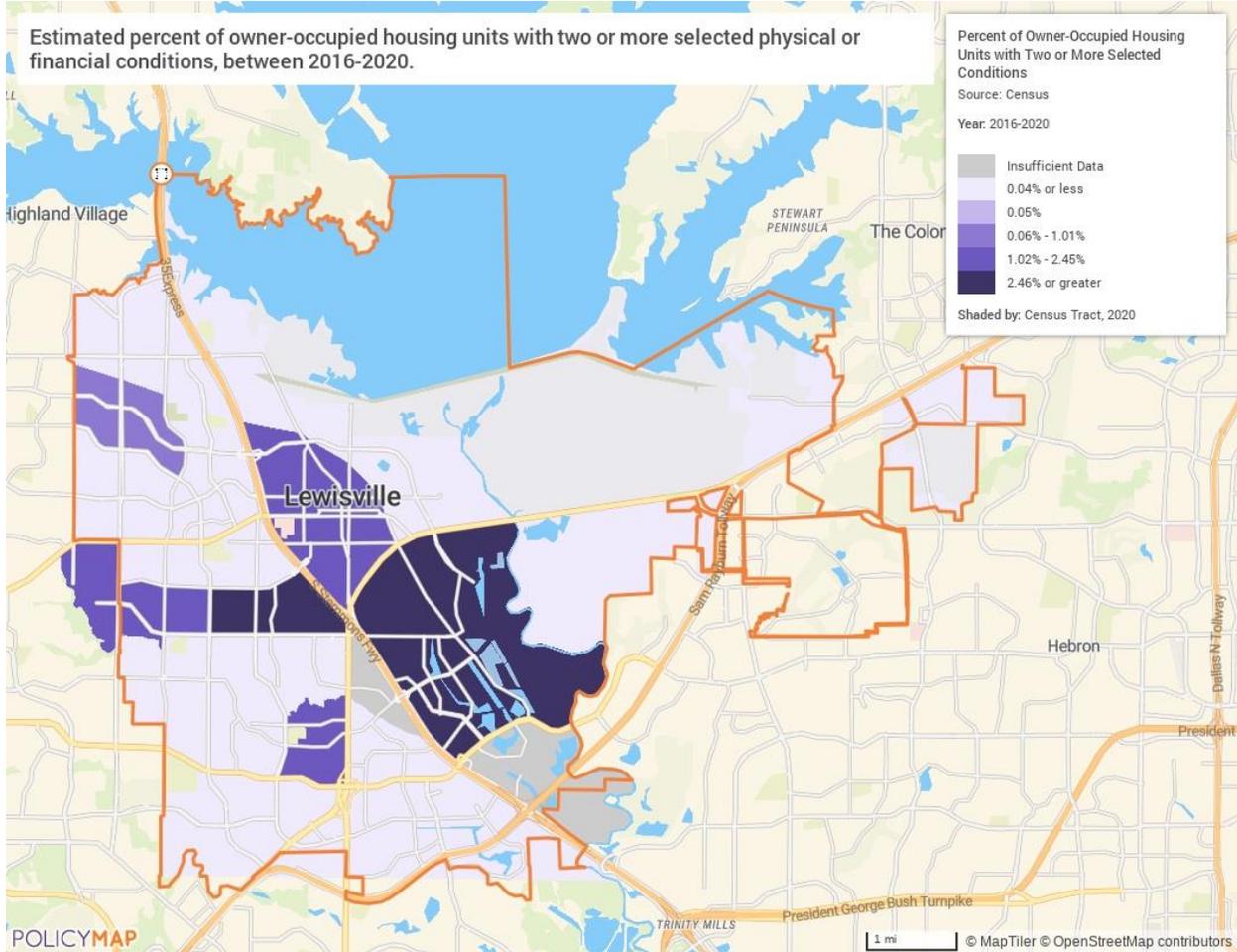


# Map NA42

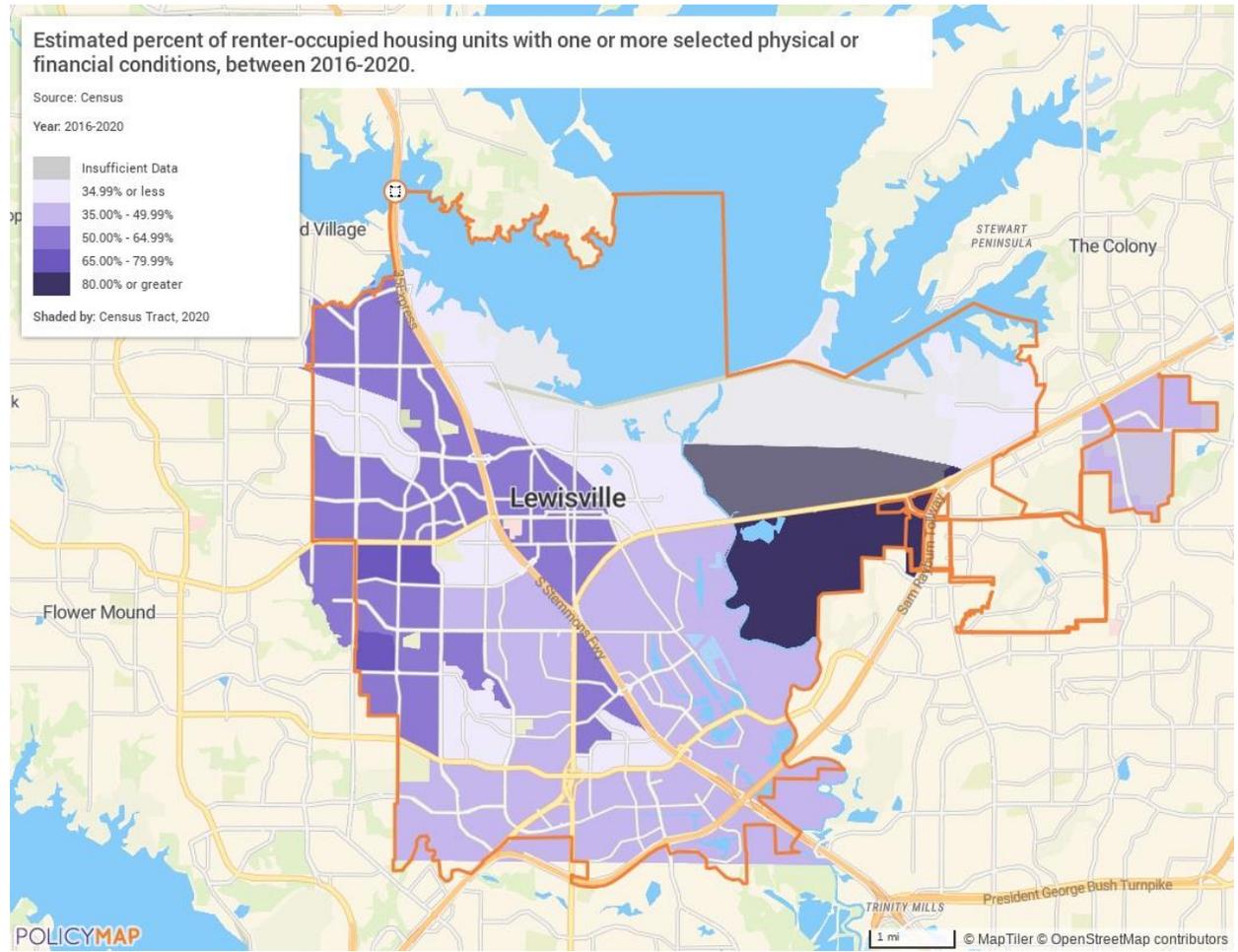


### Map NA43

**Note** - The percentage categories are much lower than for the map showing housing units with two or more housing problems.

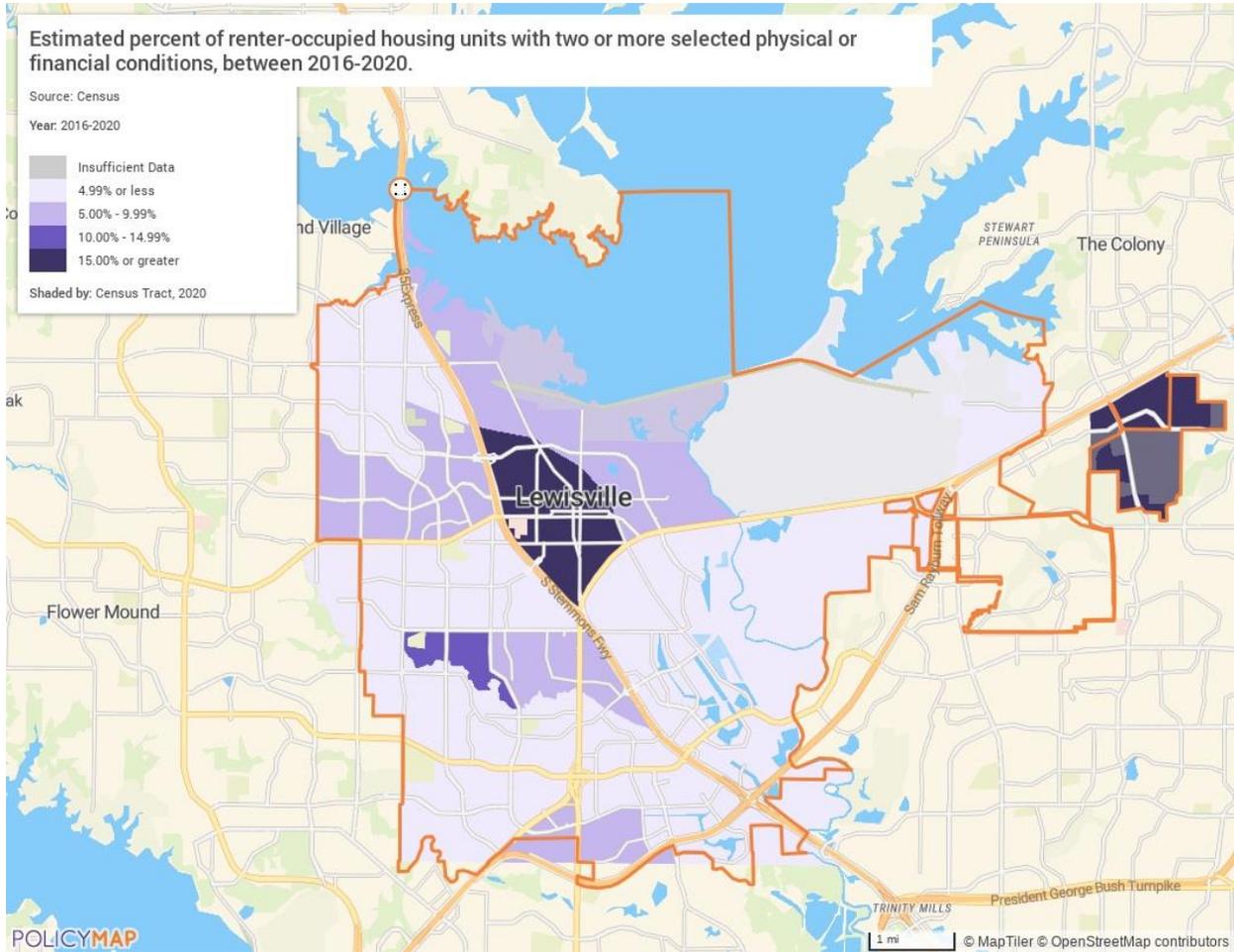


# Map NA44

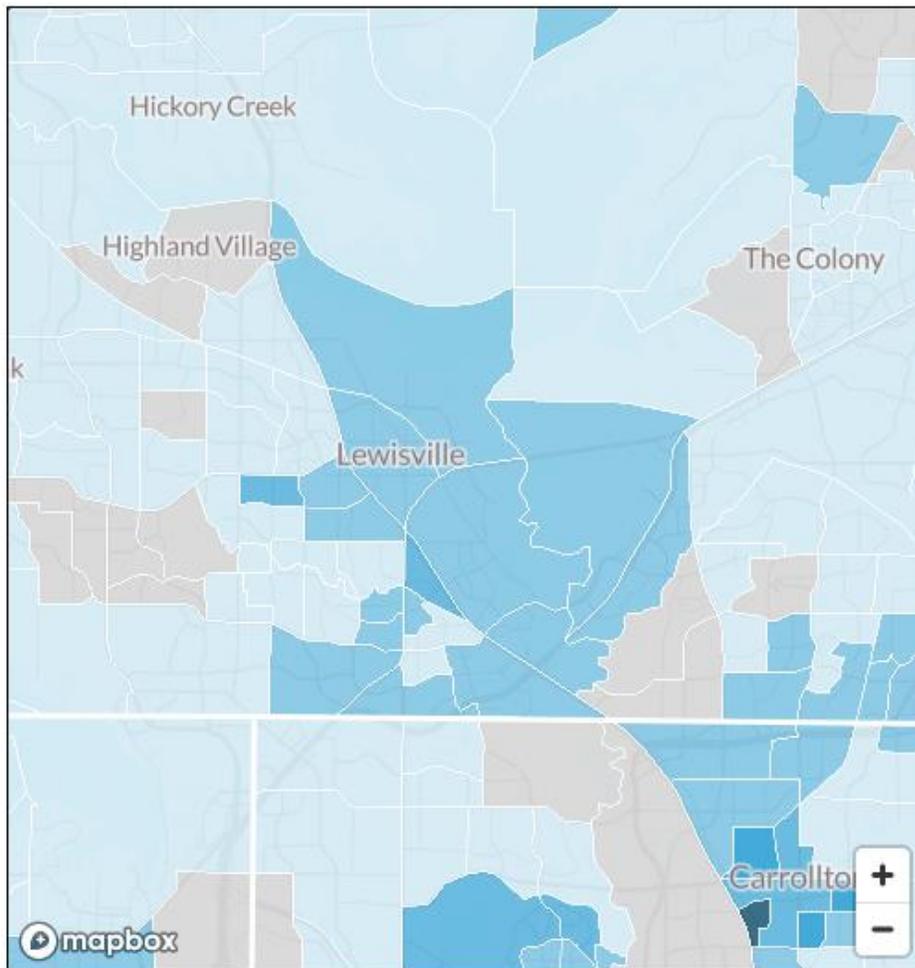


## Map NA45

**Note** - The percentage categories are much lower than for the map showing housing units with one or more housing problems.



## Map NA46



Emergency Rental Assistance Priority Index percentile



This tool takes into account household incomes as well as housing characteristics such as overcrowding and is broken into 3 subindexes:

**Housing Instability Risk Subindex:** Shares of: people living in poverty, renter-occupied housing units, severely cost-burdened low-income renters, severely overcrowded households, and unemployed people

**COVID-19 Impact Subindex:** Shares of adults without health insurance and low-income jobs lost to COVID-19

**Equity Subindex:** Shares of people of color, extremely low-income renter households, households receiving public assistance, and people born outside the US

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

According to 2016-2020 ACS data, single-person households comprise 30.1% of all occupied housing units in Lewisville for a total of 11,954 single-person households. Nineteen percent (19.0%) of owner-occupied housing units are single-person households, and 38.3% of renter-occupied housing units are single-person households. Single-person households occupied by a person 65 years or older constitute 6.4% of all occupied housing units. Six percent (6.0%) of owner-occupied housing units are occupied by a single person 65 years or older, and 6.7% of renter-occupied housing units are occupied by a single person 65 years or older. This data indicates that single-person households of all age groups are more likely to be renters than homeowners; since Lewisville renters are more likely than homeowners to experience housing cost burden, single-person households likely represent a significant share of cost-burdened households. It is also important to note that 36.5% of residents aged 65 and older in Lewisville are disabled; this represents an increase of 4.1% compared to the data from 2015-2019. It is likely that single-person households occupied by a person 65 years and older will need housing assistance if the occupant is also cost-burdened and disabled. Such services may include housing repairs, accessibility modifications, and tenant-based rental assistance.

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*Stakeholder Feedback: Several leaders of non-profit organizations that primarily serve low- and moderate-income persons aged 65 and older noted that many of their clients are single family homeowners who struggle to maintain their homes. Such homeowners often end up confined to living in certain areas of their house, due to maintenance issues that create safety hazards (ex. holes in floors, leaking roof) or lack of accessible features, such as grab bars in bathroom showers/tubs or lowered kitchen countertops. Additionally, an inability to pay for whole-home heating and cooling costs can lead such residents to isolate themselves in one room that can be adequately heated or cooled.*

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

#### **Disabled**

According to 2016-2020 ACS data, 9.4% of Lewisville's noninstitutionalized population has a disability, which is lower than the statewide percentage of 11.5%. Thirty-six-point five percent (36.5%) of residents aged 65 and older are disabled. As stated previously, it is likely that single-person households occupied by a person 65 years and older will need housing assistance if the occupant is also cost-burdened and disabled. Such services may include housing repairs, accessibility modifications, and tenant-based rental assistance.

#### **Domestic Violence and Sexual Assault**

According to the National Network to End Domestic Violence (NNEDV), "the intersection of domestic violence, homelessness, and housing insecurity is undeniable, as lack of safe and affordable housing is often reported as one of the primary barriers survivors of domestic violence face when they choose to leave an abusive partner. Domestic violence is one of the leading causes of homelessness for women and

their children. More than 90 percent of homeless women experience severe physical or sexual abuse at some point in their lives, and 63 percent have been victims of domestic or sexual violence.

Although safe housing can provide a pathway to freedom, there are many barriers that prevent survivors from obtaining or maintaining safe and affordable housing. The majority of survivors experience financial abuse, meaning that they have not had access to the family finances, have been prohibited from working, or have had their credit scores destroyed by the abusive partner. Victims may also face discrimination in accessing or maintaining housing based on the violent or criminal actions of perpetrators. Additionally, victims are limited in the locations and types of housing they can access because of their unique safety and confidentiality needs, and many housing or homelessness assistance programs have barriers that inadvertently exclude victims of violence.”

According to the most recent Crime in Texas report (2020) and the Crime in Texas online portal published by the Texas Department of Public Safety, there were 902 family violence incidents, 129 sexual assault incidents, and 76 rape incidents that occurred in Lewisville in 2020. The Denton County Homeless Management Information System tracks in real time whether individuals and families experiencing homelessness who complete a Coordinated Entry (CE) assessment to join the Housing Priority List (HPL) are fleeing domestic violence; data for February 2022 indicate that 16% of families completing a new CE are fleeing domestic violence (12 of 73 families), and 7% of individuals completing a new CE are fleeing domestic violence (21 of 305 families).

According to the Honoring Texas Victims Report published by the Texas Council on Family Violence, in Texas 183 women were killed by their male intimate partners in 2020. Of those victims, 139 were either the wife or the girlfriend of the perpetrator. The youngest victim was 14 years old, and the oldest victim was 90 years old. Five of the fatalities occurred in Denton County. Additionally, 40 men were killed by their female intimate partners in 2020. Of those victims, 35 were either the husband or the boyfriend of the perpetrator. The youngest victim was 22 years old, and the oldest victim was 71 years old. Three of the fatalities occurred in Denton County. An additional 5 victims in Texas were killed by a same-sex partner.

The data reveals a need for emergency shelter, transitional housing, and affordable housing units for survivors of domestic violence, particularly families with children.

### **What are the most common housing problems?**

Cost burden is the most significant problem faced by both owner and renter households in Lewisville. According to CHAS data, 32% of Lewisville households are cost-burdened.

To frame the comparison of owner and renter households experiencing cost burden, it is important to note that 57.5% of housing units are occupied by renters, and 42.5% of housing units are occupied by owners. Because Lewisville has more renter households than owner households, the following discussion of renters being more affected by cost burden than owners is of great significance.

Housing cost burden affects twice the share of renter households (40%) compared to owner households (20%). When it comes to severe cost burden, or households paying more than 50% of their income on housing, more than twice the share of renter households (16%) experience severe cost burden as compared to the share of owner households who experience severe cost burden (7%). This disparity in cost burden experienced by renters compared to homeowners is mirrored by disparities in household

income. According to 2016-2020 ACS data, the median household income among renters is \$53,783, while the median household income among owners is \$95,111. As a point of comparison, the overall median household income in Lewisville is \$67,026.

Especially worrisome is that rental trends, as tracked by Moody's Analytics, show that the average asking rent per unit has risen in the Lewisville market from \$861 in 2007 to \$1,391 in 2021, which represents an increase of 61.6%. As shown in **Map NA23: Estimated percent change in the median income of a household between 2000 and the period of 2015-2019**, the ability of Lewisville households' income to keep pace with this dramatic increase in rent since 2007 varies widely by geographic location. Only a small census tract area in Lewisville, where homeowners are concentrated (see **Map NA40: Estimated number of households that own a home**), saw median household incomes increase greater than 60% between 2000 and the period of 2015-2019. Many census tract areas saw more modest increases in household income, while a concerning number of census tract areas actually saw decreases in median household income between 2000 and 2015-2019. Note that comparing increases in median household income to increases in rent does not necessarily reflect the severity of the housing cost burden issue; the percentage of renter households experiencing housing cost burden from 2006-2018 has only increased slightly, but households that are cost-burdened are likely becoming more cost-burdened by increasing rents relative to increases in income. In other words, households may have been cost-burdened by their rents even in the 2000s, when average rents were significantly lower.

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*Stakeholder feedback: Both multifamily rental property managers and local service providers who work with low- and moderate-income individuals expressed concerns about housing stability as COVID-19 eviction moratoriums have expired and pandemic-related emergency rental assistance programs have ceased operation. These stakeholders explained that, especially in instances where an apartment community is owned by an institutional corporate landlord, property managers are under increasing pressure to evict tenants who are delinquent on rent and lease up units at higher rental rates. Social services agencies are fielding calls from property managers who are trying find assistance for long-term residents who are now at risk of being evicted.*

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Overcrowding is the second most common housing problem faced by Lewisville residents, but it pales in significance compared to cost burden. Three percent (3.0%) of Lewisville households are overcrowded (more than 1 occupant per room), and 1.9% of households are severely overcrowded (more than 1.5 occupants per room).

Substandard housing, defined as housing lacking complete kitchen or plumbing facilities, is a problem faced by very few Lewisville households. Only 0.2% of households lack complete plumbing facilities, and 0.9% of households lack complete kitchen facilities.

However, most of Lewisville's housing stock (71.2%) was built prior to the year 2000. Looking back further, almost 17.2% of Lewisville's housing stock was built prior to 1980. More owner-occupied units (22.2%) than renter-occupied units (14.4%) were built prior to 1980. While aging housing stock is not necessarily an indicator of substandard quality per se, increasing investment in maintenance will be needed to maintain the quality of this older housing stock. Cost-burdened owner households may struggle to

maintain their aging dwelling units. Renter households rely on their landlords to invest in upkeep, and cost-burdened renters may struggle to find the resources to move if properties are not well-maintained. Renters may also be less likely to report substandard housing conditions when rents in the area are rapidly increasing, as landlords may increase rents if properties are brought to a state of good repair or upgraded. According to Lewisville inspection data, the average age of the city's 86 multifamily apartment complexes is 33 years old. Fourteen (14) multifamily apartment complexes were built prior to 1980; housing built prior to 1978 poses an increased risk of exposure to lead paint.

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

Cost burdens have a greater impact on households with lower incomes than households with higher incomes, since their income left over for non-housing expenses is a smaller dollar amount. According to CHAS data, 50% of cost-burdened households earn less than 50% of the HAMFI, with 20% of those households earning less than 30% of the HAMFI. An additional 33% of cost-burdened households earn between 50% and 80% of the HAMFI. In total, 83% of households who are cost-burdened earn less than 80% of the HAMFI.

ACS data for 2016-2020 indicates that there are 1,451 renter households with a householder aged 65 years and older that are housing cost-burdened. Additionally, there are 1,243 owner households with a householder aged 65 years and older that are still responsible for paying a mortgage. According to 2013-2017 CHAS data from the pre-populated IDIS tables, 17.5% of all renter households who are cost-burdened include an elderly householder, and 32.9% of all owner households who are cost-burdened include an elderly householder. Among severely cost-burdened households, 25.3% of renter households include an elderly householder, and 32.8% of owner households include an elderly householder.

Because families with a female householder and no spouse present experience higher rates of poverty – 17.7% of all such families and 24.5% of female-headed families with young children under 5 years old (compared to 7.3% for all families and 11.3% for all families with young children) - it is likely that such households are more impacted by housing cost burdens.

Less than 5% (4.7%) of White-alone families have incomes that are below the poverty level, while 10.8% of Hispanic/Latinx families, 11.0% of Black or African American families, 11.1% of families of other (not identified) races, and 6% of Asian families have incomes below the poverty level. This data indicates that households with a non-White family member, who are more likely than White-alone households to be below the poverty level, are also more likely to be experiencing housing cost burdens.

HUD defines “Disproportionately Greater Need” related to Housing Problems (including Cost Burden) as households of a particular racial or ethnic group experiencing Housing Problems at a rate at least 10 percentage points higher than the jurisdiction as a whole. Among households in the 0-30% Area Median Income (AMI) cohort, Asian households have Disproportionately Greater Need related to experiencing one or more Housing Problems and/or Severe Housing Problems. Among households in the 30-50% AMI cohort, Black/African American households have Disproportionately Greater Need related to experiencing one or more Housing Problems and/or Severe Housing Problems; American Indian/Alaska Native households have Disproportionately Greater Need related to experiencing one or more Housing Problems.

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

Lewisville is located in southeastern Denton County and is included in the yearly Denton County Point-In-Time (PIT) Count. The PIT Count is typically conducted by volunteers and service providers on a single night of the year and serves as an annual survey of individuals and families experiencing both sheltered and unsheltered homelessness. Evaluation of PIT Count data, along with data from the Denton County Homeless Management Information System (HMIS), can be used to evaluate the characteristics of low-income individuals and families who are at risk of becoming homeless.

The 2022 Denton County PIT Count identified 448 total persons, including 65 children (under 18 years of age) and 28 young adults (18-24 years of age). This represents a 74% increase in the total number of individuals compared to the 2020 PIT Count (the 2021 data did not include unsheltered individuals, and thus does not provide a representative comparison). The number of children and young adults increased in reasonable proportion to the total increase in individuals from 2021 to 2022. It is notable that the limited 2021 PIT Count saw a dramatic increase in the number of children (56) and young adults (23) compared to the 2020 PIT Count, which identified 9 children and 11 young adults, out of a total of 258 unique individuals identified. According to stakeholder interviews, this increase among children is attributed to the new participation of a youth services provider in the 2021 count. While that explains the drastic increase, it concerningly indicates that the level of homelessness among children and youth has historically been under-recognized in Denton County. February 2022 data from the Denton County Homelessness Data dashboard shows that 789 students in the Lewisville Independent School District, or 1.5% of the district population, experiences either “literal” or “doubled up” homelessness. These students are either sleeping in a location not meant for accommodation, or they are “sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason, are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations, are living in emergency or transitional shelters, are abandoned in hospitals, or are awaiting foster care placement” (Denton County HMIS).

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***Stakeholder feedback:** Interviews with service providers in Lewisville indicate that the increasing rental housing costs in Lewisville place families with children in precarious housing situations; LMI families must move frequently to access more affordable housing or better-paying jobs as rents increase, which can result in gaps between leases. During these gaps, families often move to short-term housing options, such as “budget” motels. The high cost of short-term housing, including daily fees for necessary services such as broadband access, exacerbates financial challenges for these families. Stakeholders also indicated that families are likely to be “doubled up” in housing situations when faced with hardship; this crowding of housing conditions is not captured in Census data, and places families in a situation where they must move frequently to avoid detection or repercussion by landlords.*

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As discussed earlier in this report, families with a female householder and no spouse experience higher rates of poverty than families in general. Sixty-three (63) of the 448 individuals included in the 2022 Denton County PIT Count identified as being victims of domestic violence, which reaffirms the close relationship between domestic violence and housing insecurity discussed earlier in this section. It is also likely that families with a single female householder that are experiencing housing insecurity may be less likely to appear in PIT Count data as they may turn to friends and relatives for temporary housing rather than checking into shelters or living outdoors. Particularly given the higher incidence of poverty among these families, it is almost certain their numbers are not accurately reflected in County-level homelessness data. As discussed above, 1.5% of all children enrolled in Lewisville ISD as of February 2022, or 789 students, are either literally homeless or sharing housing with others on a likely short-term basis. This data collected by the school district further emphasizes the need for housing assistance among all low-income families, but especially those led by a single mother.

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*Stakeholder feedback: The Salvation Army of North Texas noted that local leaders recently requested that they modify operations at their City of Denton emergency shelter in order to accept families – due to a rise in family homelessness, including families sleeping in their cars.*

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The 2020 PIT Count also indicated that Black or African American persons are disproportionately affected by homelessness in Denton County. Black or African American persons experiencing homelessness accounted for 17.8% of individuals identified in the PIT Count, while they only account for 13.0% of the general population of Denton County as a singular race according to 2016-2020 ACS estimates. Fifteen-point one percent (15.1%) of Denton County residents are Black or African American as a singular race or in combination with other races. Data available through the Denton County HMIS indicate an even more pronounced disparity, with Black or African American persons accounting for 32.3% of individuals on the February 2022 Housing Priority List (HPL). Notably, while the 2020 PIT Count also showed ethnic disparity among people experiencing homelessness compared to the Denton County population overall, the February 2022 HPL showed Hispanic/Latinx individuals comprising a smaller share of all individuals on the HPL than their share of the total population.

While the limited data collected in 2021 did not present a full picture of homelessness in Denton County since it did not include unsheltered individuals and families, survey responses provided insights about factors related to the COVID-19 pandemic contributing to imminent risk of becoming homeless. The following responses demonstrate how cost-burdened households are at greater risk of becoming homeless, since eviction, inability to pay rent/mortgage, and loss of job were identified as causes of homelessness.

**Graphic NA47**

**If you are experiencing homelessness because of COVID-19, what reason caused your current situation? (Select all that apply)**

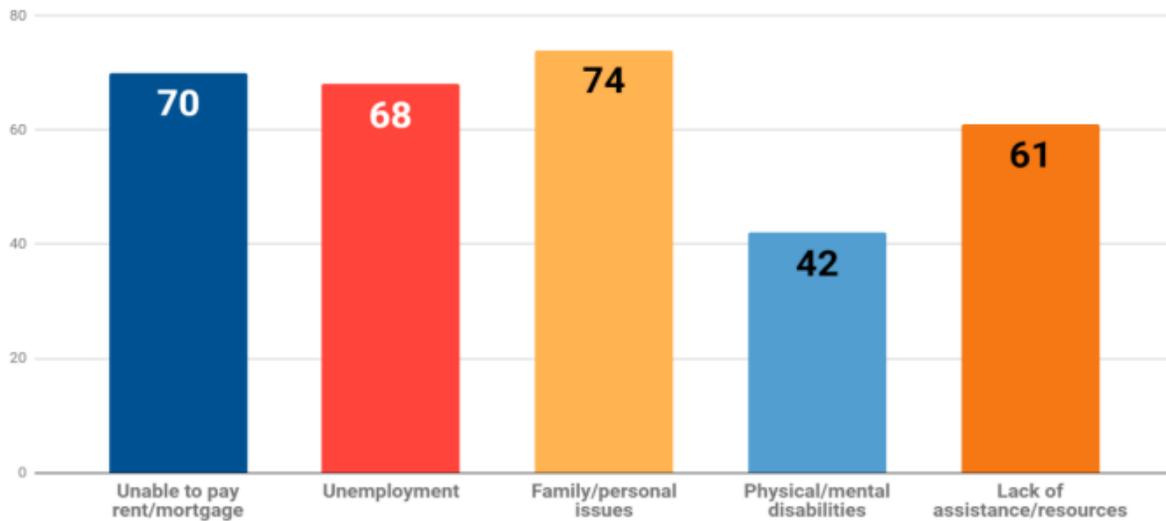
Eviction	9
Illness due to the COVID-19 virus	0
Loss of job	18
Unable to pay rent/mortgage	9
Total <i>*Individuals could select multiple answers*</i>	36

Source: Denton County PIT Count Full Report, May 2021, <https://www.thn.org/wp-content/uploads/2021/04/Full-Denton-County-Report.pdf> (accessed March 5, 2022)

Survey responses from the 2020 PIT count echo the role of housing cost burden in homelessness, with 70 respondents indicating inability to pay rent/mortgage as a reason for experiencing homelessness:

**Graphic NA48**

**Top 5 Reasons for Homelessness**



**\*\*\* Participants were able to select more than one response \*\*\***

Source: 2020 Denton County Homelessness Data Report

<https://www.unitedwaydenton.org/sites/unitedwaydenton/files/2020%20PIT%20Count%20Data%20Report%20Final.pdf> (last accessed March 5, 2022)

Cost-burdened households are unable to build a financial safety net, creating increased risk for homelessness when hardship occurs. These households may need temporary direct financial assistance, utility payment assistance, or assistance with procurement of other cost-intensive necessities such as food, so they can continue to stay in their homes while they recover from hardship.

Additional resources are needed to meet the housing needs of individuals and households experiencing homelessness in Denton County. Denton County has a network of agencies, including nonprofits based in Lewisville, who participate in a Housing Crisis Response System. The Housing Crisis Response System offers three levels of intervention to assist households who are facing or experiencing homelessness:

**Permanent Supportive Housing (PSH)** – Long term or permanent housing and wrap around care assistance for households

**Rapid Re-Housing (RRH)** – Short term housing and wrap around assistance for households that is generally up to 24 months

**Diversion** – Minimal housing assistance to obtain housing that the household maintains following the assistance

A Coordinated Entry (CE) assessment is used to determine the type of housing assistance and resources needed by individuals and households experiencing homelessness. According to the 2020 Denton County Homelessness Data Report, “In the 6-month period from October 2019 to March 2020, the need for Permanent Supportive Housing has grown greater than the need for Rapid Re-Housing for the first time in our community. This increase directly relates to people developing more vulnerabilities and aging into chronicity in our Housing Crisis Response System.”

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*Stakeholder Feedback: According to Denton County stakeholders familiar with homelessness issues, the high level of need for Rapid Re-Housing services often results in delayed provision of assistance due to resource constraints. As a result, these individuals and families need more intensive intervention when resources to assist them become available. Exiting Rapid Re-Housing assistance can be very challenging, particularly for households whose homelessness vulnerability is related to loss of income, since many apartment complexes in Lewisville require applicants for an apartment to demonstrate that their income is at least 3-5 times the unit’s monthly rent.*

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With an average monthly asking rent of \$1,391 in Lewisville in 2021, the gross income required by an average apartment equates to a salary range of approximately \$50,000 - \$83,000 per year. For comparison, the median household income for Lewisville was \$67,026 as of 2016-2020. Additionally, the limited number of households who are able to secure vouchers struggle to find apartments in Lewisville who will accept vouchers in lieu of the income requirement; if these potential tenants could meet the income requirement, they would not have vouchers.

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*Stakeholder feedback: Service providers indicated that even when landlords are offered significant incentives by Rapid Re-Housing assistance organizations, including increased deposits and months of rent guarantees, landlords are often unwilling to change their income requirements.*

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Rental application requirements that completely exclude LMI households from accessing rental housing, even if the rent rates leave them cost-burdened, exclude these households from living in Lewisville.

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

N/A

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

Housing cost burdens will continue to place a high number of low-income residents at risk of homelessness. In response to the housing instability issues created by the ongoing COVID-19 pandemic, the Urban Institute developed an Emergency Rental Assistance Priority Index to identify geographies where emergency rental should be prioritized. Beyond rental assistance prioritization, this tool is a useful resource for mapping the locations of renters who are at risk of experiencing homelessness. Per the Urban Institute, “the index estimates the level of need in a census tract by measuring the prevalence of low-income renters who are at risk of experiencing housing instability and homelessness. To do this, it examines neighborhood conditions and demographics, incorporating instability risk factors before the pandemic as well as the pandemic’s economic impacts.”

**Map NA46: Where to prioritize rental assistance**, updated in May 2021, depicts the census tracts in Lewisville that contain the highest percentages of households at risk of housing instability and, thus, facing increased risk of homelessness. Darker shades of blue indicate a higher level of priority for assistance; it is notable that Lewisville generally has a higher level of housing instability risk than surrounding jurisdictions, with particularly higher risk in the Triangle neighborhood, and in west-central Lewisville (south of W. Main Street).

# NA-15 Disproportionately Greater Need: Housing Problems

## Introduction

This section compares the existence of housing problems\* amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) shares a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when households of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

\*The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. Between 1.0 and 1.5 persons per room
4. Cost Burden over 30%

## Discussion

By HUD's definition of disparity as 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Below are breakdowns of the proportion of the jurisdiction as a whole experiencing housing problems within each income cohort, and the racial/ethnic groups experiencing disproportionately greater need related to housing problems within each income cohort.

### 0-30% AMI:

- Within this income cohort, 87.7% of households experience one or more of the four housing problems.
- Asian households in this cohort experience disproportionately greater need, with 100% of Asian households (185 total) experiencing one or more of the four housing problems.

### 30-50% AMI:

- Within this income cohort, 87.5% of households experience one or more of the four housing problems.
- Black/African American households in this cohort experience disproportionately greater need, with 98.2% of Black/African American households (540 of 550 total) experiencing one or more of the four housing problems.

- American Indian/Alaska Native households in this cohort experience disproportionately greater need, with 100% of American Indian/Alaska Native households (20 total) experiencing one or more of the four housing problems.

**50-80% AMI:**

- Within this income cohort, 57.6% of households experience one or more of the four housing problems.
- Per HUD's definition, no racial or ethnic groups within this income cohort experience disproportionately greater need related to housing problems.

**80-100% AMI:**

- Within this income cohort, 20.3% of households experience one or more of the four housing problems.
- Per HUD's definition, no racial or ethnic groups within this income cohort experience disproportionately greater need related to housing problems.

Table NA49

NA-15 Disproportionately Greater Need: Housing Problems					
Housing Problems	Has one or more of four housing problems	Percent of households experiencing issue	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total Households
<b>0%-30% of Area Median Income</b>					
Jurisdiction as a whole	2,889	87.7%	180	225	3294
White	1,129	86.2%	45	135	1309
Black / African American	480	88.9%	15	45	540
Asian	185	100.0%	0	0	185
American Indian, Alaska Native	4	28.6%	10	0	14
Pacific Islander	0	0.0%	0	0	0
Hispanic	1,035	90.0%	70	45	1150
<b>30%-50% of Area Median Income</b>					
Jurisdiction as a whole	4,195	87.5%	600	0	4795
White	1,690	84.3%	315	0	2005
Black / African American	540	98.2%	10	0	550
Asian	285	90.5%	35	0	315
American Indian, Alaska Native	20	100.0%	0	0	20
Pacific Islander	0	0.0%	0	0	0
Hispanic	1,550	88.1%	210	0	1760
<b>50%-80% of Area Median Income</b>					
Jurisdiction as a whole	4,410	57.6%	3,240	0	7650
White	2,085	60.9%	1,340	0	3425
Black / African American	820	63.6%	470	0	1290
Asian	295	60.2%	195	0	490
American Indian, Alaska Native	0	0.0%	4	0	4
Pacific Islander	0	0.0%	0	0	0
Hispanic	990	46.8%	1,124	0	2114
<b>80%-100% of Area Median Income</b>					
Jurisdiction as a whole	1,055	20.3%	4,145	0	5200
White	570	21.2%	2,115	0	2685
Black / African American	155	18.5%	685	0	840
Asian	85	26.6%	234	0	319
American Indian, Alaska Native	0	0.0%	0	0	0
Pacific Islander	0	0.0%	0	0	0
Hispanic	215	16.9%	1,055	0	1270

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

### Introduction

This section compares the existence of severe housing problems\* amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any groups share a disproportionate burden of the area's severe housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when households of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

\*The four severe housing problems are:

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

### Discussion

By HUD's definition of disparity as 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems. Below are breakdowns of the proportion of the jurisdiction as a whole experiencing severe housing problems within each income cohort, and the racial/ethnic groups experiencing disproportionately greater need related to severe housing problems within each income cohort.

#### 0-30% AMI:

- Within this income cohort, 79.8% of households experience one or more of the four severe housing problems.
- Asian households in this cohort experience disproportionately greater need, with 100% of Asian households (185 total) experiencing one or more of the four severe housing problems.

#### 30-50% AMI:

- Within this income cohort, 47.1% of households experience one or more of the four severe housing problems.
- Black/African American households in this cohort experience disproportionately greater need, with 59.6% of Black/African American households (325 of 545 total) experiencing one or more of the four severe housing problems.

**50-80% AMI:**

- Within this income cohort, 14.1% of households experience one or more of the four severe housing problems.
- Per HUD’s definition, no racial or ethnic groups within this income cohort experience disproportionately greater need related to severe housing problems.

**80-100% AMI:**

- Within this income cohort, 4.8% of households experience one or more of the four severe housing problems.
- Per HUD’s definition, no racial or ethnic groups within this income cohort experience disproportionately greater need related to severe housing problems.

**Table NA50**

<b>NA-15 Disproportionately Greater Need: Severe Housing Problems</b>					
<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Percent of households experiencing issue</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>	<b>Total Households</b>
<b>0%-30% of Area Median Income</b>					
Jurisdiction as a whole	2,634	79.8%	440	225	3299
White	1,049	79.8%	130	135	1314
Black / African American	435	80.6%	60	45	540
Asian	185	100.0%	0	0	185
American Indian, Alaska Native	4	28.6%	10	0	14
Pacific Islander	0	0.0%	0	0	0
Hispanic	905	78.7%	200	45	1150
<b>30%-50% of Area Median Income</b>					
Jurisdiction as a whole	2,255	47.1%	2,530	0	4785
White	935	46.6%	1,070	0	2005
Black / African American	325	59.6%	220	0	545
Asian	145	45.3%	175	0	320
American Indian, Alaska Native	0	0.0%	20	0	20
Pacific Islander	0	0.0%	0	0	0
Hispanic	850	48.0%	920	0	1770
<b>50%-80% of Area Median Income</b>					
Jurisdiction as a whole	1,075	14.1%	6,575	0	7650
White	380	11.1%	3,045	0	3425
Black / African American	115	8.9%	1,175	0	1290
Asian	105	21.4%	385	0	490
American Indian, Alaska Native	0	0.0%	4	0	4
Pacific Islander	0	0.0%	0	0	0
Hispanic	455	21.5%	1,665	0	2120
<b>80%-100% of Area Median Income</b>					
Jurisdiction as a whole	250	4.8%	4,950	0	5200
White	95	3.5%	2,595	0	2690
Black / African American	10	1.2%	830	0	840
Asian	24	7.5%	295	0	319
American Indian, Alaska Native	0	0.0%	0	0	0
Pacific Islander	0	0.0%	0	0	0
Hispanic	120	9.4%	1,150	0	1270

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

### Introduction

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when households of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is considered to be cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

### Discussion:

By HUD's definition of a disparity of 10% or higher, only two groups experiences a disproportionate need when it comes to cost burden (paying greater than 30% of their income on housing costs).

### 0-30% AMI:

- Within this income cohort, 67.5% of households experience housing cost burden.
- Pacific Islander households in this cohort experience disproportionately greater need, with 100% of Pacific Islander households (29 total) experiencing housing cost burden.
- American Indian/Alaska Native households in this cohort experience disproportionately greater need, with 78% American Indian/Alaska Native (85 total) experiencing housing cost burden.

**Table NA51**

Housing Cost Burden								
Housing Cost Burden	<=30%	Percent of households experiencing issue	30-50%	Percent of households experiencing issue	>50%	Percent of households experiencing issue	No / negative income (not computed)	Total
Jurisdiction as a whole	26,155	67.5%	7,565	19.5%	4,765	12.3%	245	38,730
White	14,550	70.8%	3,510	17.1%	2,359	11.5%	135	20,554
Black / African American	3,259	60.1%	1,275	23.9%	765	14.3%	45	5,344
Asian	2,054	70.6%	585	20.1%	270	9.3%	0	2,909
American Indian, Alaska Native	85	78.0%	20	18.3%	4	3.7%	0	109
Pacific Islander	29	100.0%	0	0.0%	0	0.0%	0	29
Hispanic	5,590	63.8%	1,815	20.7%	1,295	14.8%	60	8,760

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

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

Asian households in the 0-30% AMI cohort experience disproportionately greater need when it comes to both housing problems and severe housing problems.

Black/African American households in the 30-50% AMI cohort experience disproportionately greater need when it comes to both housing problems and severe housing problems.

American Indian/Alaska Native households in the 0-30% AMI cohort experience disproportionately greater need related to experiencing housing cost burden. American Indian/Alaska Native households in the 30-50% AMI cohort experience disproportionately greater need when it comes to housing problems.

Pacific Islander households in the 0-30% AMI cohort experience disproportionately greater need related to experiencing housing cost burden.

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

No additional needs identified.

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

In earlier sections of this plan using **Maps NA13-14**, we analyzed the predominant racial or ethnic group in Lewisville the larger geography of census tracts along with the smaller geography of census blocks. Likewise, using **Maps NA42-45**, we examined the census tracts in the city where relatively high percentages of owners and renters are experiencing one or more physical or financial problems. In **Maps NA52-57** below, we combined several data tables to gauge whether there are specific census tracts in the city where households are likely to be experiencing disproportionately greater needs. In order to examine the disproportionately greater needs of **homeowners**, we layered 3 set of ACS data at the census tract level using the follow criteria: (1) *25% or more* of owner-occupied housing units reported experiencing 1 or more physical or financial conditions, (2) *at least 100* homeowner households of the selected racial or ethnic group, and (3) the selected racial or ethnic group had a median income of \$48,700 or less (which is 50% of AMI for a 4-person household.) For **renter** households, we used the same criteria except the modified the percentage of renter-occupied housing units reported experiencing 1 or more physical or financial conditions from 25% to 50%.

This examination revealed the following:

- **Black or African American Homeowners** - There were no census tracts that met all criteria for Black or African American homeowners. However, although the number of Black or African American homeowners in census tract 217.17 was less than 100, the census tract met criteria 1 & 3. Therefore, it would still be a strategic use of resources to conduct outreach regarding home

repair programs in this census tracts, as it is likely that there are Black or African American homeowners in this census tract that are experiencing disproportionately greater needs.

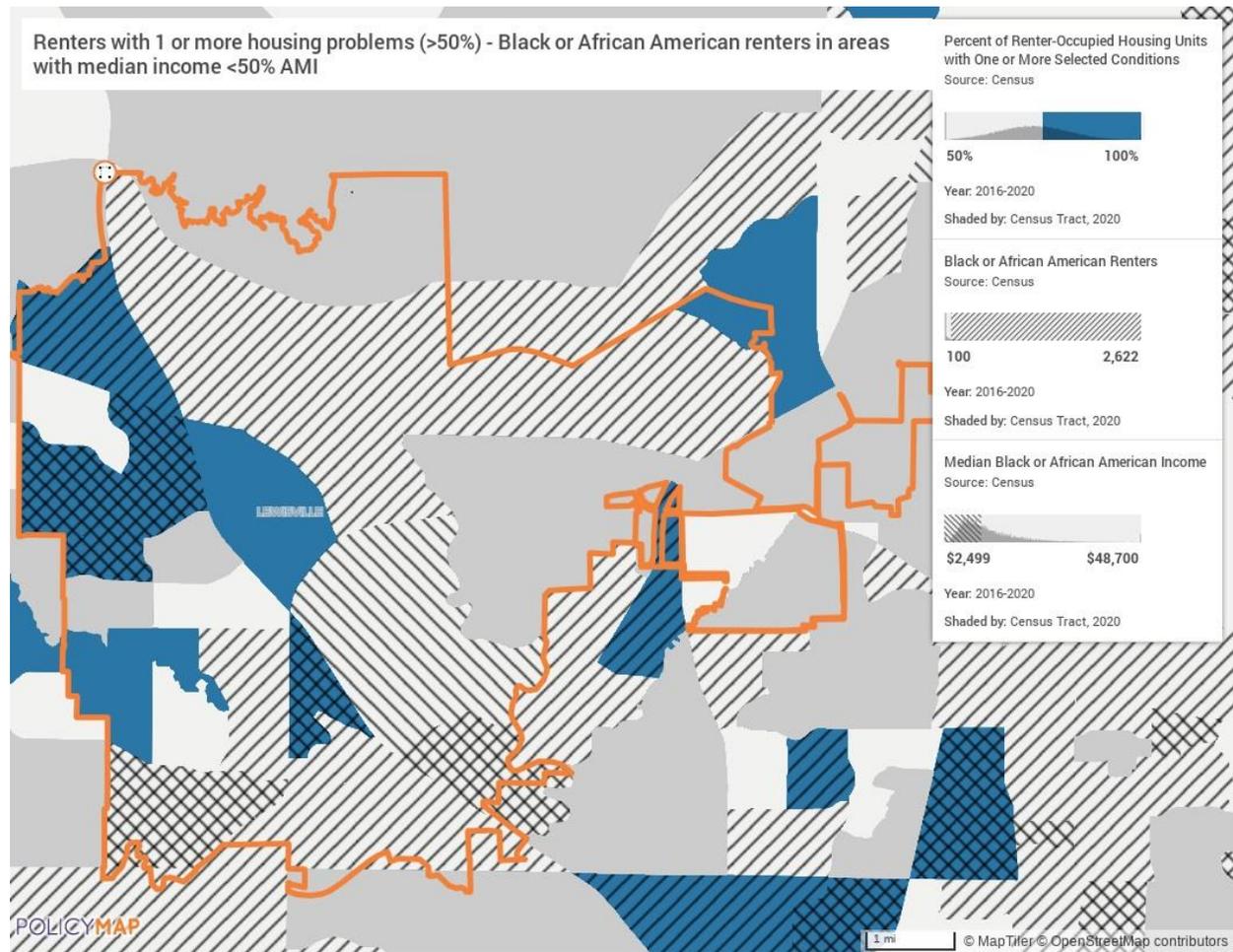
- **Black or African American Renters** - Census tracts 217.16, 217.17, and 217.43 in the Western area of the city and census tracts 217.34 and 217.39 in the central area of the city met all three criteria. Therefore, it would be a strategic use of resources to conduct outreach regarding home repair programs in these census tracts.
- **Hispanic or Latino Homeowners** – Census tracts 217.44 and 217.42 in the western area of the City met all three criteria. Therefore, it would be a strategic use of resources to conduct outreach regarding home repair programs in these census tracts.
- **Hispanic or Latino Renters** – Census tract 217.42 in the western area of the city and census tracts 216.18 and 217.39 in the central area of the city met all three criteria. Therefore, it would be a strategic use of resources to conduct outreach regarding home repair programs in these census tracts.
- **Asian Homeowners** - Census tract 217.42 in the western area of the city met all three criteria. Therefore, it would be a strategic use of resources to conduct outreach regarding home repair programs in this census tract.
- **Asian Renters** - Census tract 217.42 in the western area of the city met all three criteria. Therefore, it would be a strategic use of resources to conduct outreach regarding home repair programs in this census tract.

# Map NA52

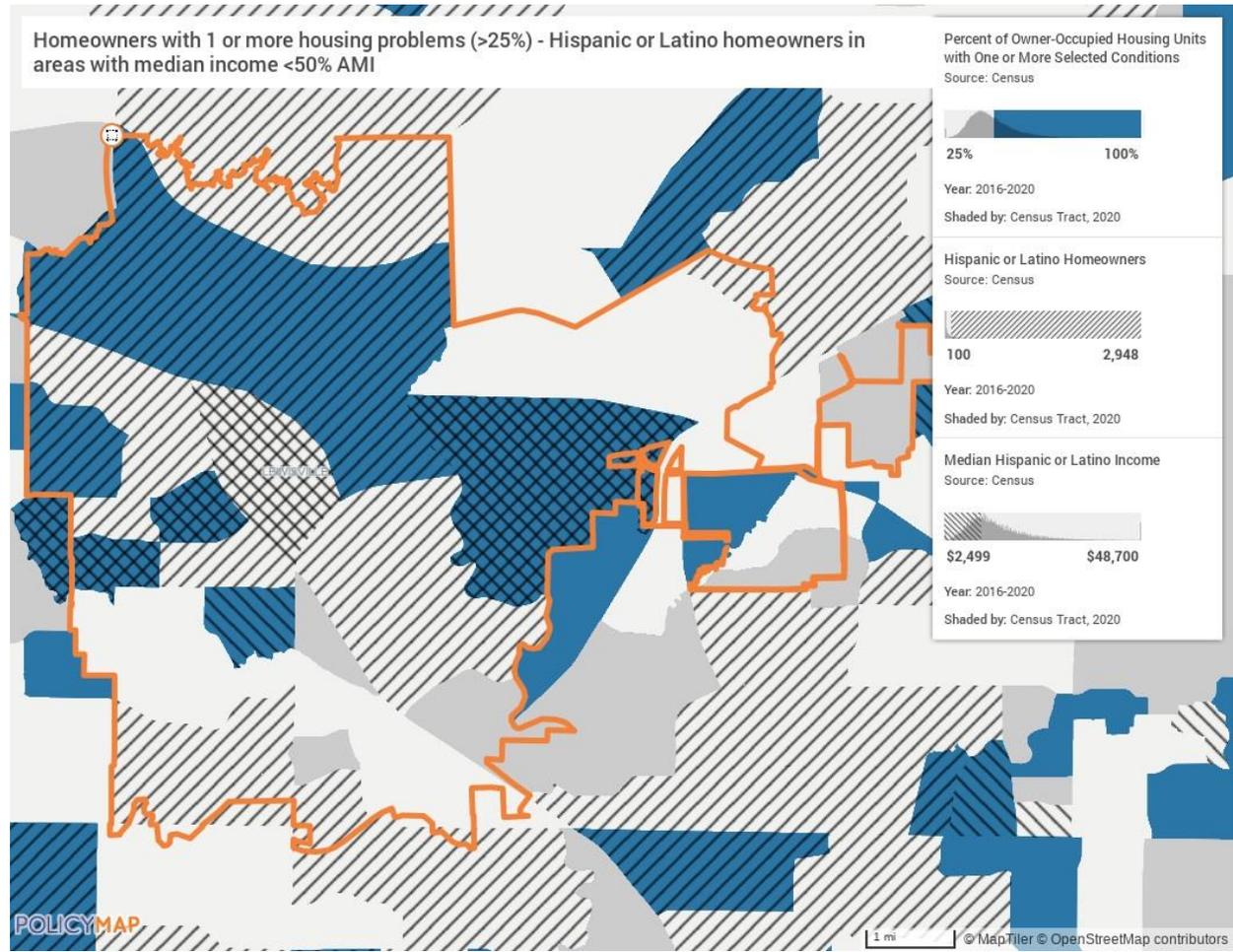
Homeowners with 1 or more housing problems (>25%) - Black or African American homeowners in areas with median income <50% AMI



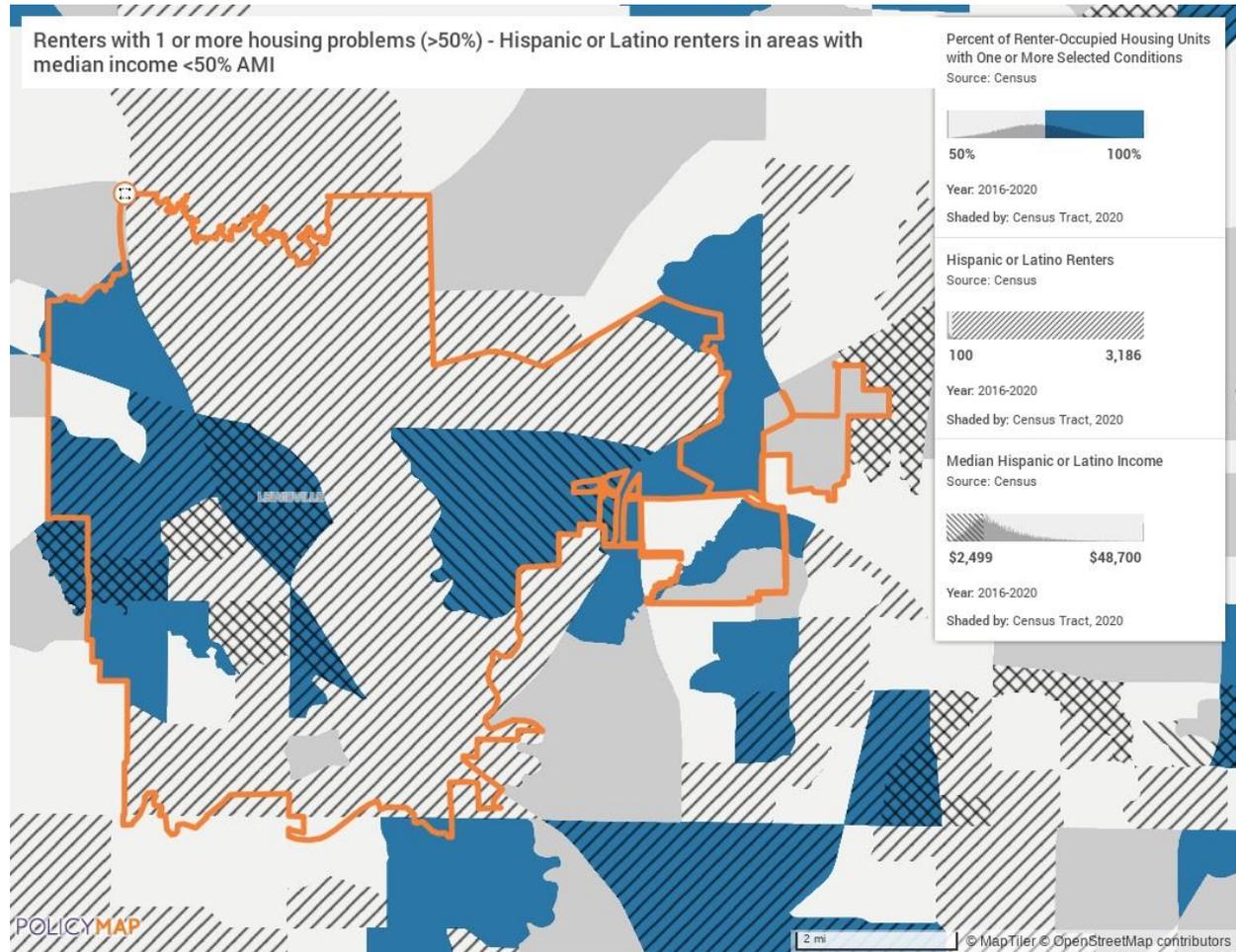
# Map NA53



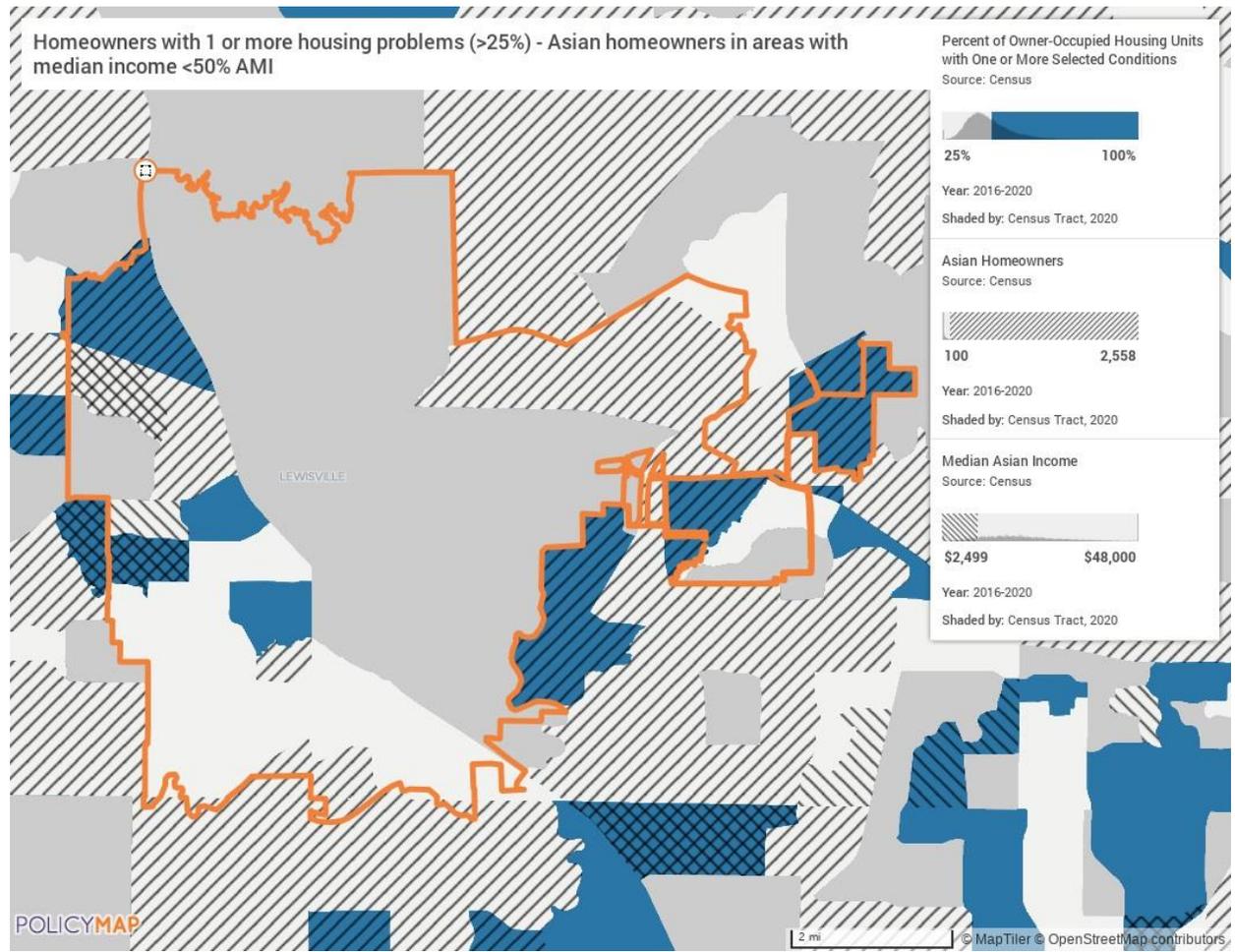
# Map NA54



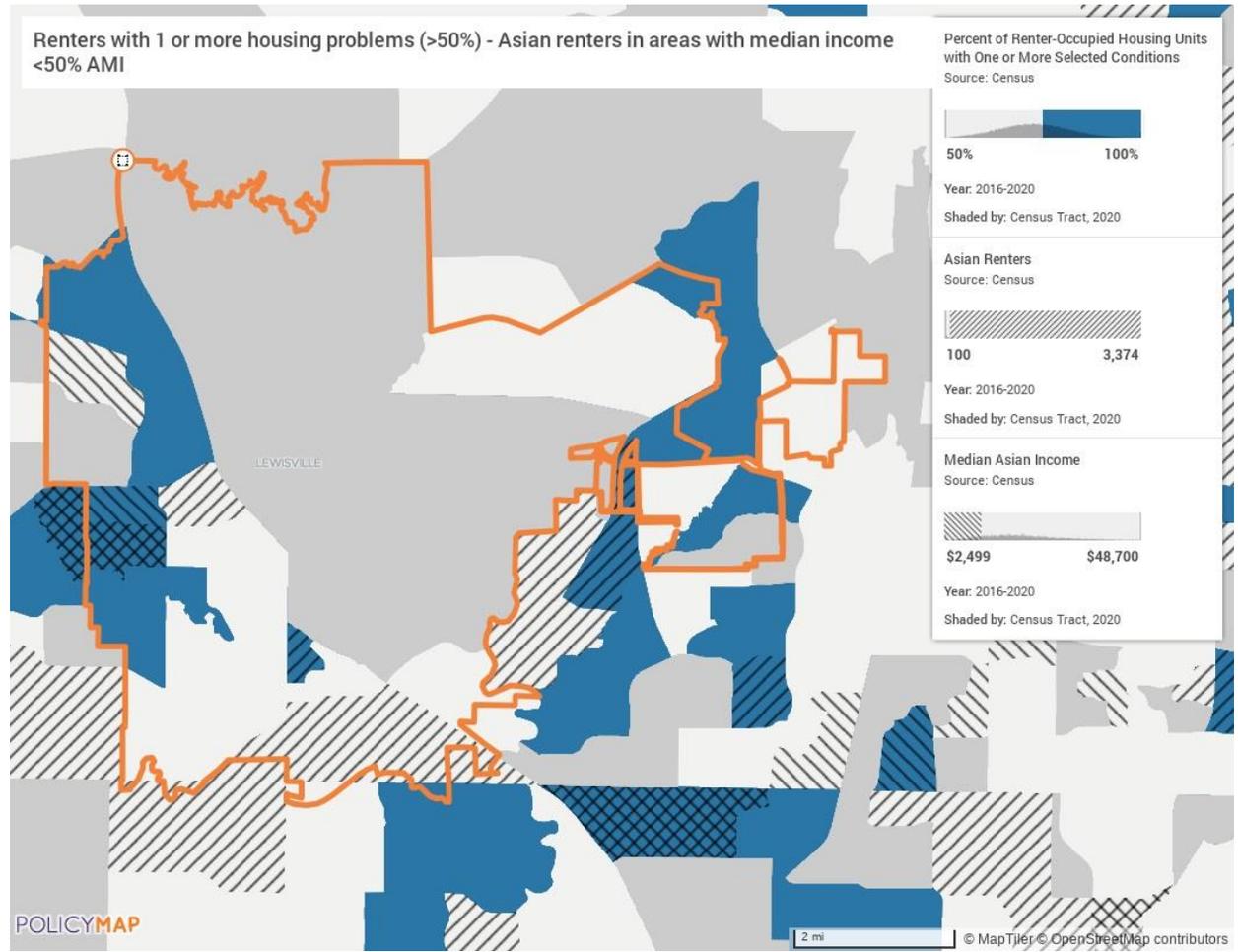
# Map NA55



# Map NA56



# Map NA57



## NA-30 Public Housing

### Totals in Use

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

#### Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

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

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	0	1,450	0	1,439	0	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	780	0	777	0	0	0
Black/African American	0	0	0	627	0	619	0	1	0
Asian	0	0	0	37	0	37	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	193	0	193	0	0	0
Not Hispanic	0	0	0	1,257	0	1,246	0	1	0

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

**Table 2 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

Not applicable.

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

Not applicable.

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

Not applicable.

## NA-40 Homeless Needs Assessment

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*Definition: According to the Texas Homeless Network, a “Continuum of Care (CoC) is a collaborative approach to planning and funding for services related to homelessness...the Texas Balance of State Continuum of Care (TX BoS CoC) is the largest of the 11 CoCs in Texas and covers 215 of Texas’ 254 counties. The Texas Balance of State CoC (TX BoS CoC) is made up of all service providers, advocates, local government officials, and citizens who work to eliminate homelessness.*

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### Introduction

Lewisville is part of Texas’s Balance of State Continuum of Care (Coc). Among its many duties, the Balance of State CoC helps coordinate what is known as the annual Point-in-Time (PIT) Count, which is a count of sheltered and unsheltered people experiencing homelessness on a single night. The PIT usually occurs in January of each year and the data is gathered for the purpose of helping jurisdictions understand the demographic characteristics of people experiencing homelessness in the jurisdiction as well as the scope of homelessness in the jurisdiction. The chart below contains data that was collected during the 2022 PIT Count that occurred in Lewisville.

**Table NA58**

Homeless Needs Assessment					
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year
	Unsheltered	Sheltered			
Persons in Households with Adult(s) and Child(ren)	3	6	27	Data not available	Data not available
Persons in Households with only Children	0	8	24		
Persons in Households with Only Adults	23	17	120		
<b>Total</b>	<b>26</b>	<b>31</b>	<b>171</b>		
Chronically Homeless Individuals	5	5	30		
Chronically Homeless Families	0	0	0		
Veterans	0	2	6		
Unaccompanied Youth	2	12	42		
Persons with HIV	0	0	0		

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## Definitions

**Sheltered:** Individuals and families staying in an emergency shelter or transitional housing facility that is dedicated to serving homeless persons. This also includes persons who are staying in a hotel or motel with a voucher or other form of payment assistance from a homeless assistance provider.

**Unsheltered:** Individuals and families who are sleeping in locations not intended for human habitation (e.g., cars, streets, parks, alleys, abandoned buildings, buses, bus stations, or camping grounds).

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Additional data on persons experiencing homelessness is collected and shared by the United Way of Denton County, which collaborates with the City of Denton, City of Lewisville and Denton County through a public-private partnership to lead a collective impact initiative addressing homelessness across Denton County. This collective impact initiative recognizes that homelessness and mobility are often intertwined, and therefore regional collaboration can lead to better outcomes for homeless individuals and families who may experience homeless in several cities and counties.

**Denton County Homeless Dashboard** - The United Way of Denton County publishes a Denton County Homelessness Dashboard that includes information related to the number of households experiencing literal homelessness, the housing needs of persons who are experiencing homelessness, along with the number of people who are entering and exiting Denton County’s housing crisis response system. This information is updated monthly.

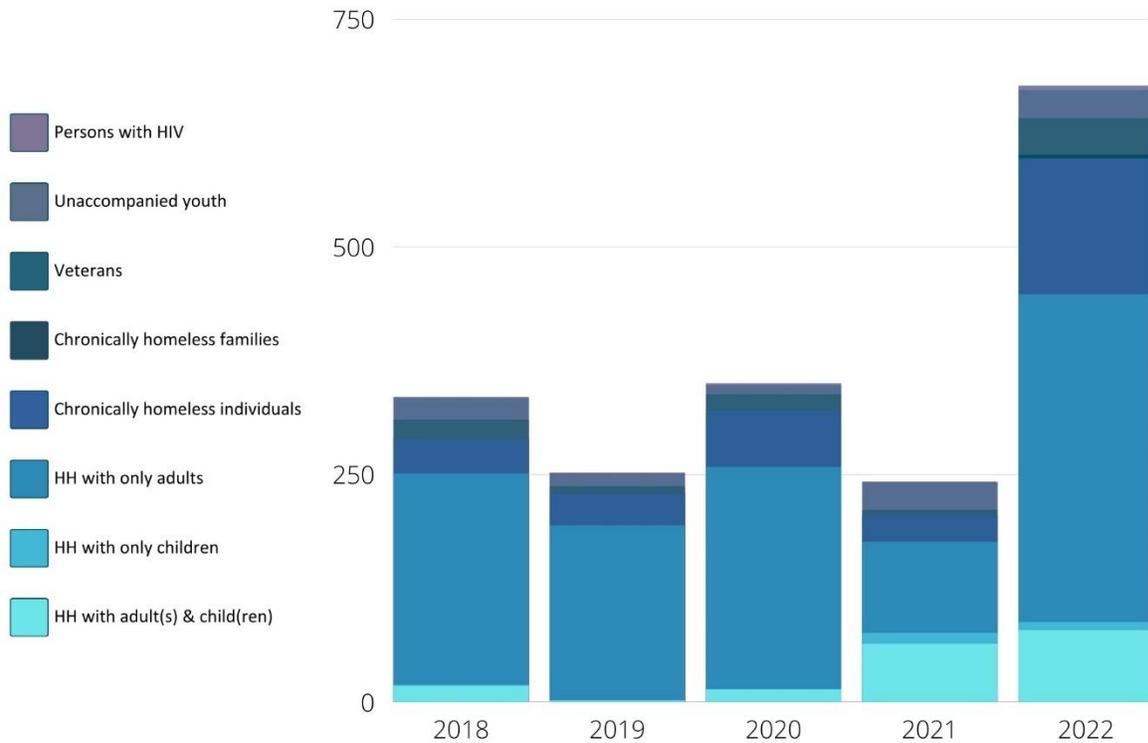
**PIT Count Trends** - PIT count data was not available for Lewisville prior to the 2022 data. Therefore, in order to examine trends related to homelessness in Lewisville, it is necessary to review PIT count data from Denton County, which has been collected on an annual basis. The chart below displays data collected from Denton County PIT counts occurring from 2018-2022.

Worrisome trends are evident related to the share of respondents who report being members of households with adults and children and the share of individuals who report being chronically homeless. The trends related to chronic homelessness are supported by the HMIS data, which shows that half of the persons entering the CE system are in need of permanent supportive housing.

**Table NA59**

Denton County PIT Count Trends										
	2018 total persons *	% of total persons counted	2019 total persons	% of total persons counted	2020 total persons	% of total persons counted	2021 total persons	% of total persons counted	2022 total persons	% of total persons counted
Persons in Households with Adult(s) and Child(ren)	18	7.2%	2	1.0%	14	5.4%	64	36.4%	79	17.6%
Persons in Households with only Children	1	0.4%	0	0.0%	0	0.0%	12	6.8%	9	2.0%
Persons in Households with Only Adults	232	92.4%	192	99.0%	244	94.6%	100	56.8%	360	80.4%
<b>Total</b>	<b>251</b>	<b>100.0%</b>	<b>194</b>	<b>100.0%</b>	<b>258</b>	<b>100.0%</b>	<b>176</b>	<b>100.0%</b>	<b>448</b>	<b>100.0%</b>
Chronically Homeless Individuals	38		35		62		29		149	
Chronically Homeless Families	0		0		0		0		4	
Veterans	21		8		18		6		40	
Unaccompanied Youth	24		14		10		30		31	
Persons with HIV	1		1		2		1		5	

## Graphic NA60



**Note:** Due to health concerns caused by the global COVID-19 pandemic, the CoC elected to forego the unsheltered component of the PIT Count in 2021. While the sheltered count for 2021 is accurate, the survey process was also curtailed to limit the amount of interaction between volunteers and sheltered individuals. Therefore, the 2022 PIT Count is more comparable to the 2020 Count than the 2021 PIT Count because both included both sheltered and unsheltered individuals.

### Homeless Needs Assessment

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

Data from the Denton County Homelessness Dashboard, which includes regularly-updated information from the Homeless Management Information System (HMIS) on households that have completed a Coordinated Entry (CE) assessment to be included on the Housing Priority List (HPL), indicates that PIT Counts may be undercounting the number of households experiencing homelessness in Denton County, including those households who are experiencing homelessness in Lewisville. According to the

Homelessness Dashboard, as of February 2022, 640 households in Denton County were experiencing literal homelessness. The average length of time experiencing homelessness between September 2021 and February 2022 was 211 days.

Based on the Denton County Homelessness Dashboard, Denton County completed between 37 and 121 new CE assessments for households experiencing homelessness each month between March 2021 and February 2022, for a total of 904 new CE assessments in that 12-month time period. While assessment data is an indication of the number of households becoming homeless or returning to homelessness, it is important to recognize that these numbers only indicate households that seek assistance *and* actually complete the CE assessment.

During the same time period, between 9 and 29 households on the HPL were housed each month in Denton County, for a total of 193 housed households in that 12-month time period. The housing needs of this individuals and households is evenly split between persons needing rapid-rehousing services and those needing permanent supportive housing (approximately 48%), while the rest of the persons who were assessed needed only diversion services.

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### **Definitions**

**Diversion** - *A housing intervention used to assist households seeking housing outside of emergency shelter by helping them identify immediate alternative housing arrangements, and if necessary, contacting them with services and/or financial assistance to return to permanent housing.*

**Rapid Re-Housing (RRH)** - *A housing intervention that provides medium to long-term housing to bridge households from homelessness to permanent housing.*

**Permanent Supportive Housing (PSH)** - *A Housing Intervention that provides long-term assistance along with intensive wrap around services (i.e., transportation, education, and employment) to chronically homeless households that could not support themselves otherwise.*

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**Chronic homelessness** - While the 2022 PIT Count data for the City of Lewisville identified no chronically homeless families, the Denton County Homelessness Dashboard data from February 2022 indicated that 6 of the families who completed a CE assessment were chronically homeless. Among individuals experiencing homelessness who completed a CE assessment in February 2022, 202 were identified as being chronically homeless.

**Students experiencing homelessness** - February 2022 data from the Denton County Homelessness Data dashboard shows that 789 students in the Lewisville Independent School District, or 1.5% of the district population, experiences either “literal” or “doubled up” homelessness. These students are either sleeping in a location not meant for accommodation, or they are “sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason, are living in motels, hotels, trailer parks, or camping

grounds due to the lack of alternative adequate accommodations, are living in emergency or transitional shelters, are abandoned in hospitals, or are awaiting foster care placement.”

Denton County has an ongoing goal to end veteran homelessness and participated in a 100-day challenge to house all veterans experiencing homelessness in 2021. While many veterans were housed, the targeted effort identified even more who are experiencing homelessness. The number of veterans experiencing homelessness increased more than 100% between 2020 and 2022; 18 veterans were identified in the 2020 Denton County PIT Count, and 40 were identified in the 2022 PIT Count.

#### **Nature and Extent of Homelessness: (Optional)**

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

The 2022 Denton County PIT Count identified 23 households experiencing homelessness that were composed of at least one adult and one child. A total of 79 persons (adults and children) composed these households; 56 of these persons were children under the age of 18. Two of these households (with a combined total of 4 persons) were identified as being chronically homeless.

The 2022 Lewisville PIT Count identified 4 households experiencing homelessness that were composed of at least one adult and one child. A total of 9 persons (adults and children) composed these households; 5 of these persons were children under the age of 18. None of these households were identified as being chronically homeless.

As a comparison, the 2020 PIT Count found a total of 4 households experiencing homelessness that were composed of at least one adult and one child. A total of 14 persons (adults and children) composed these households; 9 of these persons were children under the age of 18. None of these households were identified as being chronically homeless.

Veterans were not the heads of any households with children counted in 2020, 2021, or 2022.

The trend table and graph (above) suggest that the number of people experiencing homelessness who are members of families with children will continue to grow. In years 2018-2020, the total number of people experiencing homelessness who were members of families with children constituted between 1%-7.2% of all household members experiencing homelessness, whereas in 2022, the percentage was 17.6%.

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

**Graphic NA61**

<b>Race and Ethnicity of Homeless</b>				
	Estimate the # of persons experiencing homelessness on a given night			% of Total Population of People Experiencing Homelessness
	Unsheltered	Sheltered	Total	
<b>Race</b>				
White	8	6	14	43.8%
Black or African American	5	12	17	53.1%
Asian	0	0	0	0.0%
American Indian or Alaska Native	1	0	1	3.1%
Pacific Islander	0	0	0	0.0%
<b>Total Population</b>	<b>14</b>	<b>18</b>	<b>32</b>	<b>100.0%</b>
<b>Ethnicity</b>				
Hispanic or Latino	13	20	33	97.1%
Not Hispanic or Latino	1	0	1	2.9%
<b>Total Population</b>	<b>14</b>	<b>20</b>	<b>34</b>	<b>100.0%</b>

**Note:** Race was not reported for 25 individuals and ethnicity was not reported for 21 individuals.

Both the Lewisville PIT Count data and data shared via the Denton County Homelessness Dashboard demonstrate that people of color are more likely to experience homelessness than their White, non-Hispanic counterparts. According to the American Community Survey’s 2016-2020 estimates, 15.8% of Lewisville residents are African American. However, African American persons account for 53.1% of individuals included in the 2022 PIT Count, and 33.1% of individuals represented on the Housing Priority List (HPL) as of May 2022. Similarly, according to the American Community Survey’s 2016-2020 estimates, 32.1% of Lewisville residents are Hispanic or Latino. However, Hispanic or Latino persons account for 97.1% of individuals included in the 2022 Lewisville PIT Count. Interestingly, Hispanic or Latino persons represent only 10% of persons on the Housing Priority List (HPL) as of May 2022, which may indicate that these individuals are less likely to seek housing assistance.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2022 Lewisville PIT Count identified 31 sheltered individuals and 26 unsheltered individuals. Nine (9) sheltered individuals and 2 unsheltered individuals reported living with serious mental illness. No sheltered individuals reported experiencing a substance use disorder or living with HIV/AIDS, although 3 unsheltered individuals reporting experiencing a substance use disorder. Two sheltered individuals reported being survivors of domestic violence while no unsheltered people reported being survivors of domestic violence.

The fact that only unsheltered individuals reported experiencing a substance use disorder could indicate that there are barriers within the homelessness response system that prevent persons experiencing a substance use disorder from accessing housing resources.

# NA-45 Non-Homeless Special Needs Assessment

## Introduction

Persons living with HIV/AIDS are members of a non-homeless population that requires stable, supportive housing. Specifically, the Department of Health and Human Services (HHS) states on its website ([www.HIV.gov](http://www.HIV.gov)) that “[s]table housing is closely linked to successful HIV outcomes. With safe, decent, and affordable housing, people with HIV are better able to access medical care and supportive services, get on HIV treatment, take their HIV medication consistently, and see their health care provider regularly. In short: the more stable your living situation, the better you do in care. Individuals with HIV who are homeless or lack stable housing, on the other hand, are more likely to delay HIV care and less likely to access care consistently or to adhere to their HIV treatment.”

Furthermore, HHS recognizes that persons living with HIV/AIDS have special housing needs when compared to the general population because they are likely to experience greater difficulties finding and retaining suitable housing “due to such factors as stigma and discrimination, increased medical costs and limited incomes or reduced ability to keep working due to HIV-related illnesses.”

### **Describe the characteristics of special needs populations in your community:**

***Note:** Data regarding the population of people living with HIV/AIDS is reported by the federal government at the MSA level. Therefore, the discussion below uses data related to the Dallas-Fort Worth-Arlington MSA.*

The number of persons living with HIV/AIDS in the Dallas Metro Area who were Ryan White HIV/AIDS Program clients from 2016-2020 has fluctuated from a high of 12,564 to a low of 9,186. In 2020, 5% of Program clients were below the age of 24 years old, 23% were aged 25-34 years old, 24% were aged 35-44 years old, about 23% were aged 45-54 years old, 19% were aged 55-64 years old, and a little less than 6% were aged 65 years or older. Fifty-three percent of Program clients identified as Black or African American, 25% identified as Hispanic or Latino, and 20% identified as White. The majority of Program clients are male (73.8%), 24.1% are female and 2% are transgender (male-to-female).

In 2020, the federal poverty level was \$12,760 for a single person household and \$26,200 for a household of 4. About two-thirds of all Program clients (64.2%) in 2020 had incomes at or below the federal poverty level while another 10.7% had incomes that ranged between 101-138% of the federal poverty level and 19.4% had incomes that ranged between 139-250% of the federal poverty level.

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

When Ryan White HIV/AIDS Program clients were living in stable housing during 2020, they remained in care at higher percentages than program clients who were living in temporary or unstable housing. Specifically, 80% of clients in stable housing remained in care while 73% of clients in unstable housing remained in care. Therefore, stable housing is a priority need for this population, since it appears to lead to increased rates of retention in care.

However, due to the extremely high percentage of Program clients who are living at or below the federal poverty level, individuals living with HIV/AIDS have an acute need for affordable housing. Due to real estate dynamics such as land acquisition costs and construction costs, the real estate market does not

produce units with asking rents in the \$300/month range, which is what a single individual living at or below the poverty level would need in order to not be housing cost-burdened. Therefore, many Program clients will need direct financial assistance for housing in the form of a voucher or will need to locate a rent-restricted unit in an affordable housing development.

Supportive services needs include health care, mental health and substance abuse therapy, meals, case management, support groups, housing, utilities, medications, transportation, food, and clothes.

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

The number of adults and adolescents residing in Dallas-Fort Worth-Arlington MSA who were diagnosed with HIV in 2019 was 1,259 persons. The rate of diagnosis was 16.6 persons per 100,000 population. This rate of diagnosis was the 17<sup>th</sup> highest of all MSAs. In 2018, there were 29,513 persons living with HIV in the Dallas MSA for a total prevalence rate of 389.7 per 100,000 population.

## NA-50 Non-Housing Community Development Needs

### **Describe the jurisdiction's need for Public Facilities:**

According to HUD, “Examples of public facilities include centers for seniors, persons with disabilities, youth, and childcare centers, community centers, homeless shelters, housing for people with special needs, libraries, health clinics, and neighborhood fire stations. Parks and recreational facilities are also public facilities as are buildings owned by non-profit organizations that serve the public... Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities.” (<https://www.hudexchange.info/sites/onecpd/assets/File/CDBG-Public-Facilities-Improvements-Introduction-Transcript.pdf>, last accessed July 2, 2022).

**Emergency and Transitional Shelters for Families Experiencing Homelessness** - Data from the past five years of Point-in-Time (PIT) counts conducted by Denton County along with the Lewisville 2022 PIT Count suggest that there is a growing need for emergency and transitional homeless shelter beds in Lewisville, especially for families experiencing homelessness. In years 2018-2020, the total number of people experiencing homelessness who were members of families with children constituted between 1%-7.2% of all household members experiencing homelessness, whereas in 2022, the percentage was 17.6%.

Additionally, stakeholders report that, without an emergency or transitional shelter within Lewisville, non-profits who serve homeless families often end up providing emergency financial assistance so that families can stay at one of Lewisville's extended stay hotels – such as Intown Suites and Budget Suites. Stakeholders report that families who are not receiving any form of housing assistance often end up staying at these extended stay hotels, due to the fact the hotels – unlike traditional landlords – do not perform credit or background checks and accept housing payments on a weekly, rather than monthly basis. However, there are many reasons why relying on an extended stay hotel is not beneficial, and can actually be harmful for families experiencing homeless, including the fact that such hotels often do not have more than one bedroom or any separate space where a child could focus on homework. Additionally, stakeholders reported that these hotels have started charging additional mandatory fees for services such as the internet.

**Supervised Independent Living for Emerging Adults** – Kyle's Place, a transitional residential shelter for youth in the foster care system as well as emancipated youth ages 14-19 who are at risk of homelessness, is a well-regarded non-profit operating in Lewisville that is open to the public. It has a 19-bed capacity, yet it received 254 referrals in 2021. Therefore, there appears to be a need for increased capacity to house youth aged 14-19. Additionally, even where Kyle's Place is able to serve a youth for a period of time, when the young person reaches the age of 20, the youth is no longer able to reside at Kyle's Place even though the youth may still be in need of a moderate degree of supervision and support in order to live independently. Therefore, there also appears to be need for supervised independent living opportunities for emerging adults.

**Public Recreational Facilities** – Community feedback revealed a need for more playgrounds and recreational facilities that could be more easily accessed by low-income residents, especially those without consistent access to vehicles.

**State-Licensed All Day Activity Providers, Group Homes, and Intermediate Care Facilities (ICF) for Persons with Intellectual or Developmental Disabilities (IDD)** – Stakeholders shared that there is only one state-licensed All Day Activity Provider (sometimes referred to as Adult Day Care) in the City of Lewisville. Likewise, Lewisville has no Intermediate Care Facilities for individual with intellectual disabilities (ICF/IID). Such facilities have 24-hours staffing and can assist residents with medication management and activities of daily living. The Denton County MHMR Center previously operated 6 ICF facilities within Denton County but will likely operate only 4 facilities in 2023 due to staffing shortages. Taking the place of licensed ICF are unlicensed group homes, which, according to stakeholders, often do not provide safe and sanitary living conditions and may financially exploit their residents.

#### **How were these needs determined?**

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, Lewisville has been conducting a stakeholder survey since early 2022. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

#### **Describe the jurisdiction’s need for Public Improvements:**

According to HUD, public improvements include “infrastructure such as, streets, playgrounds, and underground utilities.” (<https://www.hudexchange.info/sites/onecpd/assets/File/CDBG-Public-Facilities-Improvements-Introduction-Transcript.pdf>, last accessed July 2, 2022).

Low-income stakeholders who do not own cars suggested that Lewisville invest more in protected bike lanes along South Texas State Highway Business 121 in the Triangle neighborhood. They noted that many residents walk or bike to reach the closest amenities, such as Walmart for groceries. Low-income stakeholders also expressed a desire for more neighborhood parks with playgrounds for children. Stakeholders also identified the need to connect mobile home communities to public water utilities.

#### **How were these needs determined?**

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, Lewisville has been conducting a stakeholder survey since early 2022. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

#### **Describe the jurisdiction’s need for Public Services:**

**Transportation** – Nearly every stakeholder who was consulted about transportation access in Lewisville voiced an opinion that the current design of the on-demand, GoZone program. Stakeholders noted the following issues that cause a negative impact of families, low-income persons, persons with Limited English Proficiency and homeless individuals:

- **Families with Children** - GoZone does not offer an option to order a vehicle equipped with a car seat. Therefore, if a parent wants to ensure that their child is safely restrained during the GoZone ride, they must bring their own car seat – and then carry it with them on all of their errands.
- **Persons with Limited English Proficiency** – While printed informational materials have been translated into Spanish, the app’s interface is in English, with no apparent option for Spanish or Chin translation. Likewise, stakeholders indicated that there are not customer service agents who speak languages other than English.

- **Persons who work outside of Lewisville and who work late-night shifts**– During the weekdays, GoZone users may only travel within one of the designated GoZone zones. Therefore, a rider would not be able to travel directly from Lewisville to Denton on the GoZone because the cities are located within different zones. Additionally, LMI individuals who work in the hospitality, retail, and food service sectors often work shifts that end after 10 p.m., which is when GoZone stops serving riders on the weekdays.
- **Persons living in apartment communities** – Stakeholders living in apartment communities reported that their GoZone drivers repeatedly canceled their ride due to an inability to “locate the rider.” This problem is likely a result of apartment addressing systems and a lack of training and communication regarding where drivers will pick up riders, such as at the leasing office or community center.
- **Homeless individuals** – Service providers who work with persons experiencing homelessness expressed concern that drivers may choose not to pick up homeless individuals, due to hygiene or mental health issues. Additionally, many services for homeless individuals are located in the City of Denton, but homeless individuals cannot directly travel from Lewisville to Denton via the GoZone service.
- **Persons with disabilities** – While the GoZone service allows users to request a wheelchair-accessible vehicle, there is no information related to accessibility accommodations/modification for persons with other disabilities, such as cognitive or visual disabilities. The DCTA provides a separate Access on Demand service for persons with physical, visual and cognitive disabilities - however individuals must apply and be certified as eligible before they may use this service.

**Housing Stability Services** – Stakeholders consistently voiced concern about rising housing prices in Lewisville and the inability of LMI individuals and families to retain their housing in Lewisville. Two strategies could be deployed: (1) emergency financial assistance that helps households pay delinquent housing payments; this service should be delivered in a way where it is easy for LMI households to apply for the services and the service provider is able to process applications quickly and (2) landlord mediation and legal services for people who are at risk of being evicted or have received an eviction notice; such services could include mediation with landlords so that the impact household has time to obtain any benefits for which they may qualify.

**Benefits Navigators** – Low-income focus group participants stated that it can be time-consuming and frustrating to apply to multiple service providers in order to obtain assistance in meeting their basic needs. Both non-profit stakeholders and low-income focus group participants indicated that some service providers in Lewisville have a “high barrier to entry,” meaning that it can be very difficult to qualify for the services provided by the organization. These barriers could include: long and confusing applications, burdensome documentation requirements, applications not offered in languages other than English, and requirements that an application be submitted in person. Stakeholders acknowledged that funding source requirements often drive the complexity of the application process. Therefore, there may be a need for a lead organization to serve as a Benefits Navigator with 3 main responsibilities: (1) encouraging collaboration among service providers to use the same application programs and/or processes, (2) working with private actors to accept benefits – such as landlords to accept housing vouchers and local grocery stores to accept food stamps, and (3) working with individual clients to help them identify the various benefits and programs for which they may qualify, including housing vouchers, SNAP/EBT food benefits, and Medicare. Stakeholders noted that benefits navigators should be culturally sensitive and knowledgeable about cultural and ethnic beliefs that might cause LMI households to avoid applying for benefits.

**Food Access** – Stakeholders indicated that many LMI households are struggling with the double tsunami of rising housing costs and rising food costs. Stakeholders noted that these rising prices have severely impacted elderly persons and other individuals on a fixed income who do not have the ability to take on extra shifts or work a second job in order to deal with rising prices. Instead, such persons are forced to cut back on items such as food and prescriptions. One participant noted that LMI seniors who receive a free or reduced-price lunch will often eat half of the meal and save the rest for dinner. Due to the lack of walkability in many areas of Lewisville, there is also a need for food delivery to persons who are homebound or have limited access to transportation options.

**Youth Services** – Town hall attendees as well as low-income stakeholders who participated in focus group meetings expressed a desire to increase the number of non-profits that provide extensive programming for youth, such as a Boys and Girls club. Stakeholders noted that existing youth service programs have limited hours and do not provide transportation.

**How were these needs determined?**

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, Lewisville has been conducting a stakeholder survey since early 2022. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

## Listing of Maps, Tables and Graphic Used in the Needs Assessment

- **Table NA1:** Population trends by race (2010 & 2020 Census)
- **Table NA2:** Population trends by ethnicity (2010 & 2020 Census)
- **Table NA3:** Number of households and household size trends (2010-2014 and 2016-2020 ACS)
- **Map NA4:** Estimated number of people per square mile (2020 Census)
- **Map NA5:** Estimated average household size (2016-2020 ACS)
- **Map NA6:** Estimated number of studio or 1-bedroom rental units (2016-2020 ACS)
- **Map NA7:** Estimated number of 3-bedroom rental units (2016-2020 ACS)
- **Map NA8:** Estimated percent of housing units that are single family detached homes (2016-2020 ACS)
- **Map NA9:** Estimated percent of households that are 1-person households (2016-2020 ACS)
- **Map NA10:** Estimated percent of households that are 2-person households (2016-2020 ACS)
- **Map NA11:** Estimated percent of households that are 3-person households (2016-2020 ACS)
- **Map NA12:** Estimated percent of households that are 4 or more person households (2016-2020 ACS)
- **Map NA13:** Predominant racial or ethnic group (2013-2017 ACS, Census tract)
- **Map NA14:** Predominant racial or ethnic group (2013-2017 ACS, Census block group)
- **Map NA15:** Estimated percent of the population that is people of color (2016-2020 ACS)
- **Map NA16:** Percent of all people who are Black or African American (2016-2020 ACS)
- **Map NA17:** Percent of all people who are Asian (2016-2020 ACS)
- **Map NA18:** Percent of all people who are non-Hispanic White (2016-2020 ACS)
- **Map NA19:** Percent of all people who are Hispanic or Latino (2016-2020 ACS)
- **Map NA20:** Lewisville census tracts (Census 2020)
- **Table NA21:** Median income by census tract (ACS 2016-2020)
- **Map NA22:** Estimated median household income (ACS 2016-2020)
- **Map NA23:** Estimated percent change in the median income of a household between 2000 and the period of 2015-2019 (Census 2000 & ACS 2015-2019)
- **Table NA24:** 2021 HUD AMIs for the Dallas, Texas HUD Metro FMR Area (HUD)
- **Map NA25:** Local median household income as a share of area median household income between 2016-2020 (ACS 2016-2020)
- **Graphic NA26:** Average hourly wages for selected occupations (Bureau of Labor Statistics, Dallas-Fort Worth Area Economic Summary)
- **Graphic NA27:** Average annual spending and percent distribution for selected categories (Bureau of Labor Statistics, Dallas-Fort Worth Area Economic Summary)
- **Table NA28:** Median Household income trends (ACS 2010-2014 & 2016-2020)
- **Map NA29:** The Triangle neighborhood
- **Table NA30:** Gross rent as a percentage of income (ACS 2016-2020)
- **Table NA31:** Summary of renter cost-burden (ACS 2016-2020)
- **Table NA32:** Monthly housing costs as a percentage of owner household income (ACS 2016-2020)
- **Table NA33:** Summary of owner cost-burden
- **Graph NA34:** Housing cost-burden trends
- **Table NA35:** Housing Problems and Severe Housing Problems (CHAS)

- **Table NA36:** Housing Cost Burden Owner and Renter (CHAS)
- **Table NA37:** Income by Housing Problems (CHAS)
- **Table NA38:** Income by Cost Burdens (CHAS)
- **Map NA39:** Estimated number of housing units (ACS 2016-2020)
- **Map NA40:** Estimated number of households that own a home (ACS 2016-2020)
- **Map NA41:** Estimated number of households that rent a home (ACS 2016-2020)
- **Map NA42:** Estimated number of owner-occupied housing units with one or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA43:** Estimated number of owner-occupied housing units with two or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA44:** Estimated number of renter-occupied housing units with one or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA45:** Estimated number of renter-occupied housing units with two or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA46:** Where to prioritize rental assistance (Urban Institute)
- **Graphic NA47:** Reasons for experiencing homelessness due to COVID-19 (Denton County PIT Count Full Report, May 2021)
- **Graphic NA48:** Top 5 reasons for homelessness (2020 Denton County Homelessness Data Report)
- **Table NA49:** Disproportionately greater need: housing problems (CHAS)
- **Table NA50:** Disproportionately greater need: severe housing problems (CHAS)
- **Table NA51:** Disproportionately greater need: housing cost burdens (CHAS)
- **Map NA52:** Homeowners with 1 or more housing problems (where the share of homeowners experiencing a problem is greater than 25% and where there are 100 or more Black or African American homeowners and where the median income for a Black or African American household is equal to less than 50% AMI for a household of 4) (ACS 2016-2020)
- **Map NA53:** Renters with 1 or more housing problems (where the share of renters experiencing a problem is greater than 50% and where there are 100 or more Black or African American renters and where the median income for a Black or African American household is equal to less than 50% AMI for a household of 4) (ACS 2016-2020)
- **Map NA54:** Homeowners with 1 or more housing problems (where the share of homeowners experiencing a problem is greater than 25% and where there are 100 or more Hispanic or Latino homeowners and where the median income for a Hispanic or Latino household is equal to less than 50% AMI for a household of 4) (ACS 2016-2020)
- **Map NA55:** Renters with 1 or more housing problems (where the share of renters experiencing a problem is greater than 50% and where there are 100 or more Hispanic or Latino renters and where the median income for a Hispanic or Latino household is equal to less than 50% AMI for a household of 4) (ACS 2016-2020)
- **Map NA56:** Homeowners with 1 or more housing problems (where the share of homeowners experiencing a problem is greater than 25% and where there are 100 or more Asian homeowners and where the median income for an Asian household is equal to less than 50% AMI for a household of 4) (ACS 2016-2020)

- **Map NA57:** Renters with 1 or more housing problems (where the share of renters experiencing a problem is greater than 50% and where there are 100 or more Asian renters and where the median income for an Asian is equal to less than 50% AMI for a household of 4) (ACS 2016-2020)
- **Table NA58:** Homeless Needs Assessment (Lewisville 2022 PIT Count)
- **Table NA59:** Denton County PIT trends (Denton County PIT Counts 2018-2022)
- **Graphic NA60:** Denton County PIT trends (Denton County PIT Counts 2018-2022)
- **Table NA61:** Race and ethnicity of homeless persons (Lewisville 2022 PIT Count)

## Housing Market Analysis

### MA-05 Overview

Lewisville's principal housing-related issue is the current and continued affordability of housing amid limited space for new development. Anticipated changes to the Land Development Code will facilitate more streamlined infill development processes, perhaps also allowing for cost-savings. Lack of developable land could also create issues meeting future housing demand as the city's population continues to grow. As such, it is imperative that the city explore solutions that will minimize the cost of development and maximize affordability opportunities for renters and buyers in Lewisville, including through preservation of existing affordable units.

## MA-10 Number of Housing Units

### Introduction

This section utilizes the U.S. Census, American Community Survey one-year estimates (2020), five-year estimates (2016-2020), and the latest Decennial Census (2020) to examine the composition of Lewisville's housing stock in terms of housing types and tenure. The analysis also includes details related to multifamily and owner-occupied housing distribution within the jurisdiction.

Census data shows that there are 42,845 housing units in Lewisville, which is an increase of 2,364 units from the total of 40,481 units accounted for at the prior Consolidated Plan in 2017. The most prevalent housing unit type is 1-unit detached structures, which account for 41.2% of the housing stock. The next most common housing unit type is multifamily structures with 10-19 units, which comprise 15.8% of the housing stock. Large multifamily structures with 20 or more units account for 23.3% of the City's housing units.

### Residential Properties, Housing Tenure and Related Maps and Tables

#### *Summary of Data Insights*

The Lewisville housing stock is composed primarily of single-family detached homes. Since the largest portions of the housing stock are comprised of single-family detached structures and large multifamily structures, there is a gap in what is often called “missing middle” housing, which refers to townhomes, condos, and small multifamily structures with 2-10 units. Proposed zoning changes are designed to make it easier to build missing middle housing, but Lewisville is also about 94% built-out, which limits further large-scale vacant lot development. The existing housing stock is relatively new, with only about 18% of housing units constructed before 1980. Lewisville's rapid growth is reflected in the fact that over 99% of residents moved into their current unit in 2000 or later.

Census tracts with the highest concentration of single-family homes are in the western part of the city – specifically much of the area enclosed by the following boundaries - Lewisville/Flower Mound border, I-35, and W. Round Grove Road; here, single-family homes account for 57-100% of the housing structures. The area referred to locally as “The Triangle” is the notable and starkly noticeable exception, with only 0.62% single family homes. By contrast, the area of the city to the East of I-35 is where comparatively more of the multifamily structures are located.

As depicted in **Map MA3: Estimated median household income and location of LIHTC units**, the six LIHTC projects in Lewisville are spread throughout the city. Four of the six are located in census tracts with a median household income that is near or above the city's median household income, which is about \$67,000.

#### Data Highlights

- When owner-occupied and renter homes are analyzed together, units with 3 bedrooms dominate – comprising 32.5% of all units, with one-bedroom (24.4%) and two-bedroom (25.3%) units comprising similar portions of the stock. However, when analyzing apartment units exclusively, the Lewisville apartment market inventory is composed of 1% studio units, 47.8% 1-bedroom units, 42.7% 2-bedroom units and 8.5% 3-bedroom units, according to a 2022 report from REIS for Moody's Analytics (using data from May 2021).

- Share of renter-occupied housing has been steadily rising, though less-sharply in recent years. Renter-occupied housing accounted for 46.1% of the housing stock in 2000, 54.3% in 2010, and 57.5% in 2020.
- As shown in **Graphic MA7: Lewisville, Flower Mound, and Denton building permit trends**, after decreases in building permits in 2019 and 2020, Lewisville saw a sharp increase in building permits in 2021.

The following maps and tables are used to supplement the analysis of the City’s number of housing units and tenure of occupants:

- **Table MA1:** Units in Structure (ACS 2016-2020)
- **Table MA2:** Number of bedrooms (ACS 2016-2020)
- **Map MA3:** Estimated median household income and location of LIHTC units (ACS 2016-2020)
- **Map MA4:** Estimated percent of all households that own a home (ACS 2016-2020)
- **Map MA5:** Estimated percent of all households that rent a home (ACS 2016-2020)
- **Map MA6:** Estimated percent of housing units that were vacant (ACS 2016-2020)
- **Graphic MA7:** Lewisville, Flower Mound, and Denton building permit trends (U.S. Census Bureau Building Permits Survey)
- **Table MA8:** Low Income Housing Tax Credit Units (HUD via PolicyMap)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

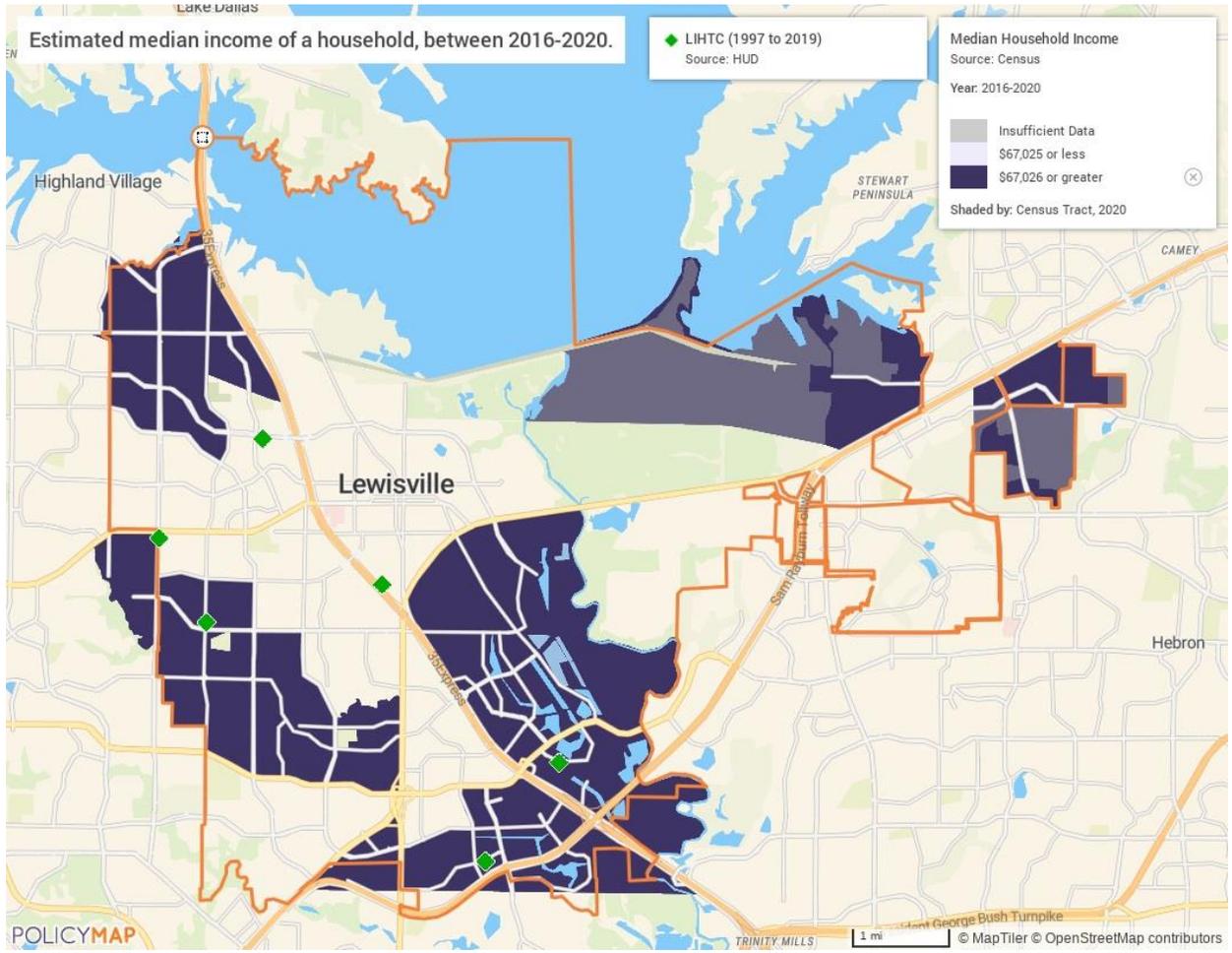
**Table MA1**

<b>UNITS IN STRUCTURE</b>	<b>Estimate</b>	<b>Percent</b>
Total housing units	42,845	
1-unit, detached	18,096	42.2%
1-unit, attached	1,960	4.6%
2 units	222	0.5%
3 or 4 units	1,164	2.7%
5 to 9 units	3,410	8.0%
10 to 19 units	6,764	15.8%
20 or more units	9,542	22.3%
Mobile home	1,663	3.9%
Boat, RV, van, etc.	24	0.1%

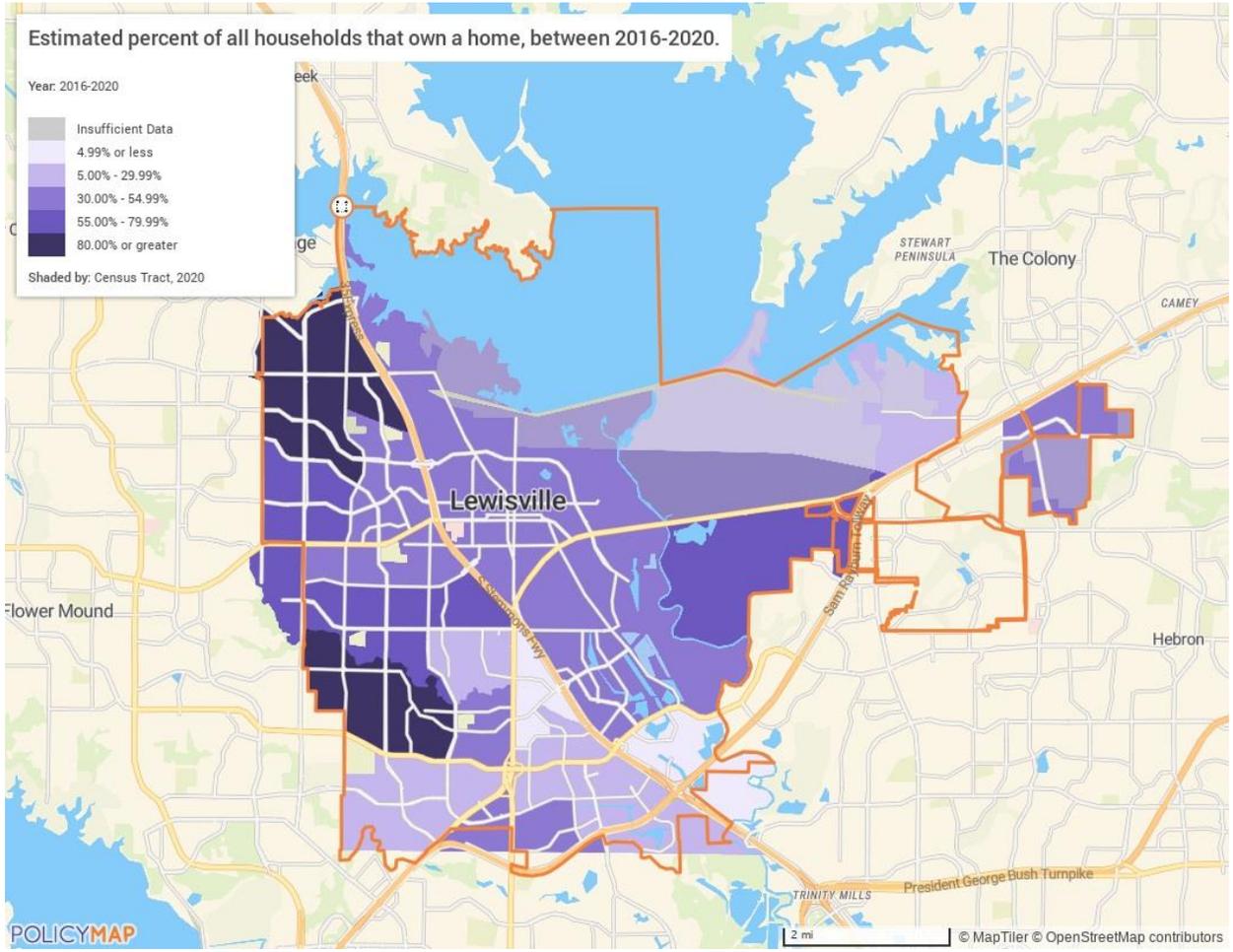
**Table MA2**

<b>BEDROOMS</b>	<b>Estimate</b>	<b>Percent</b>
Total	42,845	42,845
0	1,134	2.6%
1	10,439	24.4%
2	10,832	25.3%
3	13,919	32.5%
4	5,655	13.2%
5 or more	866	2.0%

# Map MA3

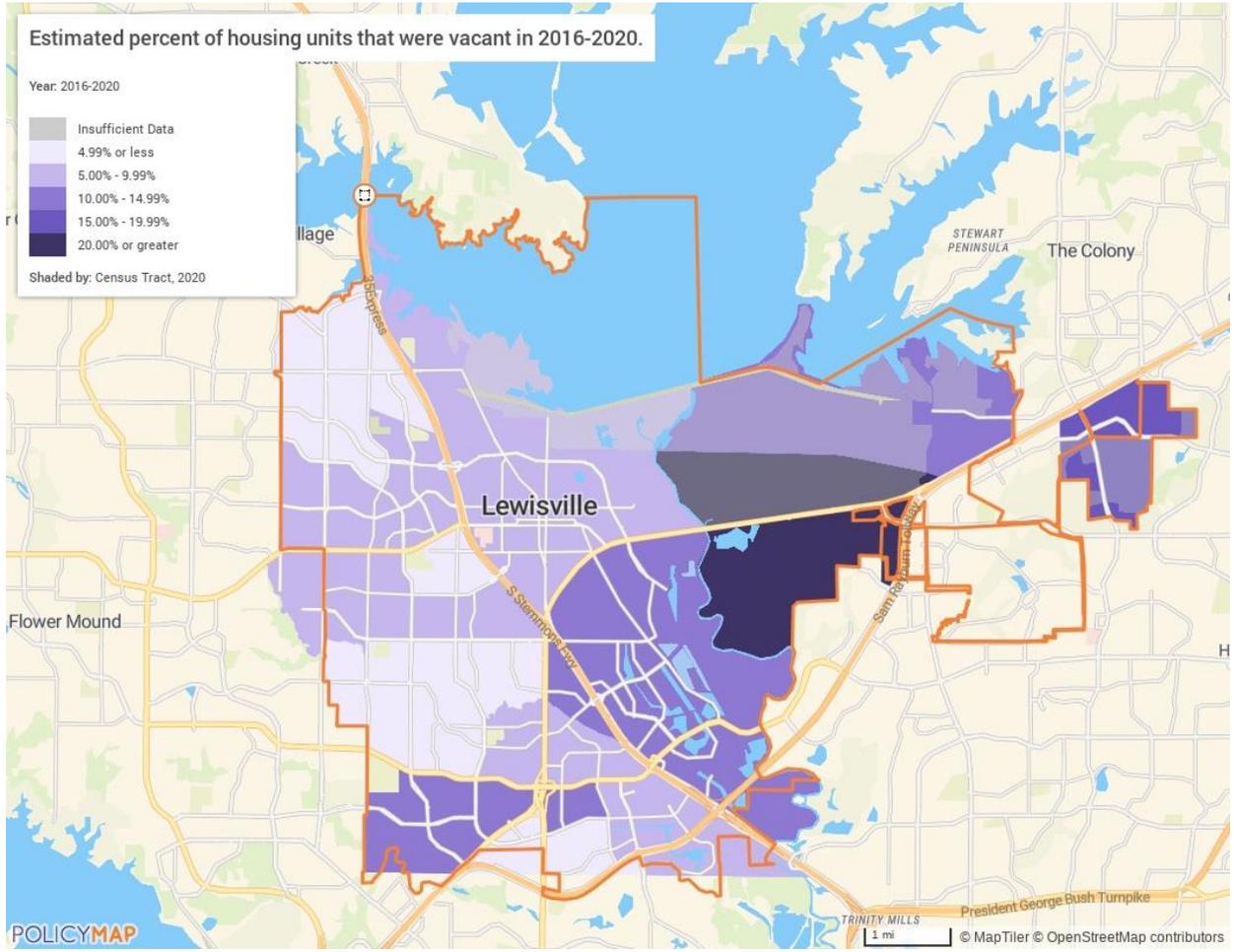


# Map MA4

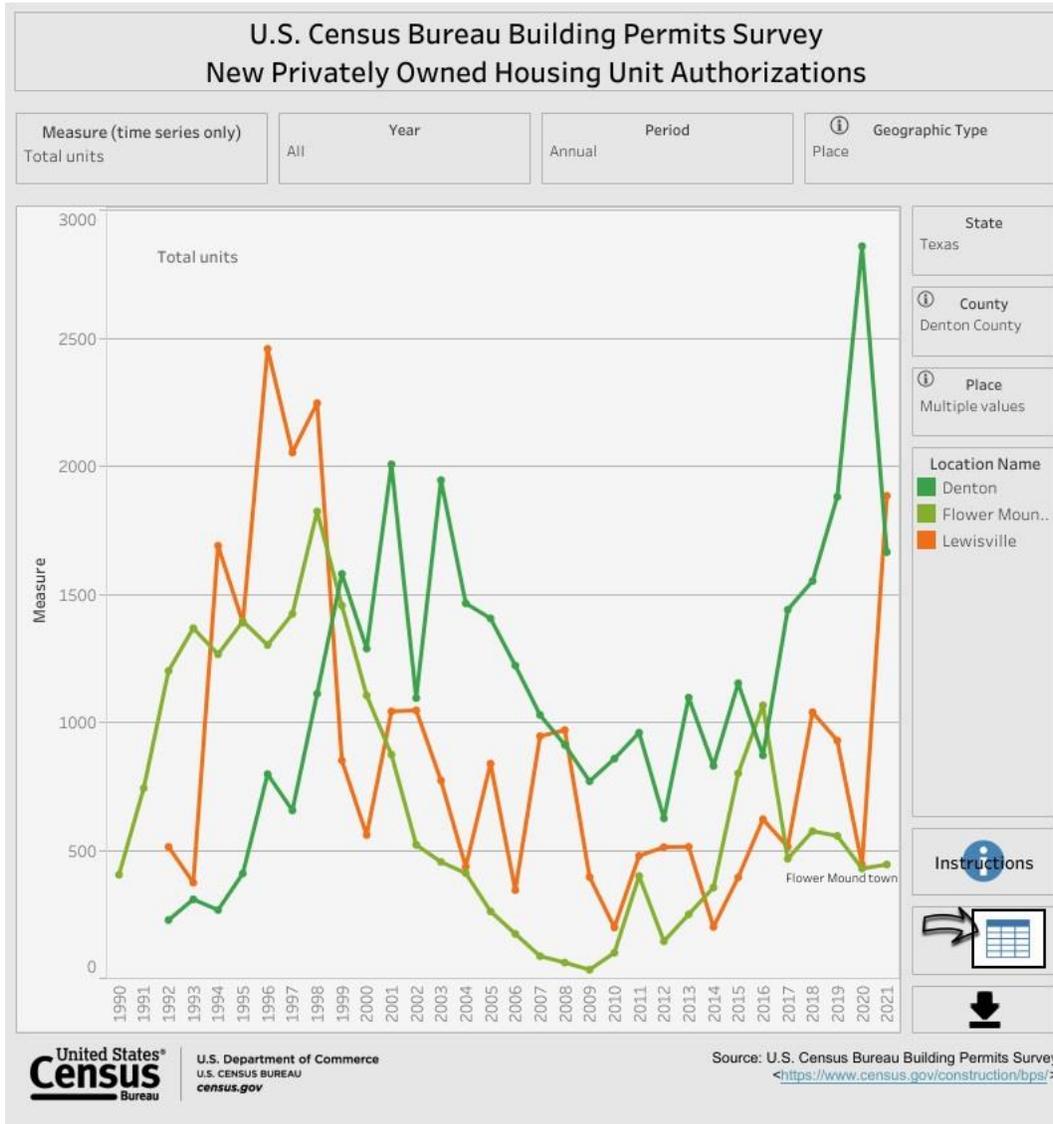




# Map MA6



Graphic MA7



**Table MA8**

Project Name	Address	Zip Code	Year Placed in Service	Construction Type	Total Units	Low Income Units	Number of Rooms	Year 15	Year 30
ST CHARLES APTS	1090 S CHARLES ST	75057	1992	Acquisition and Rehab	126	126	8 Eff,28 1BR,90 2BR,0 3BR,0 4BR	2007	2022
OAK TREE VILLAGE	1595 S OLD ORCHARD LN	75067	1995	Acquisition and Rehab	272	163	0 Eff,116 1BR,120 2BR,36 3BR,0 4BR	2010	2025
VALLEY RIDGE APTS	1000 VALLEY RIDGE BLVD	75077	1995	New Construction	192	192	0 Eff,0 1BR,132 2BR,60 3BR,0 4BR	2010	2025
TUSCANY AT LAKEPOINTE	805 LAKESIDE CIR	75057	1999	New Construction	168	68	0 Eff,0 1BR,72 2BR,96 3BR,0 4BR	2014	2029
EVERGREEN AT LEWISVILLE SENIOR APT COMMUNITY	415 S GARDEN RIDGE BLVD	75067	2005	New Construction	218	218	0 Eff,0 1BR,0 2BR,0 3BR,0 4BR	2020	2035
EVERGREEN AT VISTA RIDGE	455 HIGHLAND DR	75067	2011	Insufficient Data	120	120	0 Eff,60 1BR,60 2BR,0 3BR,0 4BR	2026	2041

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

Currently, there are 6 properties in Lewisville that are active in the Low-Income Housing Tax Credit Program (LIHTC). All of these properties primarily serve residents whose incomes are at 60% of AMI or below. **Table MA8**, above, displays the number of units per project. In total, there are 887 LIHTC units in Lewisville with income restrictions.

Additionally, Community Options Inc., a national non-profit organization, receives HUD Section 811 funding for 6 supportive housing units for disabled, very- and extremely-low-income persons. Their contract is reviewed and renewed on an annual basis; the last renewal was on 2/1/2022.

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

**Table MA8**, above, displays the year that each of the 6 LIHTC apartment communities will reach Year 30, which is the end of the extended use period. Three of the properties – St. Charles, Oak Tree Village and Valley Ridge apartments are at extreme risk of being lost from the affordable housing inventory, since their extended use period ends sometime between this year (2022) and 2025. If all the low-income units at these properties transitioned to market rate units, there would be a loss of 581 affordable units.

*Note – It is possible, but unlikely, that some of the properties are subject to additional affordability restrictions that may have lengthened the initial compliance period and extended use period to a total of 40, rather than 30 years.*

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

At a basic level, the availability of housing units appears to meet the needs of the population. During the past 10 years, the total number of households living in Lewisville has grown approximately 9% percent (from 36,282 to 39,644 per 5-Year ACS data), while the number of housing units also increased approximately 9%, from 39,266 total units to 42,845 total units. Vacancy rates in the apartment rental market hover near 5%, which is a healthy vacancy rate.

Based on census data alone, the number and size of the housing units appears well matched with the varying levels of household sizes in Lewisville, since less than 5% of the population in the City is living in overcrowded units, meaning that there is more than 1 person per room in the housing unit. However,

stakeholders voiced their concern that the Census does not accurately capture the extent of overcrowding that is occurring in apartment communities.

Additionally, the lack of missing middle housing types – duplexes and townhomes – for example, is one of the driving factors behind the increasing housing cost burdens faced by homeowners and renters. Stakeholders noted that many aging adults are living in single family homes that no longer meet their needs – but there are very few smaller independent or assisted living options that would allow them to move out of their single-family home and into a smaller unit that better meets their housing needs.

**Describe the need for specific types of housing.**

There is a need for:

- **Missing middle housing options** - The Lewisville housing stock is composed primarily of single-family detached homes and larger apartment complexes. Housing options such as duplexes, townhomes and even accessory dwelling units would allow homebuyers and renters to enter the market at a lower price point. These housing options may also be desirable for aging homeowners who wish to downsize.
- **Supportive housing for youth aging out of the foster care system and disabled adults** – One of Lewisville’s assets is its strong base of locally social service agencies. Stakeholders at these agencies noted the need for community-based residential housing options that allow service agencies to provide moderate- to around-the-clock support for residents who are unable to live independently.
- **Starter homes** – The median homes sales price in Lewisville has reached \$327,000 and virtually no homes are priced below \$200,000. There is a need for entry-level homes that have a smaller footprint and more modest finish-out, allowing for a lower sales price.

## MA-15 Housing Market Analysis: Cost of Housing

### Cost of Housing, Housing Affordability and Related Maps and Graphics

#### *Summary and Data Insights*

Steady price increases have been observed in both the renter and owner markets in Lewisville. According to Moody's REIS data, asking rent (a weighted average of all unit types) in Lewisville was \$895 in 2010, \$1077 in 2015, \$1285 in 2020 and, as of Quarter 1 2022, is \$1479. This represents an increase of about 20% between each of the five-year periods from 2010 to 2015 and an increase of \$584 over 12 years.

According to the Texas A&M Real Estate Center, in 2011, the median home sales price in Lewisville was \$143,000. By 2015, the median home sales price had risen to \$208,000. As of Quarter 4 of 2022, the median homes sales price was \$327,000. Consistently since 2015, the ratio of new houses for sale to new houses sold (i.e., "months inventory") in Lewisville has remained under 2 months. Currently, the Lewisville market has half a month of inventory. According to Realtor.com Economic Research, "[a] balanced market typically equates to 6-7 months of supply." Additionally, the availability of "entry level" homes in Lewisville - homes priced under \$200,000 - dropped from 31.4% of home sales in 2011 to less than 2% of home sales in 2021. The share of homes priced from \$300,000 to \$500,000 has risen dramatically, constituting less than 1% in 2011 but now accounting for 63% of home sales in 2021.

Rapidly rising home sales prices and steadily increasing rents are issues that will negatively affect the ability of low- and moderate-income city residents to secure housing that is affordable. While rising home sales prices benefit existing homeowners who choose to sell their homes or borrow against their home's equity, these higher sales prices prevent low- and moderate-income homebuyers from being able to purchase a home. City staff anticipates that zoning changes included in Lewisville's development code overhaul will allow for easier flexibility for infill development, which could potentially facilitate the construction of smaller and more affordable housing types.

However, if low- and moderate-income homebuyers are priced out of the single-family housing market, they will either leave the City to find housing that is affordable or will be forced to rent a housing unit, which prevents them from building wealth through homeownership. Additionally, a steady trend of rising rents in the city means that renting a housing unit may also be out of reach low- and moderate-income households.

The following maps and graphics are used to supplement the analysis of the City's housing costs:

- **Table MA9:** Unit mix, asking rents and inventory percentage (Moody's Analytics)
- **Table MA10:** Asking rent projections (Moody's Analytics)
- **Graphic MA11:** Rent distribution (Moody's Analytics)
- **Map MA12:** Lewisville Zip Codes
- **Table MA13:** Fair Market Rents (FMRs) and Current Asking Rents (HUD & Moody's Analytics)
- **Graphic MA14:** Annual home sales and price trends (Texas A&M Real Estate Center)
- **Graphic MA15:** Home sales price distribution trends (Texas A&M Real Estate Center)
- **Map MA16:** Estimated percent of all homeowners with incomes less than \$50,000 who are burdened by housing costs (ACS 2016-2020)
- **Map MA17:** Estimated percent of all homeowners with incomes less than \$75,000 who are burdened by housing costs (ACS 2016-2020)

- **Map MA18:** Estimated percent of all renters with incomes less than \$50,000 who are burdened by housing costs (ACS 2016-2020)
- **Map MA19:** Estimated percent of all renters with incomes less than \$75,000 who are burdened by housing costs (ACS 2016-2020)

Data Source for Maps: PolicyMap, [www.policymap.com](http://www.policymap.com)

#### Data Highlights

- **Cost-Burdened Renters** – The data indicates that, in nearly all areas of the city, the vast majority of renter households who earn less than \$50,000 are housing cost-burdened. In the southeastern and southwestern areas of the city, between 82-100% of this population of renters reported that they are housing cost-burdened. Renter households with incomes up to \$75,000 fare only slightly better, with more than half of these households experiencing housing cost-burdens, regardless of where they live in the city. Notable, however, is that when a renter household’s income rises from above \$50,000, they have more opportunities to access rental housing that is affordable in the northeast and southeast areas of the city.
- **Cost-Burdened Homeowners** – The data indicates that homeowners who earn less than \$50,000 are more likely to be housing cost-burdened if they live west of I-35. In the northwest area of the city, more than three-fourths of these homeowners are housing cost-burdened. Homeowners with incomes up to \$75,000 fare slightly better. In the southeast areas of the city, one-third of homeowners with incomes up to \$75,000 report being housing cost-burdened.
- **Housing Cost Trends** – For both the for-sale and rental markets, housing cost trends indicate that housing costs will continue to rise in the city, making Lewisville an increasingly unaffordable place to live, especially for low- and moderate-income households. Since 2011, the median home sales price has risen by 129%. Rental prices have continued their upward march as well, with average asking rents rising 44% from 2010 to 2020. Additionally, Moody’s Analytics projects that asking rents will rise another \$200 over the next 5 years, from \$1,523 to \$1,744.
- **Rent Distribution** – According to Moody’s Analytics, Lewisville’s rent distribution differs significantly from regional and national markets. In Lewisville, there is only a \$1,671 difference between the minimum asking rent in the city and the maximum rent. In comparison, there is a \$7,403 difference between the minimum and maximum asking rents in Dallas. Lewisville’s constricted rent distribution is likely a function of several factors, including the fact that Lewisville has a strong code enforcement program that likely prevents aging apartment complexes from falling into complete disrepair and, consequently, charging extremely low rents. Likewise, the Lewisville real estate market has not traditionally supported luxury apartment developments which support much higher rental rates.

**Table MA9**

**Unit Mix: Inventory and Current Rent (as of Apr 2022)**

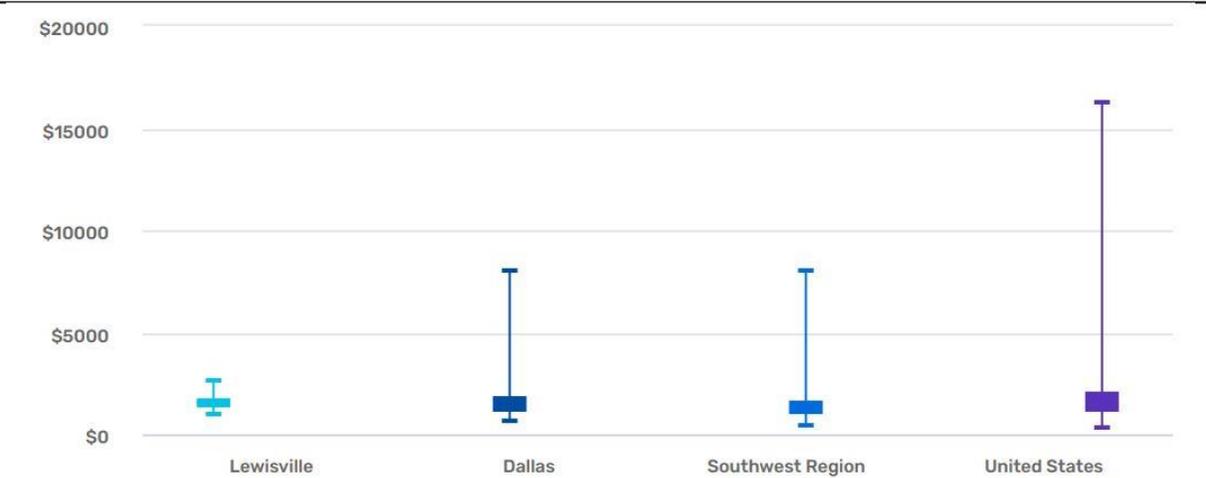
	Inventory		Current Asking Rent	
	Inventory %	Avg. Unit Size in SF	Asking Rent per Unit	Asking Rent per SF
<b>Studio</b>				
Lewisville	1.1%	546	\$1,098	\$2.01
Dallas	3.6%	555	\$1,116	\$2.01
Southwestern Region	3.4%	558	\$949	\$1.70
United States	5.6%	572	\$1,483	\$2.59
<b>1 Bedroom</b>				
Lewisville	47.7%	762	\$1,227	\$1.61
Dallas	50.6%	745	\$1,239	\$1.66
Southwestern Region	49.3%	781	\$1,096	\$1.40
United States	43.2%	814	\$1,525	\$1.87
<b>2 Bedroom</b>				
Lewisville	42.6%	1,088	\$1,658	\$1.52
Dallas	39.9%	1,071	\$1,658	\$1.55
Southwestern Region	41.3%	1,126	\$1,397	\$1.24
United States	44.5%	1,134	\$1,803	\$1.59
<b>3 Bedroom</b>				
Lewisville	8.6%	1,431	\$2,085	\$1.46
Dallas	5.9%	1,386	\$2,111	\$1.52
Southwestern Region	5.9%	1,452	\$1,749	\$1.20
United States	6.7%	1,450	\$2,192	\$1.51

**Table MA10**

Year	Lewisville		Dallas	
	Asking Rent per Unit	Vacancy Rate %	Asking Rent per Unit	Vacancy Rate %
2022	\$1,523	5.6%	\$1,492	5.1%
2023	\$1,561	5.3%	\$1,544	5.1%
2024	\$1,606	4.9%	\$1,596	5.2%
2025	\$1,653	5.2%	\$1,653	5.3%
2026	\$1,701	5.1%	\$1,715	5.3%
2027	\$1,744	5.2%	\$1,774	5.2%

**Graphic MA11**

**Rent Distribution Benchmark (Per Unit)**



	Minimum Rent	Lower Quartile Rent	Median Rent	Upper Quartile Rent	Maximum Rent
Lewisville	\$956	\$1,353	\$1,574	\$1,740	\$2,627
Dallas	\$598	\$1,141	\$1,413	\$1,778	\$8,001
Southwest Region	\$433	\$991	\$1,259	\$1,605	\$8,001
United States	\$303	\$1,135	\$1,566	\$2,085	\$16,244

# Map MA12

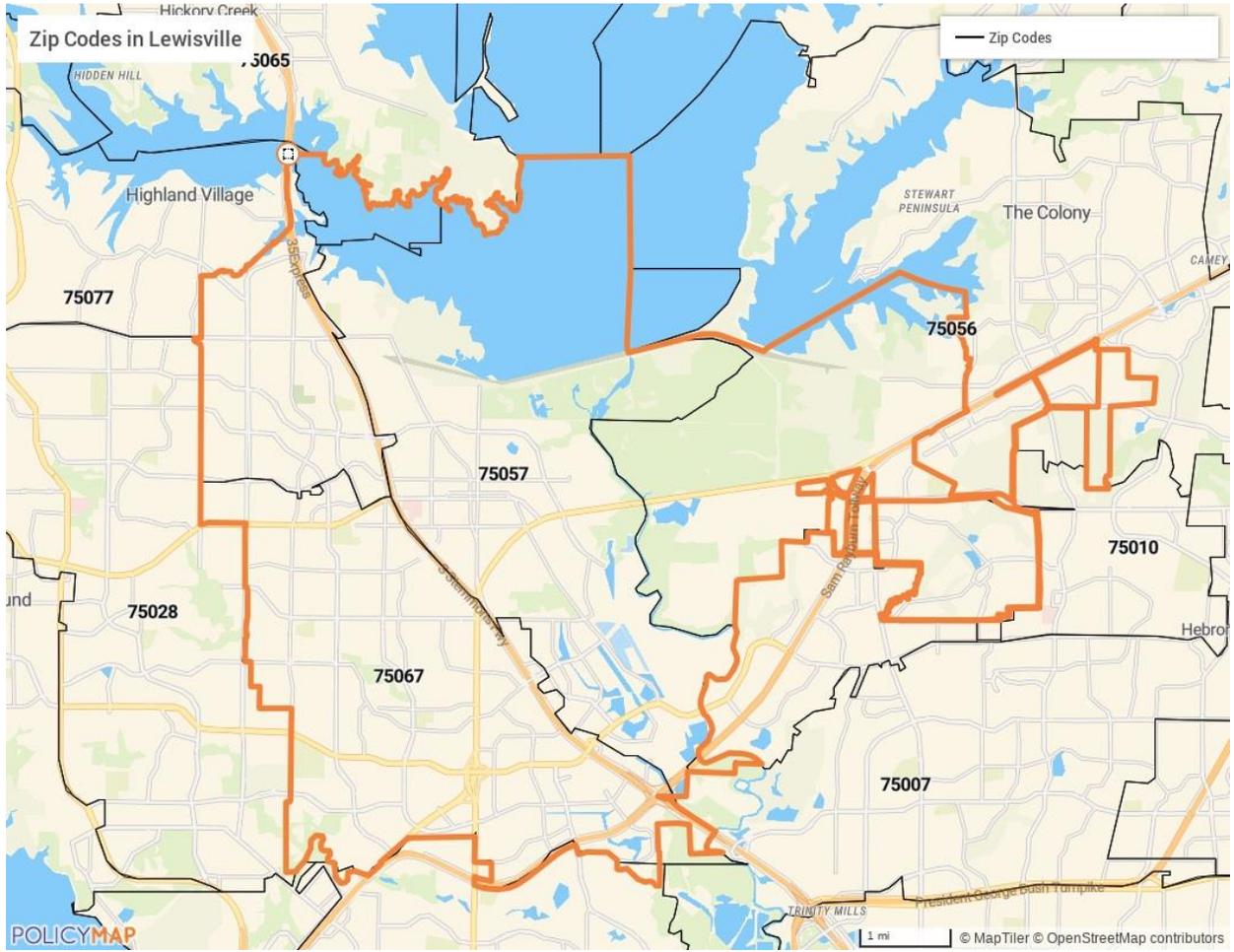


Table MA13

FY 2022 Fair Market Rents by Unit Bedrooms					
Geography	Efficiency	1-bedroom	2-bedroom	3-bedroom	4-bedroom
75056	\$1,320	\$1,410	\$1,670	\$2,130	\$2,800
75057	\$1,160	\$1,240	\$1,470	\$1,870	\$2,460
75067	\$1,180	\$1,270	\$1,500	\$1,910	\$2,510
75077	\$1,380	\$1,480	\$1,750	\$2,230	\$2,930
Current Asking Rents 4/2022					
Lewisville	\$1,098	\$1,227	\$1,658	\$2,085	N/A
Inventory Percentage					
Lewisville	1.06%	47.72%	42.64%	8.58%	N/A

**Graphic MA14**



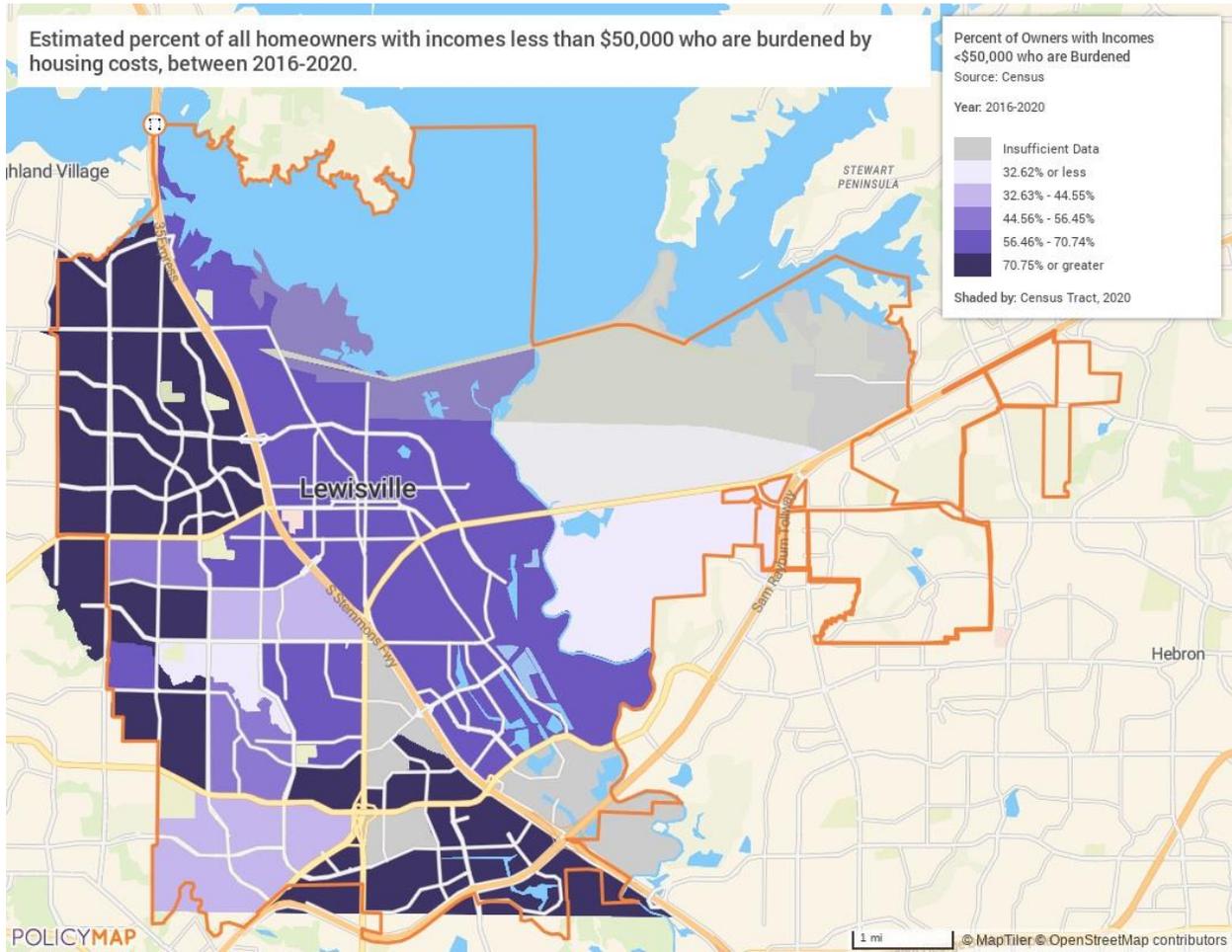
Date	Sales	Dollar Volume	Average Price	Median Price	Total Listings	Months Inventory
2011	797	113,376,028	142,253	143,000		
2012	997	155,786,532	156,255	154,900		
2013	1,082	185,958,779	171,866	167,200		
2014	1,111	206,724,159	186,070	182,500		
2015	1,194	255,239,848	213,769	208,000	130	1.0
2016	1,187	278,452,378	234,585	228,500	112	0.8
2017	1,105	279,825,653	253,236	245,000	104	1.0
2018	1,055	283,078,164	268,321	260,000	168	2.0
2019	1,091	305,910,506	280,395	267,900	185	1.5
2020	1,181	350,598,865	296,866	289,000	129	0.7
2021	1,066	358,327,887	336,142	327,500	83	0.5

**Graphic MA15**

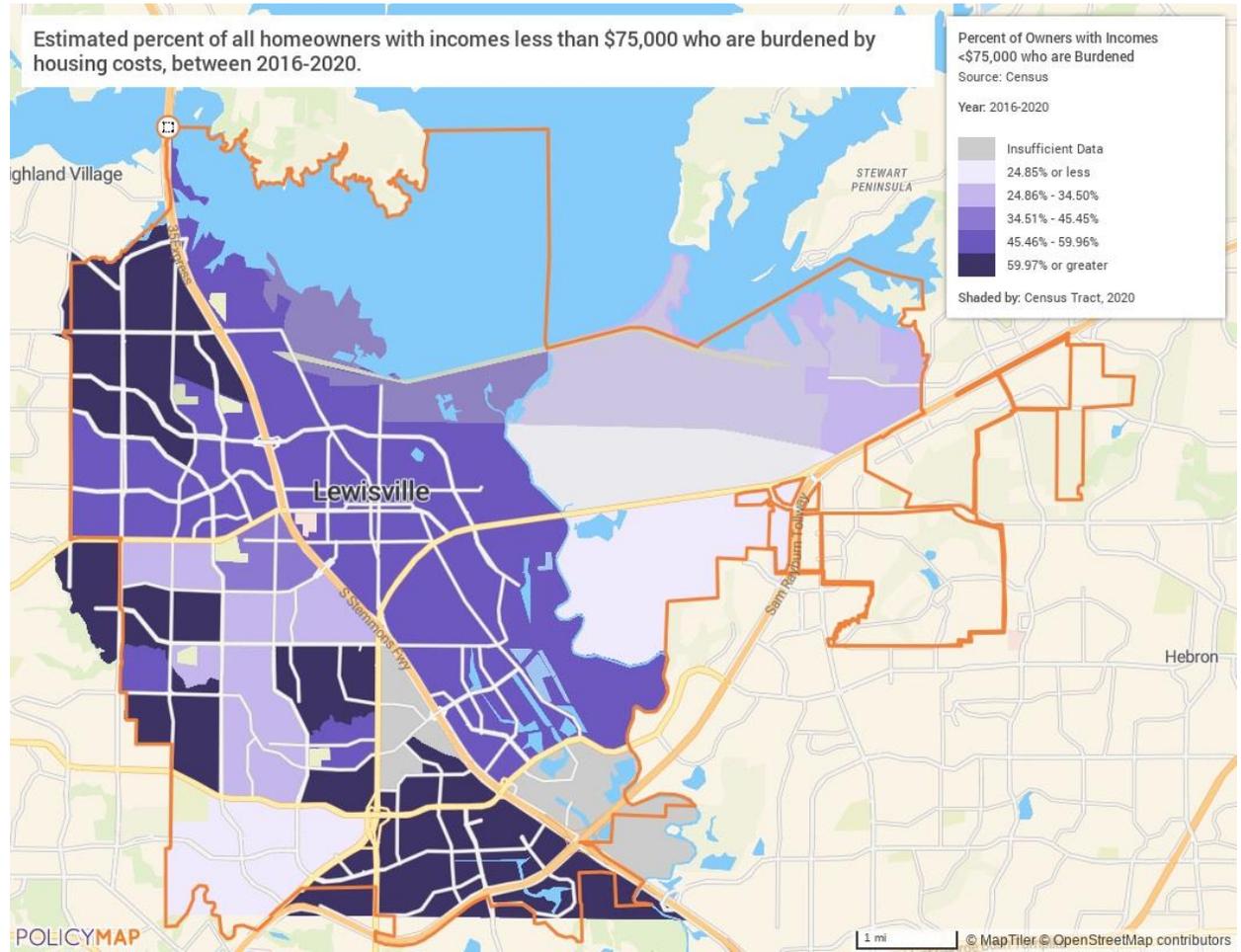


Price Range	Percent Distribution										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
\$0 - \$69,999	8.3	4.4	0.8	1.0	0.4	0.1	0.0	0.0	0.0	0.1	0.0
\$70,000 - \$99,999	15.8	8.3	6.8	3.8	1.5	0.3	0.4	0.0	0.2	0.0	0.1
\$100,000 - \$149,999	32.9	32.5	26.5	20.8	14.4	7.6	4.0	0.9	0.9	0.6	0.2
\$150,000 - \$199,999	31.4	39.8	39.7	36.6	29.1	22.3	15.1	10.1	6.5	4.7	1.0
\$200,000 - \$249,999	8.4	11.9	18.9	25.0	31.2	34.2	33.0	30.0	26.4	19.1	10.1
\$250,000 - \$299,999	2.4	2.0	5.9	10.5	14.6	22.3	28.6	33.5	36.0	31.3	21.9
\$300,000 - \$399,999	0.8	0.3	0.8	1.7	6.4	10.1	14.7	21.3	23.4	36.6	50.2
\$400,000 - \$499,999	0.0	0.4	0.3	0.5	1.6	2.6	3.6	3.5	5.6	5.1	12.9
\$500,000 - \$749,999	0.1	0.3	0.2	0.0	0.5	0.6	0.6	0.6	0.8	2.5	3.4
\$750,000 - \$999,999	0.0	0.0	0.0	0.1	0.3	0.0	0.0	0.0	0.2	0.1	0.1
\$1,000,000 +	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1

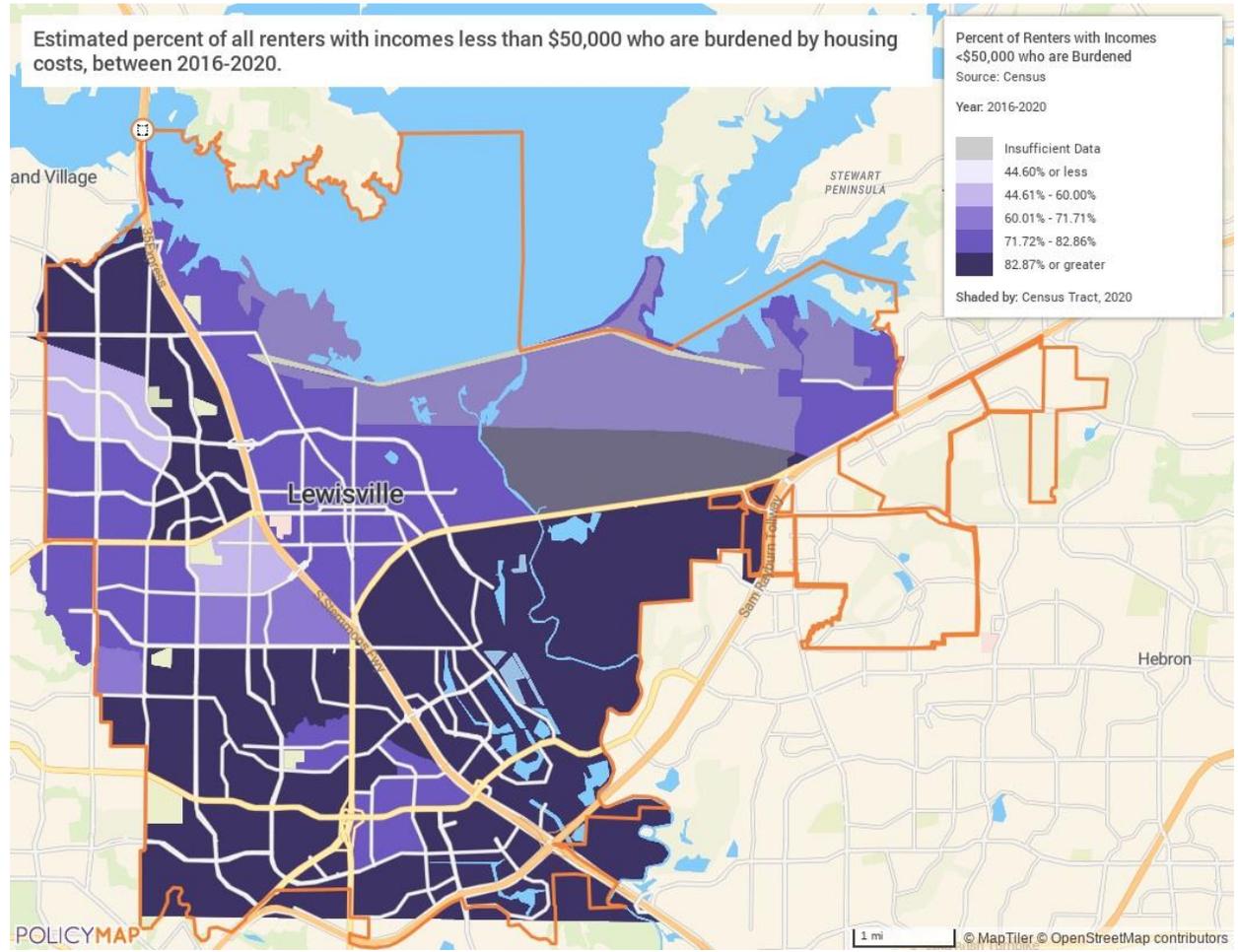
# Map MA16



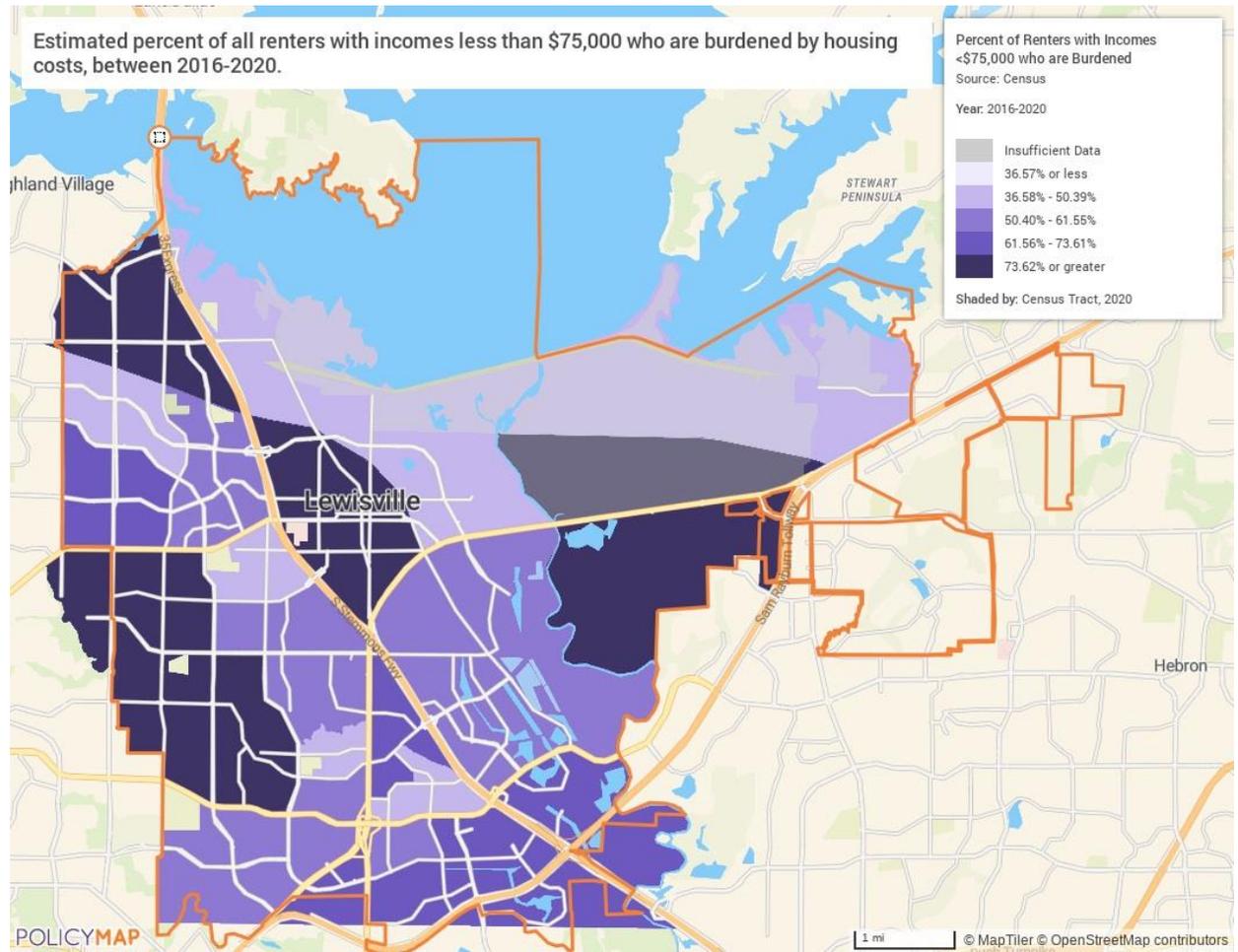
# Map MA17



# Map MA18



# Map MA19



### **Is there sufficient housing for households at all income levels?**

Low- and moderate-income households continue to struggle to find housing that is affordable as housing prices and rents rise faster than income.

**Rental** – A 4-person household earning \$77,920 – or 80% of the Metro’s median income – would be able to afford a maximum monthly rental payment of \$1,948. A similar family earning \$58,440 – or 60% of the Metro’s median income – would be able to afford a maximum monthly rental payment of \$1,461. These figures define “affordable” as a household spending not more than 30% of its income on monthly rent. Based on current average rental rates published by REIS in March 2022, Lewisville median rents are \$1,122 for studios, \$1,194 for one-bedrooms, \$1,554 for two-bedrooms, and \$2,013 for three-bedrooms. Reconciling these numbers, along with the fact that Lewisville rents rose to levels higher than 18 of the Dallas Metro’s submarkets, it is apparent that the rents in Lewisville are rising quickly and are just at the edge of unaffordability for many households.

**Homeownership** – According to the Texas A&M Real Estate Center, as of Quarter 4 of 2021, the median homes sales price was \$327,000. Using some basic assumptions about mortgage interest rates and terms (i.e., assuming a 6% interest rate and a 30-year term), a household earning the City’s median income of \$67,026 would have a mortgage capacity of \$279,469. If such a household had sufficient cash savings to make a 20% down payment on a \$327,000 home (\$65,400, not including closing costs), they would need a mortgage of \$261,600. Therefore, a household earning the City’s median income would likely be able to afford a home selling for the median home sales price. However, a household earning only 80% of the City’s median income (\$53,621) would have a mortgage capacity of only \$223,575, assuming the same interest rate and mortgage term. This household would have a much harder time finding a for-sale home that they could afford to purchase, since, even with a 20% down payment, they would be searching for a home selling for less than \$300,000. As of Q4 2021, less than one third of homes in Lewisville sold for less than \$300,000.

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

Worrisome trends are occurring in both the homeownership and rental markets related to affordability. Rising pre-existing homes sales values, as well as higher construction costs associated with labor and material for new housing construction, will continue to impact the ability of low- and moderate-income households to purchase a home.

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

Generally, the current asking rents (per Moody’s Analytics as of April 2022) and FMRs are well aligned. The FMRS are higher than the current asking rents for efficiency and one-bedroom units in all 4 zip codes within the city. However, in zip codes 75057 and 75067, which encompass the central and Southwestern areas of the city, the FMRs for 2- and 3-bedroom units are lower than current asking rents for those units.

The alignment of FMRs with current asking rents for efficiency and one-bedroom units provides an opportunity for Lewisville to highlight the benefits of accepting Housing Choice Vouchers, since the FMRs are used to set the voucher payment standard. As it relates to the \$200-400 deficit between FMRs and asking rent for 2- and 3-bedroom units in 2 of the 4 zip codes, the city could still explore way to incentivize

landlords to participate in the HCV program, including by providing grant funding for landlords to make any repairs necessary to bring the housing unit up to Housing Quality Standards.

## MA-20 Housing Market Analysis: Condition of Housing

### Summary and Data Insights

The housing stock in Lewisville is new relative to other cities across Texas since the city's population growth began booming in the 1990s onward. A fair number of the buildings in the city have thus been constructed during that period as well. For comparison, the median age of a structure in Lewisville is 1993, while that figure is 1980 for Dallas, 1987 for Texas, and 1978 for the nation. Vacant housing units are less of a concern in Lewisville when compared to the State of Texas - 8.53% of housing units in the city are vacant, whereas 12.37% of units in the Texas are vacant.

Due to the timing of its initial building boom, Lewisville does not have a large share of homes that were built before 1978 and, therefore, may contain lead-based paint products. Approximately 17% of units were built prior to 1978. PolicyMap.com publishes a Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate. Per PolicyMap.com, "the lead risk index is used to rank census tracts based on relative risk of exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked 'High' are in the top 25% of tracts according to their risk of lead exposure." Lewisville possesses no tracts marked "High." However, the Old Town and surrounding area in central Lewisville has a median year built of 1968, which puts it in the Moderate Risk category.

According to Census data regarding financial or physical challenges associated with housing, 23.7% of owners and 44.09% of renters are facing at least one severe housing problem. Considering the age of units in the city, these reported problems are likely associated with affordability rather than problems related to the condition of their homes. A much smaller percentage of residents – 0.6% of owners and 3.68% of renters – are facing two or more housing problems.

Furthermore, while the condition of housing impacts a household's well-being, so does its location. Access to healthy foods is one data point that has garnered attention in recent years, since it impacts a family's overall health. The Reinvestment Fund's Limited Supermarket Access (LSA) analysis "is a tool to identify areas...that have both inadequate and inequitable access to healthy food and sufficient market demand for new or expanded food retail operations...The LSA analysis measures access to healthy food by identifying areas that are well-served by supermarkets and those that have relatively limited access to supermarkets. Reinvestment Fund uses supermarkets (grocery stores with at least \$2 million in annual sales) as a proxy for healthy food access because a review of the relevant research shows that supermarkets, compared to smaller stores (e.g., corner stores), most consistently offer the greatest variety of healthy foods at the lowest prices." Lewisville has no LSA areas, which indicates accessible healthy food options for residents.

The following maps and graphics are used to supplement the analysis of the condition of the City's housing:

- **Table MA20:** Year structure built (ACS 2016-2020)
- **Map MA21:** Estimated median year a housing unit was built (ACS 2016-2020)
- **Map MA22:** Risk of lead exposure (ACS 2016-2020)
- **Map MA23:** Risk of lead exposure, median year built and median household income (ACS 2016-2020)
- **Table MA24:** Performance by vintage (Moody's Analytics)

Also refer to the following maps from the Needs Assessment:

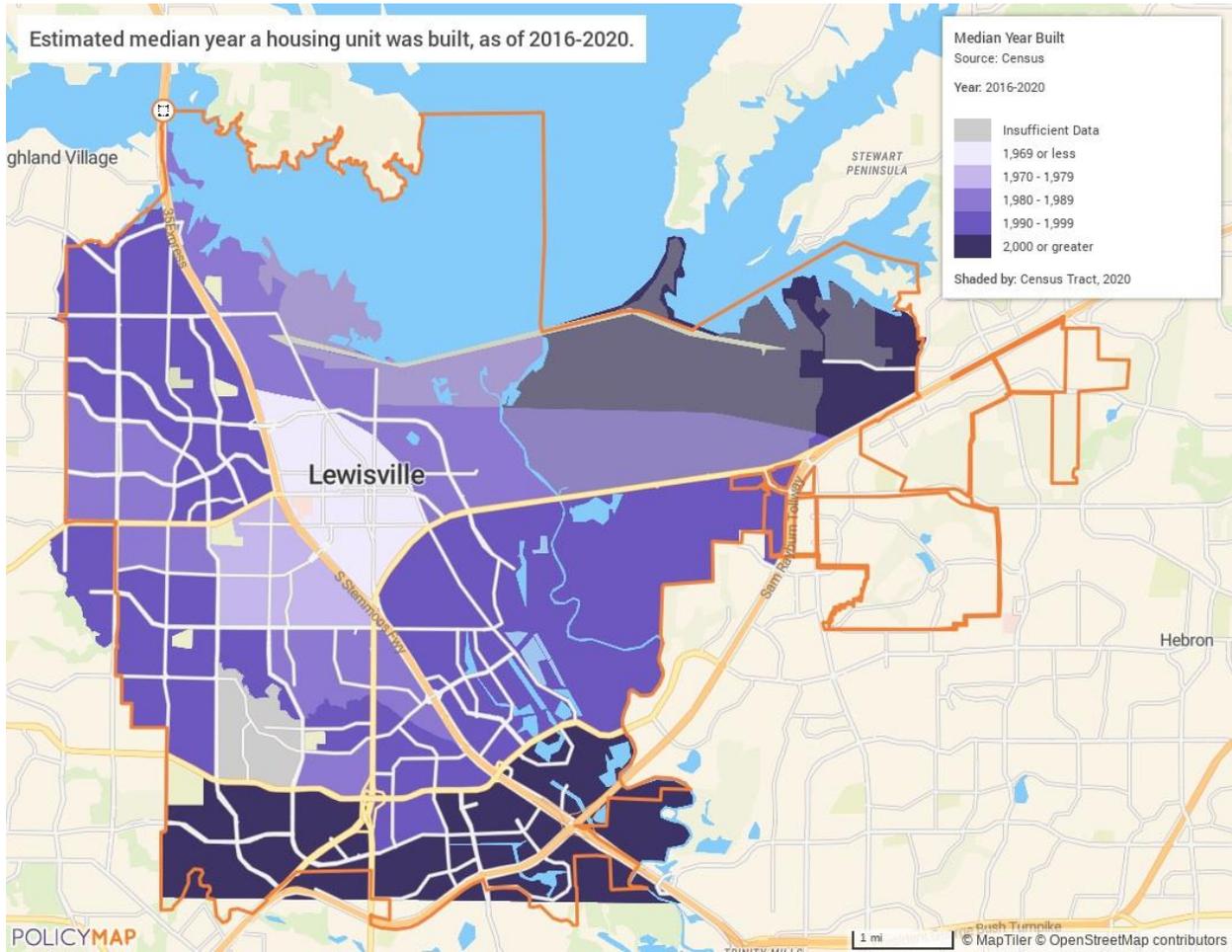
- **Map NA42:** Estimated number of owner-occupied housing units with one or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA43:** Estimated number of owner-occupied housing units with two or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA44:** Estimated number of renter-occupied housing units with one or more selected physical or financial conditions (ACS 2016-2020)
- **Map NA45:** Estimated number of renter-occupied housing units with two or more selected physical or financial conditions (ACS 2016-2020)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

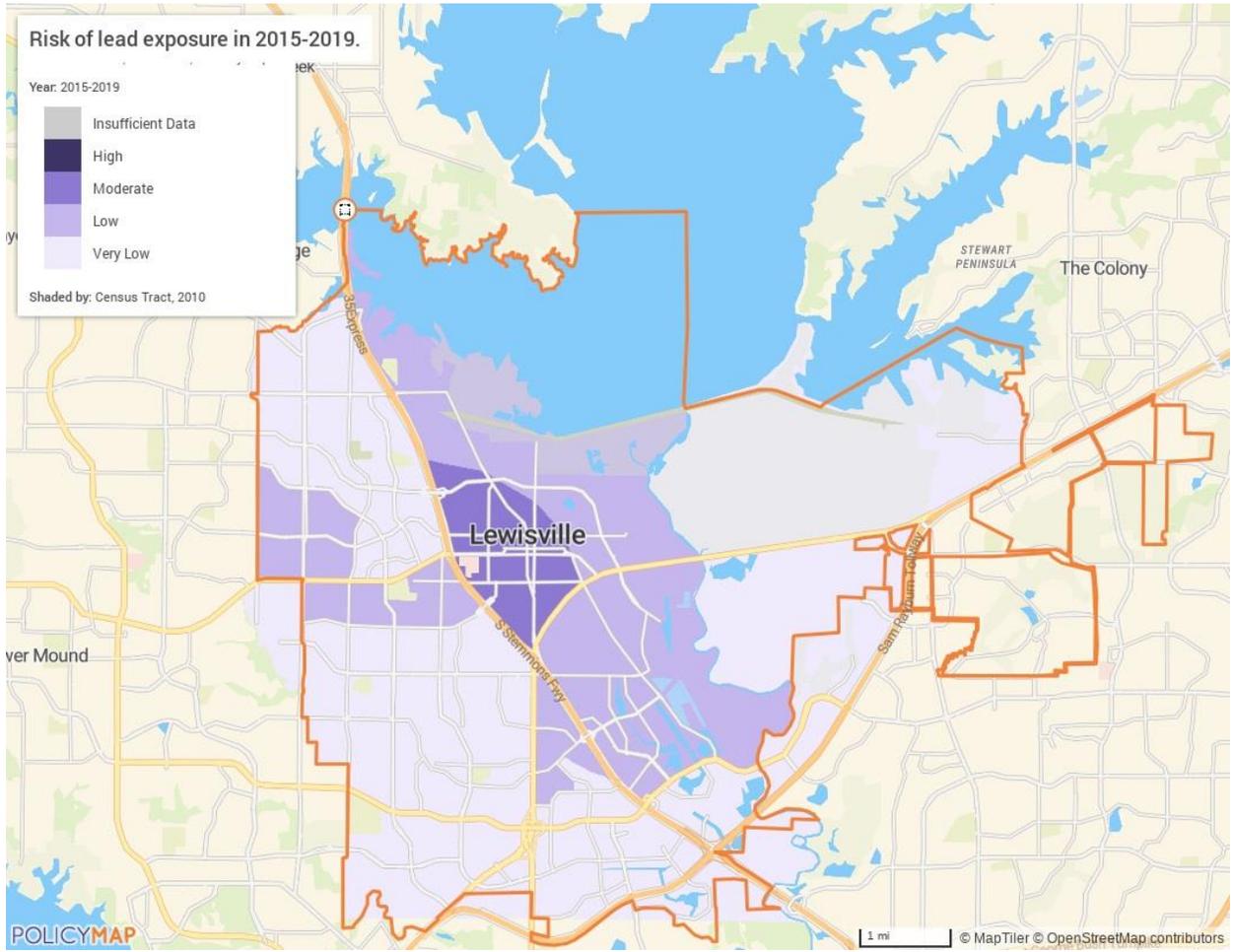
Table MA20

<b>Year Unit Built</b>		
<b>Total housing units</b>	<b>42,845</b>	
	<b>Total</b>	<b>%</b>
<b>Built 2014 or later</b>	2,820	6.6%
<b>Built 2010 to 2013</b>	2,498	5.8%
<b>Built 2000 to 2009</b>	6,971	16.3%
<b>Built 1990 to 1999</b>	12,997	30.3%
<b>Built 1980 to 1989</b>	10,172	23.7%
<b>Built 1970 to 1979</b>	4,352	10.2%
<b>Built 1960 to 1969</b>	1,514	3.5%
<b>Built 1950 to 1959</b>	955	2.2%
<b>Built 1940 to 1949</b>	192	0.4%
<b>Built 1939 or earlier</b>	374	0.9%

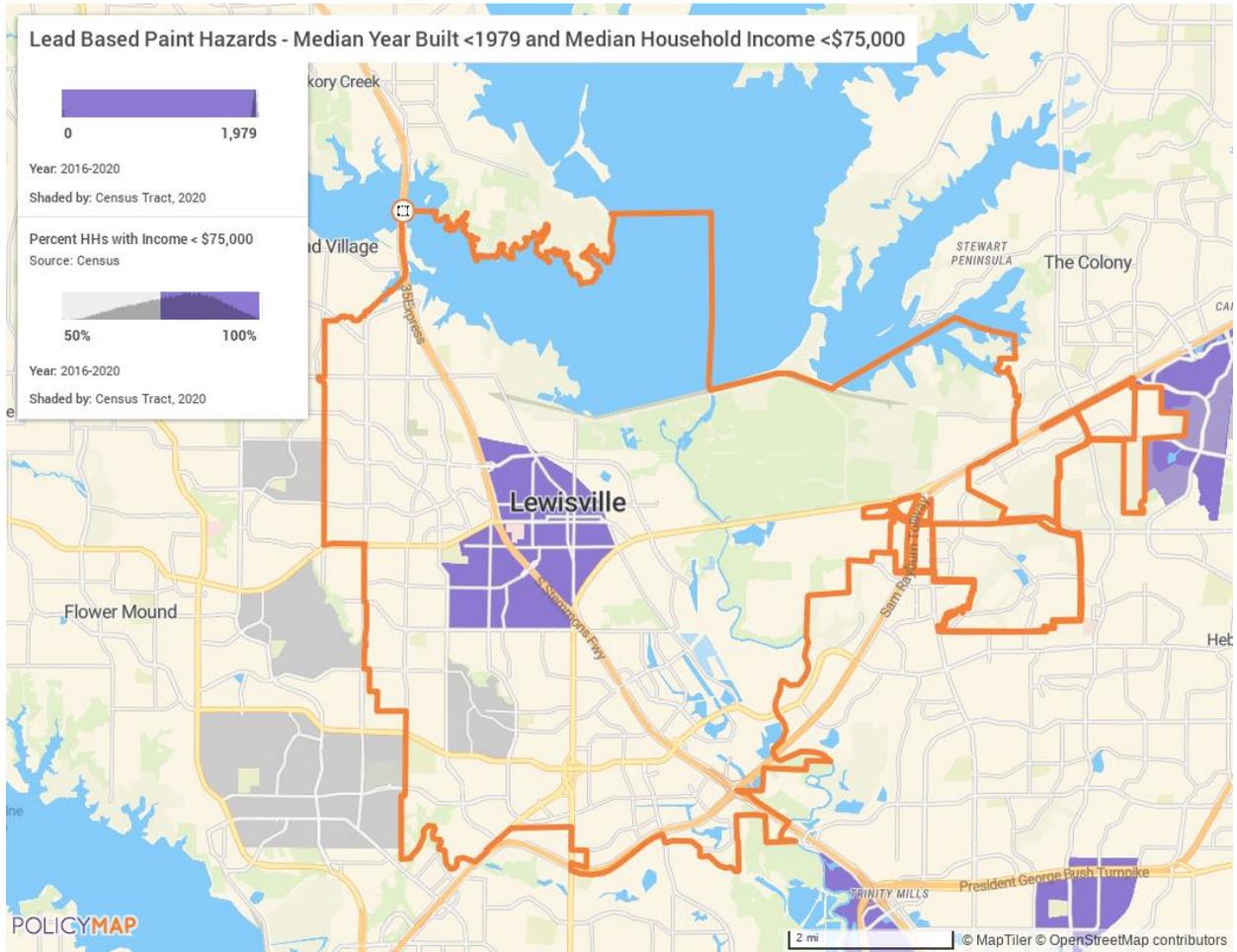
# Map MA21



# Map MA22



# Map MA23



## Table MA24

### Performance By Vintage

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Year Built	Asking Rent (Per Unit)	% Vacant	Inventory %
Before 1970	\$1,536	0.0%	1.0%
1970-1979	\$1,247	3.3%	0.0%
1980-1989	\$1,330	3.3%	21.0%
1990-1999	\$1,566	4.9%	24.0%
2000-2009	\$1,651	6.1%	23.0%
2010-2019	\$1,774	5.2%	24.0%
After 2019	\$2,155	16.2%	7.0%
All	\$1,627	5.8%	100.0%

## *Definitions*

Housing units must meet all state and local code requirements to be considered in “standard condition” and suitable for habitation or as further defined in the City’s adopted housing policies. A “substandard condition” means the home does not meet locally adopted codes or HUD Housing Quality Standards. To be “substandard condition, but suitable for rehabilitation,” the structure must be structurally and financially feasible for rehabilitation. Otherwise, a reconstruction may be completed if in line with the City’s Housing Policies.

### **Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction’s housing.**

Lewisville has a relatively new housing stock; this is true for both renter- and owner-occupied units. Therefore, unlike older cities such as Dallas or San Antonio, there is a smaller pool of housing units that are 60-70+ years old and in need of significant investments in renovations and repairs.

However, over half of the City’s housing units were built between 1980 and 1999. This includes 45% percent of existing apartment units. For the 22% of units that were built before 1990, the average asking rents are \$200-\$800 less than newer units. These units also have vacancy rates of 3.3% compared to vacancy rates ranging from 4.9-6.1% in units built between 1990-2019, and as high as 16.2% in apartment units built after 2019. This data suggests that apartment units built before 1990 are serving as what is often referred to as “naturally-occurring affordable housing” (NOAH) because, due to location, lack of amenities and/or lack of updated interiors, these apartment complexes provide access to lower rents for low- and moderate-income households.

The presence of NOAH housing stock provides both opportunities and risks for a city. If NOAH housing is not maintained appropriately, its condition can deteriorate to the point that the housing provided will no longer be safe and decent. In such instances, cities are forced to deploy more code and fire enforcement resources to such properties. On the flip side, when such properties are located in a strong real estate market such as Lewisville, they often make excellent investment opportunities for investors to acquire the property and add value to the property by updating amenities and unit interiors. After such updates are complete, the investor will be able to raise rents so that they are more aligned with rents charged by similarly-located and updated properties. When such a “value-add” acquisition occurs, low- and moderate-income tenants are often displaced because they cannot afford the higher rents.

NOAH housing presents opportunities for cities that proactively identify properties that are at risk of a value-add acquisition. Cities can provide funding and other incentives for owners to update their properties, while in exchange, the owner agrees to restrictive covenants that require that the rent charged for some of the units remain affordable for a 5-to-30-year period.

Additionally, where aging units are owner-occupied and are inhabited by low- and moderate-income homeowners, these owners may not be able afford to make major repairs to aging major systems, including the roof, HVAC, plumbing and electrical systems. Thus, without appropriate repairs, these owner-occupied housing units will also degrade to the point that the housing becomes unsafe or even uninhabitable. City-sponsored home repair programs are a reasonable and necessary response to such conditions.

**Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards.**

Persons living in census tracts 216.18, 217.44 and 217.45 are most likely to be low- or moderate-income families that are residing in homes that contain lead-based paint hazards. The median age a home was built in these census tracts was before 1979 and more than 50% of households earn less than \$75,000, which is approximately 80% of AMI for a four-person family. The total population of these census tracts is 14,056 and the total number of housing units is 4,606. Therefore, acknowledging that other units outside of these moderate-risk census tracts may also be occupied by low- or moderate-income families that contain lead-based paint hazards, the city estimates that approximately 3000 housing units are occupied by low- or moderate-income families that contain lead-based paint hazards.

## MA-25 – Public Housing

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,525			0	0	0
# of accessible units									

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

#### Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Not applicable

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

Not applicable

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Public Housing Condition**

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

Not applicable

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

Not applicable

**Discussion:**

Not applicable

## MA-30 Homeless Facilities and Services

**Table MA25**

Housing Inventory Count (Denton County Homeless Coalition)					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round (Current and New)	Voucher/Seasonal/Overflow	Current and New	Current and New	Under Development
Households with adults and children	29	122	32	20	0
Households with only adults	174	0	5	86	0
Chronically homeless households	0	0	0	56	0
Veterans	0	0	0	30	0
Unaccompanied youth	0	0	9	0	0

*\*This count does not include Rapid Rehousing beds, of which there are 27 units for households with adults and children, 86 for households with only adults, 0 for chronically homeless households, 1 for veterans and 1 for unaccompanied youth.*

### Introduction

Lewisville is part of the Denton County Homeless Coalition (DCHC), which provides coordinated services to people experiencing and at risk of homelessness. The DCHC includes representatives from cities located in Denton County, non-profit agencies, school districts, and other engaged stakeholders. The DCHC partners with the Denton County Homelessness Leadership Team, which is a collaborative public-private partnership seeking to promote housing stability and self-sufficiency for individuals and families in Denton County. The United Way of Denton County is the backbone of the Denton County Homelessness Leadership Team.

Denton County utilizes both a county-wide Coordinated Entry (CE) intake process and Homelessness Management Information System (HMIS) to enable its network of providers to more efficiently and effectively intervene, helping ensure that homelessness in Denton County is rare, brief, and non-recurring. In combination with ongoing analysis of System Performance Measures (SPMs), CE and HMIS help Denton County service providers focus on moving people experiencing homelessness into housing solutions.

The Denton County Homelessness Leadership Team is part of a Collective Impact effort led by United Way. Collective Impact target areas of intervention include the following:<sup>1</sup>

- Help children and families succeed by meeting community needs
  - Improve access to career training to help working families increase earning potential
  - Help low to moderate income families with free tax preparation and school supplies
  - Promote access to education and lifelong learning

<sup>1</sup> *Our Collaborative Initiatives and Programs, United Way of Denton County, <https://www.unitedwaydenton.org/our-collaborative-initiatives-programs> (accessed May 16, 2022)*

- Organize local food drives to help combat food insecurity
- Advocate for mental health and work toward long-term systemic improvements
  - Improve access to mental health care
  - Create conversations to reduce mental health stigma
  - Analyze data to assess gaps in mental health care services
  - Work with law enforcement and court systems to help repair and restore lives
- Help veterans transition back to the civilian world
  - Serve veterans and their families in need at the Denton County Veterans Center
  - Advocate for improved access to health and mental health care
  - Provide educational opportunities
  - Connect Veterans and their families to food, housing, health, and financial resources
- Work to ensure that homelessness is rare, brief, and non-recurring
  - Overcome housing barriers
  - Increase access to affordable housing options
  - Improve homeless data management
  - Improve coordination and collaboration of homeless and housing services

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

According to stakeholder interviews, access to services is an issue for people experiencing homelessness in Lewisville. Services and shelters for the county tend to be concentrated in the City of Denton, and Lewisville’s recent transition from bus lines to GoZone on-demand public transit (ordered through a phone application) does not offer a way for riders to travel directly between cities. Additionally, riders must have a cell phone and be able to use the GoZone application to schedule a ride or they must be able to access a landline telephone both at their point of departure and pick-up in order to request service.

Below is an overview of other types of service providers located specifically in Lewisville:

**Christian Community Action** – offers rent and utility financial assistance to help prevent homelessness, offers Rapid Re-Housing, and operates a food pantry, children’s summer lunch program, back-to-school supply program, a program to connect elderly residents to services and social opportunities, a holiday gift program to assist families, and job training/education programs.

**Salvation Army of Lewisville** – offers seasonal cooling station and inclement weather sheltering, hot meal service, and a food pantry. This agency is in the process of moving from a location in Old Town Lewisville to a much larger location on Fox Avenue.

**Communities in Schools of North Texas (Lewisville ISD)** – provides schoolwide support, targeted programs, and individualized case management on school campuses; outcomes sought are 1) student improvement in academics, behavior, attendance, and/or social services; 2) the rate of students staying in school; and 3) student promotion and graduation rates.

**Next Steps Center** – offers a wide range of programming to support community development, meet crisis needs, and support other nonprofits in their work. Part of a faith-based organization (Valley Creek Church) near the Triangle neighborhood of Lewisville between I-35 and State Highway 121.

**Journey to Dream** – a North Lewisville-based nonprofit organization offering a variety of services to teens; their impact reaches 15,000 North Texas Teens yearly. In addition to providing meals, clothing, transportation, and life skills training, Journey to Dream runs Kyle's Place in Lewisville, the only transitional shelter in Denton County to house and care for unaccompanied teens between 14-19 years-old. Residents of Kyle's Place have access to individual counseling, academic support, medical and dental care, case management, mental health care and assessment, community outreach and resources, recreational outings, and spiritual development.

**Special Abilities of North Texas** – provides care, training, and support to adults with developmental disabilities.

**Heart of the City** – provides food, clothing, and non-professional counseling services.

**Serve Lewisville** – based on an established model in Denton, Serve Lewisville is under development. It will bring together nonprofit social service providers under one roof to help people in need connect with available resources.

Other general social support services in Denton County are listed below; per the discussion of limited public transit availability above, it should be noted that these services may not be easily accessible to Lewisville residents. Some Denton-based service providers (not listed below) only serve residents who live in designated areas of Denton County, not including Lewisville.

**United Way of Denton County** – leads the Denton County Homelessness Leadership Team and provides a wide range of services, including emergency shelter and rapid re-housing assistance.

**Our Daily Bread/Monsignor King Outreach Center** – runs an emergency shelter, community kitchen, and provides a range of supportive services, including income and employment support.

**Salvation Army of Denton** – runs an emergency shelter, seasonal cooling station, community kitchen, food pantry, rent and utility assistance, and case management services.

**Giving Hope, Inc.** - in addition to offering social services designed to prevent homelessness, Giving Hope provides case management to connect people experiencing homelessness, including Rapid Re-Housing. Giving Hope also established a Street Outreach Team in 2017, which aims to build relationships with unsheltered people experiencing homelessness and facilitate connections to housing and other resources.

**Community Services, Inc.** - provides assistance to low-income individuals and families that allow the development and growth of clients through education, rental assistance, utility support, home energy efficiency and transportation.

**Denton County Friends of the Family** – domestic and family violence services provider offering a crisis line, advocacy services, counseling, intervention services, after school programs, and a thrift store; they also provide emergency shelter for survivors of relationship violence and sexual assault.

**Cumberland Presbyterian Youth and Family Services** – provides transitional housing and services for domestic violence survivors, and children removed from their custody situation.

**Denton County MHMR** – a non-profit permanent supportive housing provider and community center specializing in the treatment of and service delivery to individuals in Denton County with a mental health diagnosis, or a developmental disability diagnosis. Serves as the mental health authority for Denton County.

**Recovery Resource Council** - provides mental and behavioral health treatment services for low income, uninsured, or under-insured youth and adults. Target population includes veterans and their family members, chronic homeless adults with co-occurring disorders, at-risk youth struggling with the impact of adverse childhood experiences, and adults struggling with addictions, trauma, and mental health disorders.

**Span Transportation/Meals on Wheels/Senior Paws of Denton County** – provides shared transportation by appointment and offers home meal delivery (including pet food) and congregate meal options for senior citizens.

**Grace Like Rain** – a faith-based organization serving families with children who are currently homeless, or at risk of becoming homeless, by providing a range of services designed to break cycles of poverty. Services include housing and utility assistance, childcare, transportation, case management, and life skills courses.

**Denton County Veterans Service Office, Veteran Community Navigator Program** – provides resources and a supportive network for veterans and their families.

**Denton County Veterans Coalition** – provides support for veterans and their families in the form of emergency financial services, housing assistance, career assessment, education, certifications, counseling, job placement, homeless support, medical services, and community support.

**Bedtime Rescue** – provides temporary housing and relief for homeless families in Denton County.

**Ranch Hand Rescue / Bob's House of Hope** – located in Denton County and serving adult males, Bob's House of Hope is the first non-profit safe house in the country for male survivors of commercial sexual exploitation (sex trafficking). Residents participate in equine- and animal-assisted counseling intervention.

**PediPlace** – nonprofit providing healthcare for youth.

**Solutions of North Texas** – non-profit in Denton providing addiction and substance abuse treatment and support services.

**Health Services of North Texas** – provides medical services on a sliding fee scale based on income, several locations in Denton.

**Love Thy Neighbor** – located in Flower Mound, Love Thy Neighbor runs a food pantry, clothing distribution program, and a program that provides clothing and blankets to infants born into economic need or health crisis situations.

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

Several service providers as detailed in the prior section are focused on youth, families, domestic violence survivors, and veterans.

Emergency Shelter for people experiencing homelessness, which provides temporary housing to people living on the streets in Denton County, is provided by Denton County Friends of the Family (focused on domestic violence survivors), Monsignor King Outreach Center, Our Daily Bread, The Salvation Army of Denton, and United Way of Denton County.

Transitional Housing for domestic violence survivor households with children is provided by Cumberland Youth and Family Services. Kyle’s Place, located in Lewisville, provides Transitional Housing to children and young adults.

The following organizations provide Rapid Re-Housing services and short-term rental assistance in Denton County:

- Christian Community Action
- City of Denton
- Denton County Friends of the Family (targeted to domestic violence survivors)
- Giving Hope, Inc.
- Our Daily Bread
- The Salvation Army of Denton
- United Way of Denton County

Permanent Supportive Housing, which consists of long-term housing assistance and services for households with at least one member who has a disability, is provided by Denton County MHMR, Giving Hope, Inc., and the Housing Authority of Denton (HUD-Veterans Affairs Supportive Housing). The Housing Authority of Denton also sets aside housing vouchers to support individuals and families experiencing homelessness. Denton County MHMR and Giving Hope are focused on serving chronically homeless individuals and families.

## MA-35 Special Needs Facilities and Services

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

When providing supportive services, best practices and/or evidence-based strategies should be utilized, and measurable outcomes should be used to gauge the performance of the supportive services.

**Persons with HIV/AIDS** - For persons living with HIV/AIDS, case managers should adopt the Health Resources and Services Administration, HIV/AIDS Bureau, Division of Service Systems' Client-level outcomes-based guidelines. Measurable outcomes are results or benefits for an individual client, including psychosocial measures such as improved levels of human functional status and/or mental health status, biological measures such as improved CD4 count or viral load or morbidity measures such as reduction in opportunistic conditions; system-level outcomes are results for all clients receiving services, such as reduced morbidity or mortality rates.

**Individuals with an intellectual disability** – Persons with an intellectual disability may need community-based housing that includes supportive services such 24-hour staff who are available to assist individuals with identified needs, access to medical care, the opportunity to attend Day Habilitation or similar programs, and participation in community activities.

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

The Texas Department of Health and Human Services administers the Project Access Pilot Program which, according to HHS, “provides people who are leaving a psychiatric hospital with housing rental assistance. The goal is to help people with disabilities pay for a place to live while they recover and reconnect with family, friends and the community following a stay in a psychiatric hospital. Once the person is established in a residence, they can receive ongoing housing supports from their LMHA or LBHA. The Project Access Pilot program is part of the larger Project Access program. Qualifying applicants are also eligible for and placed on the Texas Department of Housing and Community Affairs, Project Access program wait list.”

Additionally, the policies and procedures for the Denton County Coordinated Entry System define “literally homeless” individuals to include people who “are exiting an institution where they temporarily resided” and prioritize such individuals for assessment and assistance.

Denton County MHMR employs a hospital liaison who “monitors and advocates for all individuals admitted to the state hospitals. Our Hospital Liaison visits North Texas State Hospital on a weekly basis. Upon discharge from the hospital, individuals meet with the hospital liaison for assistance with community reintegration.”

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

Lewisville has identified several strategies that will address the housing and supportive needs of special populations such as adults with an intellectual disability and persons who may qualify for portable housing

subsidies due to their status as a veteran, persons with a disability, persons fleeing domestic violence or person with HIV/AIDS.

These strategies include:

- provide emergency and short-term housing assistance,
- provide healthcare and other supports for individuals and families,
- develop or repair housing for severely disabled adults,
- develop or repair housing for abused or homeless children, and
- collaborate with government representatives, voucher holders, and landlords in the North Texas region related to housing, employment and transportation access

## MA-40 Barriers to Affordable Housing

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

With housing cost burden as the principal housing problem faced by Lewisville residents, preserving and providing access to affordable housing must be a priority for the City of Lewisville. When the City's Vision Plan, *Lewisville 2025*, was adopted in 2014, residents generally felt housing in Lewisville was affordable.<sup>1</sup> Regional housing affordability became a significant concern in the ensuing years, leading to a Vision Plan update in 2021 that recognized housing affordability as an important consideration under the umbrella of "Community Character." Lewisville's City Council discussed housing affordability at its 2019 annual retreat, and a range of public policy actions have been considered, including changes to zoning regulations. Ideally, lasting changes in development regulations should be informed by findings from a housing study; *Lewisville 2025* included an action item for the city to "Conduct a housing study to examine current housing supply and demand in Lewisville and use this study as the basis for an action plan to meet identified needs and address any identified inequities." (p. 66)

Lewisville is currently in the process of revising its existing zoning ordinance and land development code. Adoption of the revisions, which include the following provisions impacting the affordability of new housing development, is anticipated in summer of 2022:

- 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.

## MA-45 Non-Housing Community Development Assets

### Summary of Data Insights

The North Central Texas Council of Governments (NCTCOG), of which the City of Lewisville is a member, produced the 2022 Comprehensive Economic Development Strategy (CEDS), which is meant to guide economic development in the region for the next five years. Ideally, economic development initiatives in each jurisdiction within the CEDS region should support the region's larger economic goals.

The 12-county NCTOG region, along with the rest of Texas, is experiencing incredible growth. The following data points provide insight into the Lewisville economy and labor force:

- According to US Census data, Lewisville's population has more than doubled since 1990, making it one of the fastest growing cities in the country. From 2010-2020, the population grew by about 17%.
- Lewisville has a relatively high share (~35%) of adults in their prime years. This makes for a larger workforce and a smaller share of children and elderly adults. Though this ratio has fallen slightly since 2000, it remains much higher than the North Texas region as well as the state of Texas at large.
- Approximately 76% of Lewisville residents are in the labor force, including many working families. For nearly 70% of Lewisville families with children under 6 years old, all parents are in the labor force. This percentage rises to nearly 75% when children are slightly older (ages 6-17).
- Lewisville is second behind only Plano among North Texas cities with the percentage of residents with a bachelor's degree or higher; the same is true for the lowest shares of residents with less than a high school diploma. Lewisville's unemployment rate and poverty rate are also consistently lower than the nation and state.
  - 23.7% of Lewisville residents ages 25 years and older have a bachelor's degree, 31.4% have some college education or an associate degree, and 22.45% have a high school diploma.
- Job growth remains strong in the region - with the number of people employed having grown by 12% since 2010 and by 21.8 % since 2000, but population growth continues to outpace job growth.

Lewisville residents are employed in a diverse range of industries, which makes the city's economy resilient to downturns that may affect some, but not all industries. The following are observations from the Lewisville economy:

- The top 5 industries in which the highest share of Lewisville residents work are: manufacturing (9.3%) with median earnings per worker of \$41,621, retail trade (14%) with median earnings per worker of \$27,481, finance and insurance (8.8%) with median earnings per worker of \$54,697, health care and social assistance (10.2%) with median earnings per worker of \$36,742, and accommodation and food services (8.5%) with median earnings per worker of \$18,694.
- Although Lewisville residents are employed in a diverse range of industries, two of the top industries – retail trade and accommodation and food services – were severely impacted by COVID-19-related mandatory closures and are still vulnerable to job losses in the event of additional mandatory closures. Additionally, these residents are likely to be struggling financially due to periods of unemployment and underemployment during 2020-2021.
- Lewisville does not depend on natural resources for jobs – Agriculture, Forestry, Fishing and Hunting, and Mining industries account for only 1% of the area's jobs.

- Management of companies and enterprises and Information are industries with jobs that pay relatively higher salaries but where a very small percentage of Lewisville residents are currently employed (Management (0.2%), Information (2%)). Lewisville may want to explore whether to target these industries for potential relocation and growth within the City, especially since nearly a quarter of Lewisville residents have a bachelor’s degree, which is usually a job requirement for these sectors.
- Small business indicators – the City has a lower portion of jobs (13%) than the county’s (18%) in firms with less than 20 employees, perhaps due to the number of companies whose headquarters are located in the region or the opportunity for newly formed businesses to quickly grow beyond the category of “small business.”

Lewisville’s location makes it a prime site for businesses in the region. It is near the DFW International Airport and sits between two highways, making it a viable location for workers throughout the region to buy or rent homes. The City of Lewisville is rapidly growing and anticipating more development capacity alongside TXDOT’s plan to widen the I-35 Corridor that runs through the city.

Average commute time for Lewisville residents/workers is 25 minutes. Generally, all jobs in the area (or more than enough to support the population of Lewisville) are within 45 mins by car; similarly, all available workers are within 45 mins of firms. There are significantly fewer jobs accessible within 45 mins by transit, however. Lewisville residents’ commutes are: 23.03% commute 15 minutes or less, 38.52% commute between 15 and 29 minutes, and 25.32% commute between 30 and 45 minutes, for a total of 86.87% of all residents commuting 45 minutes or less. Just under 7% of the residents work from home.

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*According to the U.S. Environmental Protection Agency (EPA), “People who live and/or work in compact neighborhoods with a walkable street grid and easy access to public transit, jobs, stores, and services are more likely to have several transportation options to meet their everyday needs. As a result, they can choose to drive less, which reduces their emissions of greenhouse gases and other pollutants compared to people who live and work in places that are not location efficient. Walking, biking, and taking public transit can also save people money and improve their health by encouraging physical activity.”*

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Though there are plenty of jobs in the region, an adequate number of them may not be located in Lewisville. For those who cannot find employment in the city and must therefore travel to a nearby community such as Denton, Arlington, Dallas, or Fort Worth, there is the increased expense and inconvenience of such travel. All in all, Lewisville seems to provide residents with a moderate to high degree of economic mobility. There is and should continue to be an emphasis on firm locations in the city so as to create more local job opportunities and higher incomes and shorter commutes for residents.

The following maps and tables are used to supplement the analysis of the City’s economic market:

- **Table MA26:** Workers by occupation (ACS 2016-2020)
- **Table MA27:** Workers by industry (ACS 2016-2020)
- **Table MA28:** Employment status and manner of commuting to work (ACS 2016-2020)
- **Table MA29:** Educational attainment (ACS 2016-2020)

- **Map MA30:** Estimated percent of people with less than a high school diploma (ACS 2016-2020)
- **Map MA31:** Estimated percent of people with at least a high school diploma (ACS 2016-2020)
- **Map MA32:** Estimated percent of people with an associate degree or some college (ACS 2016-2020)
- **Map MA33:** Estimated percent of people with at least Bachelor's degree (ACS 2016-2020)
- **Map MA34:** Inflow/outflow of workers (LEHD 2019)
- **Map MA35:** Working age population within 45 minutes transit commute (EPA Smart Location Database 2021)
- **Map MA36:** Jobs within 45-minute transit commute (EPA Smart Location Database 2021)
- **Map MA37:** Percent of income spent on housing and transportation by a very low-income individual (HUD)
- **Map MA38:** Percent of income spent on housing and transportation by a median-income family household (HUD)
- **Map MA39:** High income earners raised in middle income families (U.S. Census & Opportunity Insights)
- **Map MA40:** High income earners raised in low-income families (U.S. Census & Opportunity Insights)
- **Map MA41:** High income earners raised in very low-income families (U.S. Census & Opportunity Insights)

Table MA26

<b>Occupations</b>				
	<b>Denton County</b>		<b>Lewisville</b>	
<b>Occupation</b>	<b>Employed persons</b>	<b>% of employed persons</b>	<b>Employed persons</b>	<b>% of employed persons</b>
<b>Civilian employed population 16 years and over</b>	<b>469,202</b>		<b>62,256</b>	
<b>Management, business, science, and arts occupations</b>	226,710	48.3%	24,001	38.6%
<b>Service occupations</b>	60,226	12.8%	9,749	15.7%
<b>Sales and office occupations</b>	109,386	23.3%	15,117	24.3%
<b>Natural resources, construction, and maintenance occupations</b>	27,444	5.8%	4,939	7.9%
<b>Production, transportation, and material moving occupations</b>	45,436	9.7%	8,450	13.6%

Table MA27

Industries						
Industry	Denton County			Lewisville		
	Employed persons	% of employed persons	Median earnings in the past 12 months	Employed persons	% of employed persons	Median earnings in the past 12 months
<b>Civilian employed population 16 years and over</b>	<b>469,202</b>		\$49,172	<b>62,256</b>		\$39,290
<b>Agriculture, forestry, fishing and hunting, and mining:</b>	4,129	0.9%	\$64,792	568	0.9%	\$47,781
Agriculture, forestry, fishing and hunting	1,177	0.3%	\$30,544	202	0.3%	\$45,000
Mining, quarrying, and oil and gas extraction	2,952	0.6%	\$90,851	366	0.6%	\$49,423
<b>Construction</b>	25,903	5.5%	\$49,558	4,049	6.5%	\$32,962
<b>Manufacturing</b>	38,271	8.2%	\$62,781	5,768	9.3%	\$41,621
<b>Wholesale trade</b>	14,809	3.2%	\$57,654	1,799	2.9%	\$39,452
<b>Retail trade</b>	54,999	11.7%	\$29,692	8,700	14.0%	\$27,481
<b>Transportation and warehousing, and utilities:</b>	27,401	5.8%	\$58,383	3,758	6.0%	\$50,526
Transportation and warehousing	25,171	5.4%	\$56,304	3,545	5.7%	\$49,216
Utilities	2,230	0.5%	\$86,154	213	0.3%	\$55,905
<b>Information</b>	12,049	2.6%	\$75,116	1,232	2.0%	\$70,256
<b>Finance and insurance, and real estate and rental and leasing:</b>	51,723	11.0%	\$68,817	6,676	10.7%	\$53,657
Finance and insurance	39,596	8.4%	\$74,262	5,453	8.8%	\$54,697
Real estate and rental and leasing	12,127	2.6%	\$51,479	1,223	2.0%	\$47,269
<b>Professional, scientific, and management, and administrative and waste management services:</b>	65,470	14.0%	\$66,816	7,898	12.7%	\$52,569
Professional, scientific, and technical services	46,403	9.9%	\$79,407	4,755	7.6%	\$67,580
Management of companies and enterprises	1,543	0.3%	\$93,384	134	0.2%	\$60,100
Administrative and support and waste management services	17,524	3.7%	\$36,851	3,009	4.8%	\$32,887
<b>Educational services, and health care and social assistance:</b>	98,895	21.1%	\$46,835	10,759	17.3%	\$40,834
Educational services	47,284	10.1%	\$48,214	4,419	7.1%	\$46,995
Health care and social assistance	51,611	11.0%	\$44,635	6,340	10.2%	\$36,742
<b>Arts, entertainment, and recreation, and accommodation and food services:</b>	42,404	9.0%	\$18,813	6,413	10.3%	\$19,071
Arts, entertainment, and recreation	9,426	2.0%	\$25,952	1,105	1.8%	\$23,073
Accommodation and food services	32,978	7.0%	\$17,635	5,308	8.5%	\$18,694
<b>Other services, except public administration</b>	20,928	4.5%	\$30,024	3,229	5.2%	\$27,111
<b>Public administration</b>	12,221	2.6%	\$59,996	1,407	2.3%	\$51,340

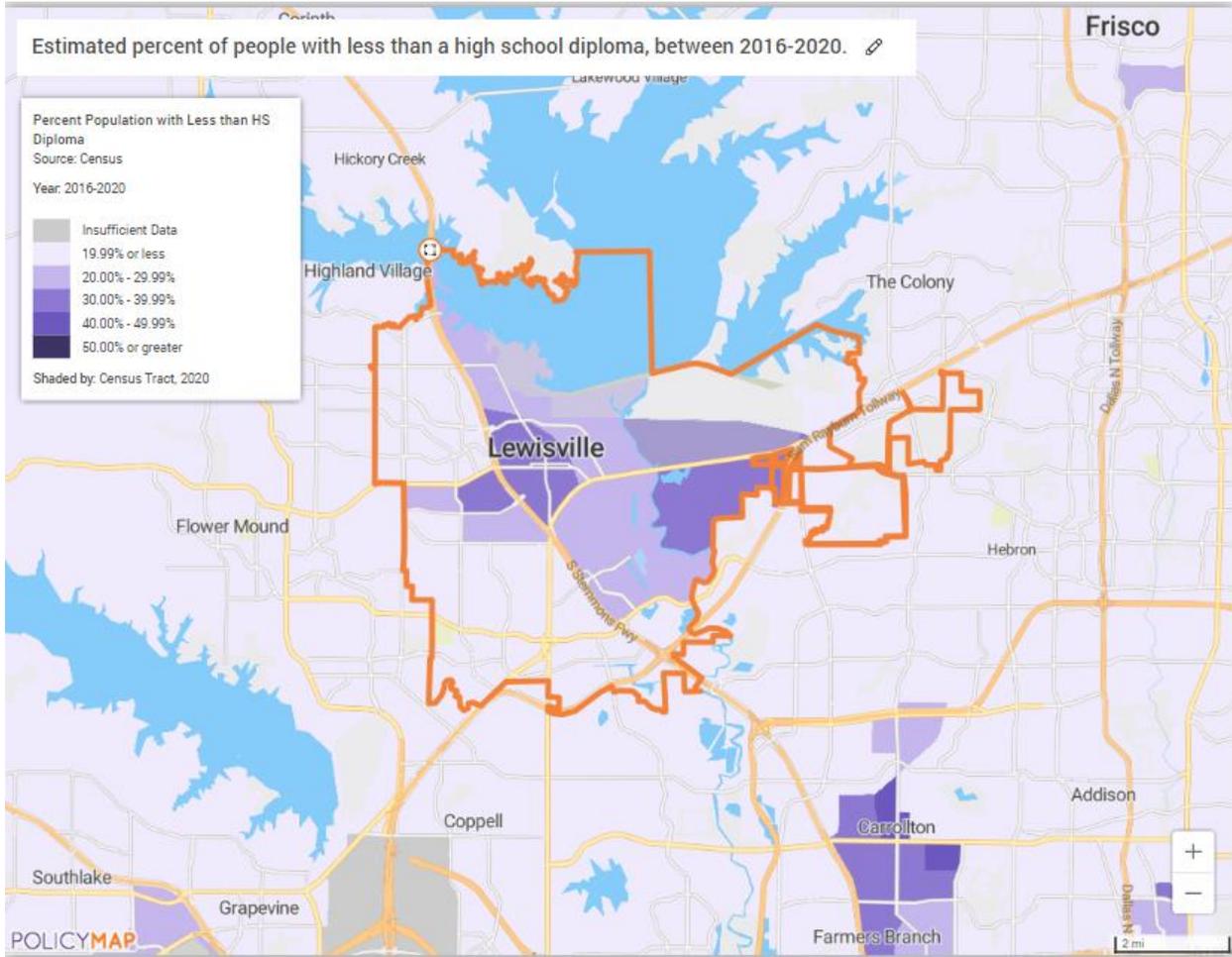
Table MA28

Employment Status and Manner of Commuting to Work				
	Denton County		Lewisville	
Label	Total persons	Percent of persons	Total persons	Percent of persons
Population 16 years and over	674,962		84,474	
<b>Labor Force Participation in General</b>				
In labor force	488,348	72.4%	64,522	76.4%
Not in labor force	186,614	27.6%	19,952	23.6%
<b>Labor Force Participation by Working Parents</b>				
All parents in family in labor force (Own children of the householder under 6 years)	41,357	65.5%	5,906	68.6%
All parents in family in labor force (Own children of the householder 6 to 17 years)	103,869	72.6%	12,290	74.6%
<b>Manner of Commuting to Work</b>				
Car, truck, or van -- drove alone	353,439	76.7%	47,609	78.2%
Car, truck, or van -- carpooled	39,372	8.5%	7,309	12.0%
Public transportation (excluding taxicab)	3,268	0.7%	481	0.8%
Walked	5,491	1.2%	528	0.9%
Other means	6,884	1.5%	763	1.3%
Worked from home	52,567	11.4%	4,205	6.9%
Mean travel time to work (minutes)	28.6		25.3	

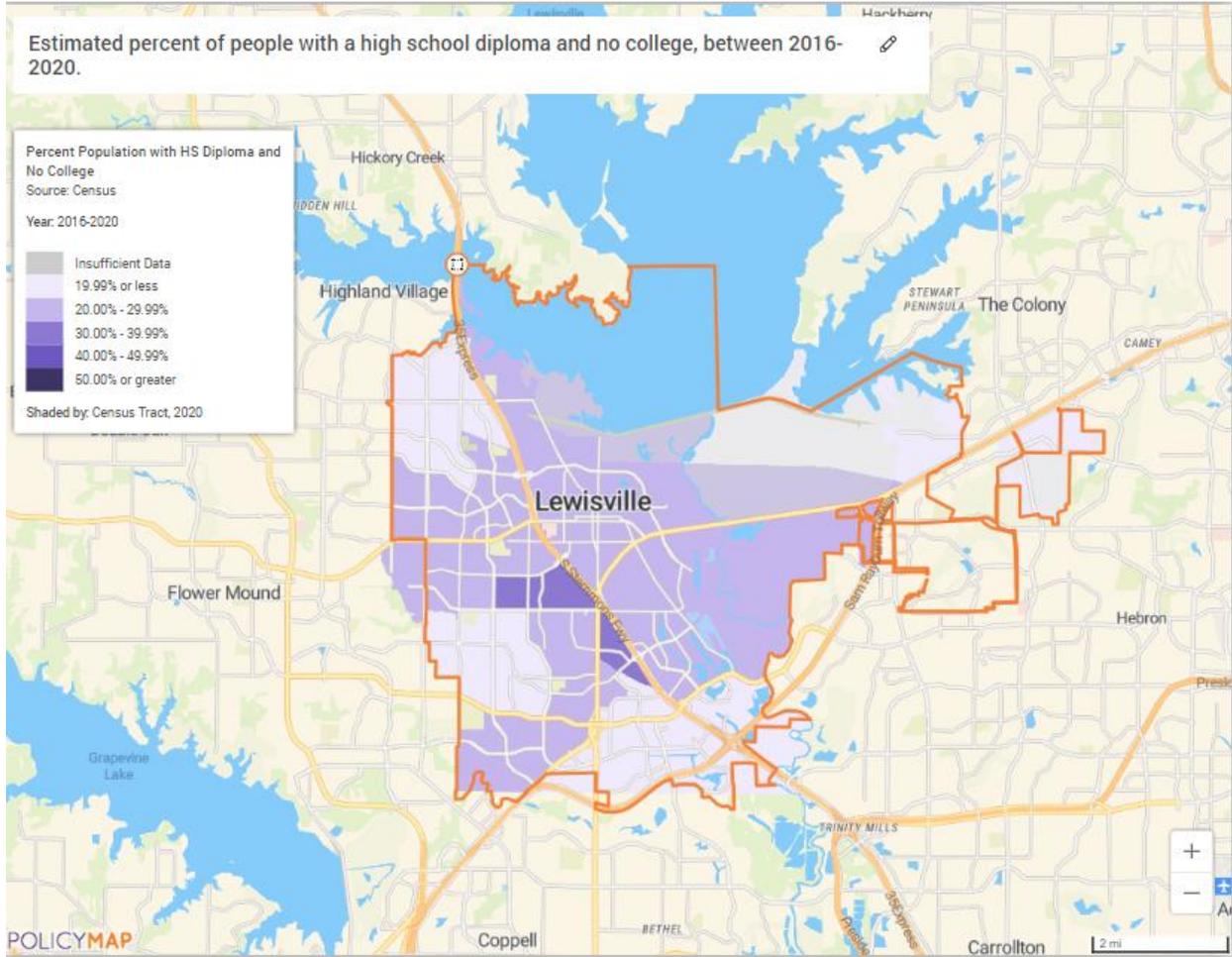
Table MA29

Educational Attainment				
	Denton County		Lewisville	
	Total persons	Percent of persons	Total persons	Percent of persons
<b>Age by educational attainment</b>				
<b>Population 18 to 24 years</b>	79,817		9,040	
Less than high school graduate	6,973	8.7%	1,200	13.3%
High school graduate (includes equivalency)	21,793	27.3%	3,071	34.0%
Some college or associate's degree	40,984	51.3%	4,005	44.3%
Bachelor's degree or higher	10,067	12.6%	764	8.5%
<b>Population 25 years and over</b>	569,381		72,701	
Less than 9th grade	18,900	3.3%	4,702	6.5%
9th to 12th grade, no diploma	22,290	3.9%	4,887	6.7%
High school graduate (includes equivalency)	100,267	17.6%	16,318	22.4%
Some college, no degree	124,893	21.9%	17,321	23.8%
Associate's degree	42,502	7.5%	5,536	7.6%
Bachelor's degree	175,253	30.8%	17,238	23.7%
Graduate or professional degree	85,276	15.0%	6,699	9.2%
High school graduate or higher	528,191	92.8%	63,112	86.8%
Bachelor's degree or higher	260,529	45.8%	23,937	32.9%
<b>Population 25 to 34 years</b>	127,717		22,309	
High school graduate or higher	120,743	94.5%	19,933	89.3%
Bachelor's degree or higher	60,106	47.1%	8,457	37.9%
<b>Population 35 to 44 years</b>	132,472		16,123	
High school graduate or higher	122,506	92.5%	13,776	85.4%
Bachelor's degree or higher	66,536	50.2%	5,703	35.4%
<b>Population 45 to 64 years</b>	220,690		25,286	
High school graduate or higher	204,190	92.5%	21,865	86.5%
Bachelor's degree or higher	99,777	45.2%	7,611	30.1%
<b>Population 65 years and over</b>	88,502		8,983	
High school graduate or higher	80,752	91.2%	7,538	83.9%
Bachelor's degree or higher	34,110	38.5%	2,166	24.1%
<b>Race and Hispanic or Latino origin by educational attainment</b>				
<b>White alone</b>	416,661		46,791	
High school graduate or higher	392,500	94.2%	41,067	87.8%
Bachelor's degree or higher	189,026	45.4%	14,323	30.6%
<b>White alone, not Hispanic or Latino</b>	354,686		33,022	
High school graduate or higher	344,099	97.0%	31,562	95.6%
Bachelor's degree or higher	171,589	48.4%	11,816	35.8%
<b>Black alone</b>	55,178		10,025	
High school graduate or higher	51,893	94.0%	9,418	93.9%
Bachelor's degree or higher	22,716	41.2%	4,087	40.8%
<b>American Indian or Alaska Native alone</b>	3,003		353	
High school graduate or higher	2,409	80.2%	194	55.0%
Bachelor's degree or higher	623	20.7%	48	13.6%
<b>Asian alone</b>	53,128		8,310	
High school graduate or higher	48,535	91.4%	7,101	85.5%
Bachelor's degree or higher	35,665	67.1%	3,838	46.2%
<b>Native Hawaiian and Other Pacific Islander alone</b>	551		94	
High school graduate or higher	427	77.5%	94	100.0%
Bachelor's degree or higher	123	22.3%	0	0.0%
<b>Some other race alone</b>	14,714		3,088	
High school graduate or higher	10,057	68.3%	1,899	61.5%
Bachelor's degree or higher	2,713	18.4%	645	20.9%
<b>Two or more races</b>	26,146		4,040	
High school graduate or higher	22,370	85.6%	3,339	82.6%
Bachelor's degree or higher	9,663	37.0%	996	24.7%
<b>Hispanic or Latino Origin</b>	92,684		19,624	
High school graduate or higher	70,655	76.2%	13,469	68.6%
Bachelor's degree or higher	24,480	26.4%	3,477	17.7%

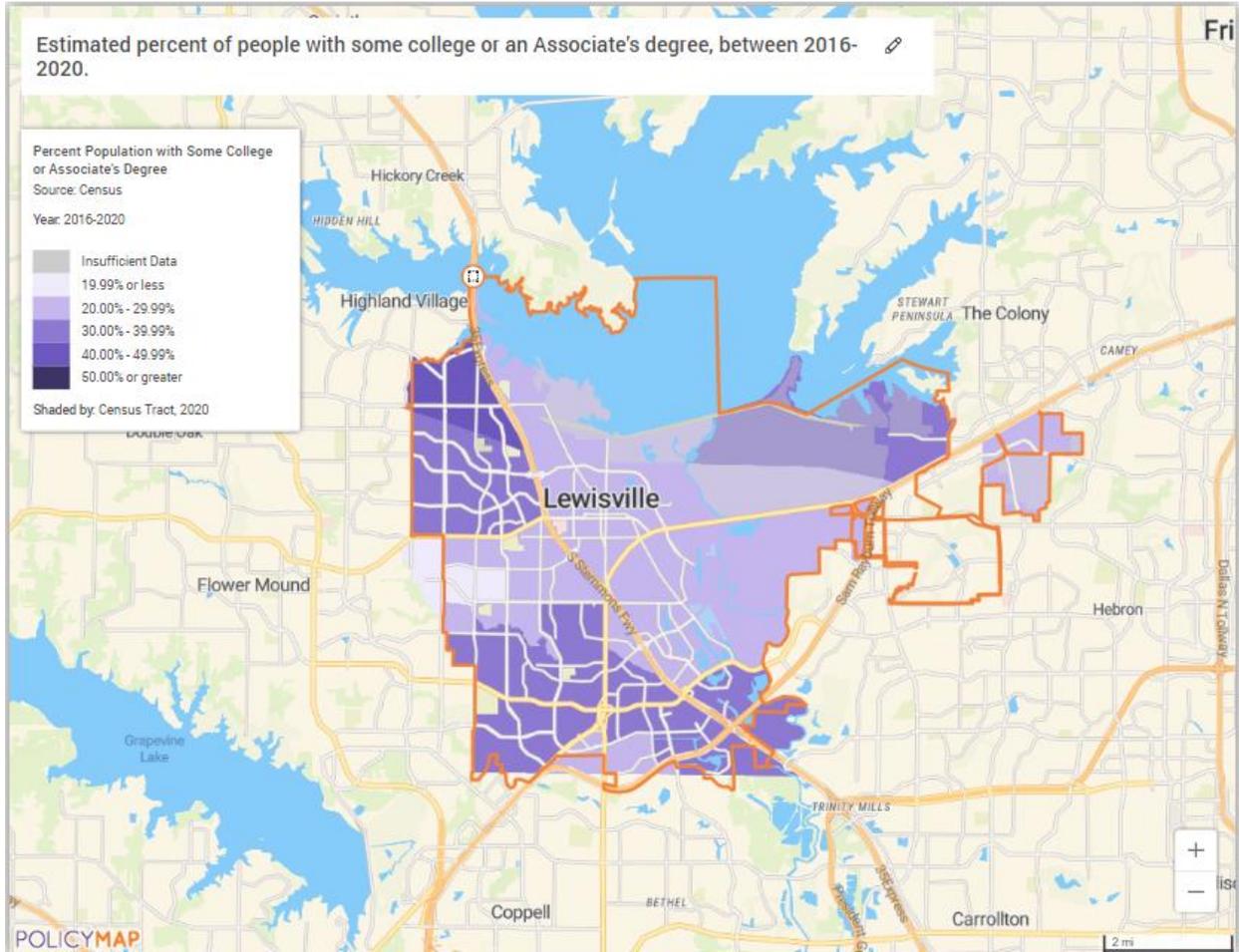
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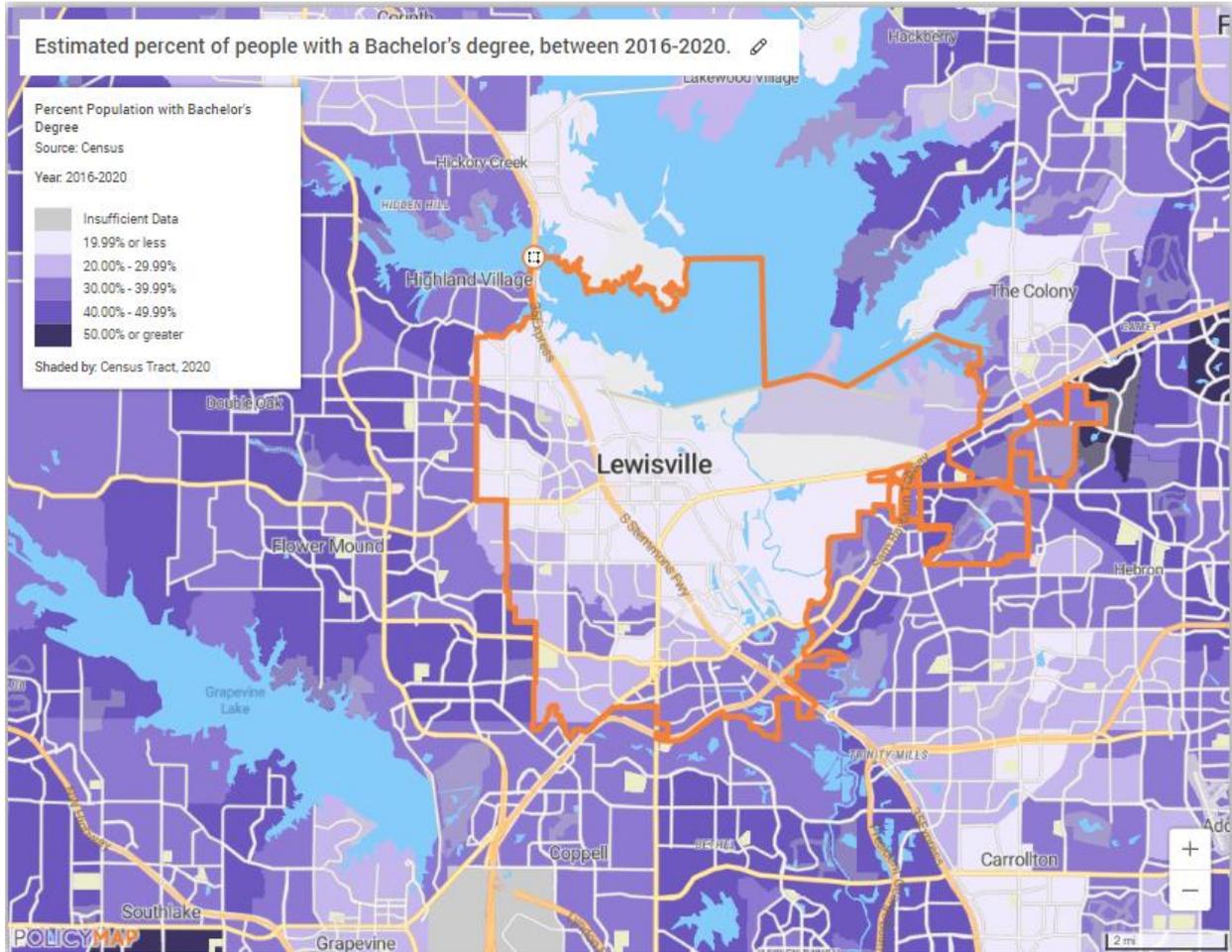
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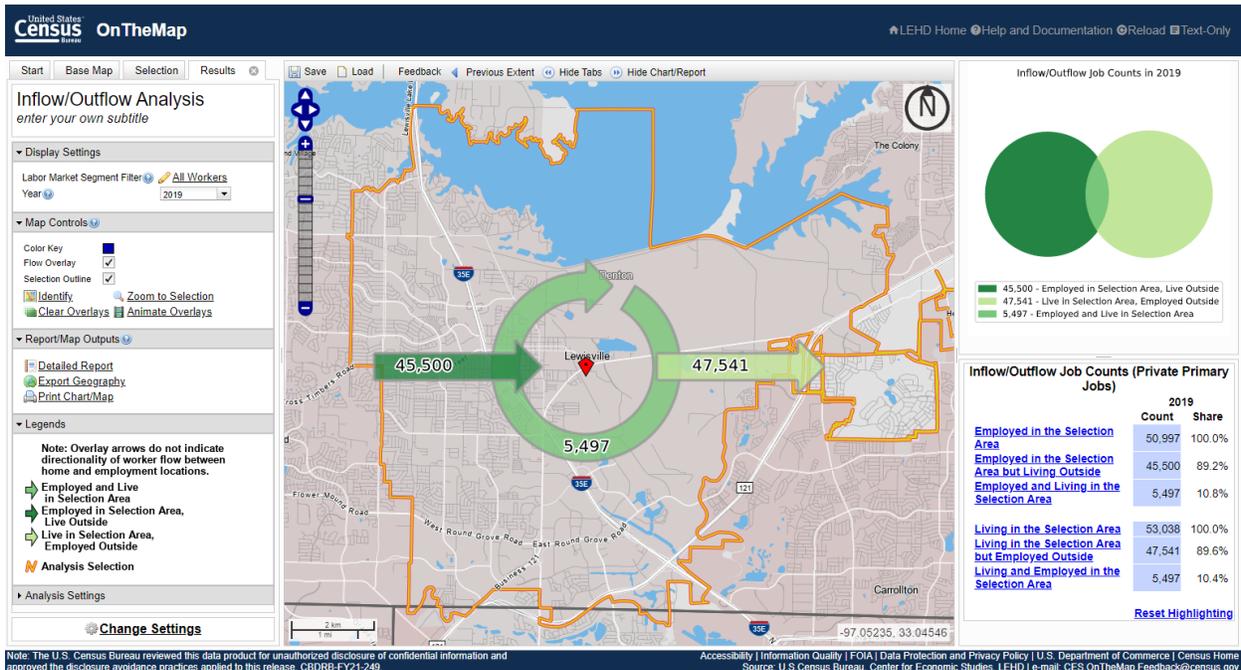
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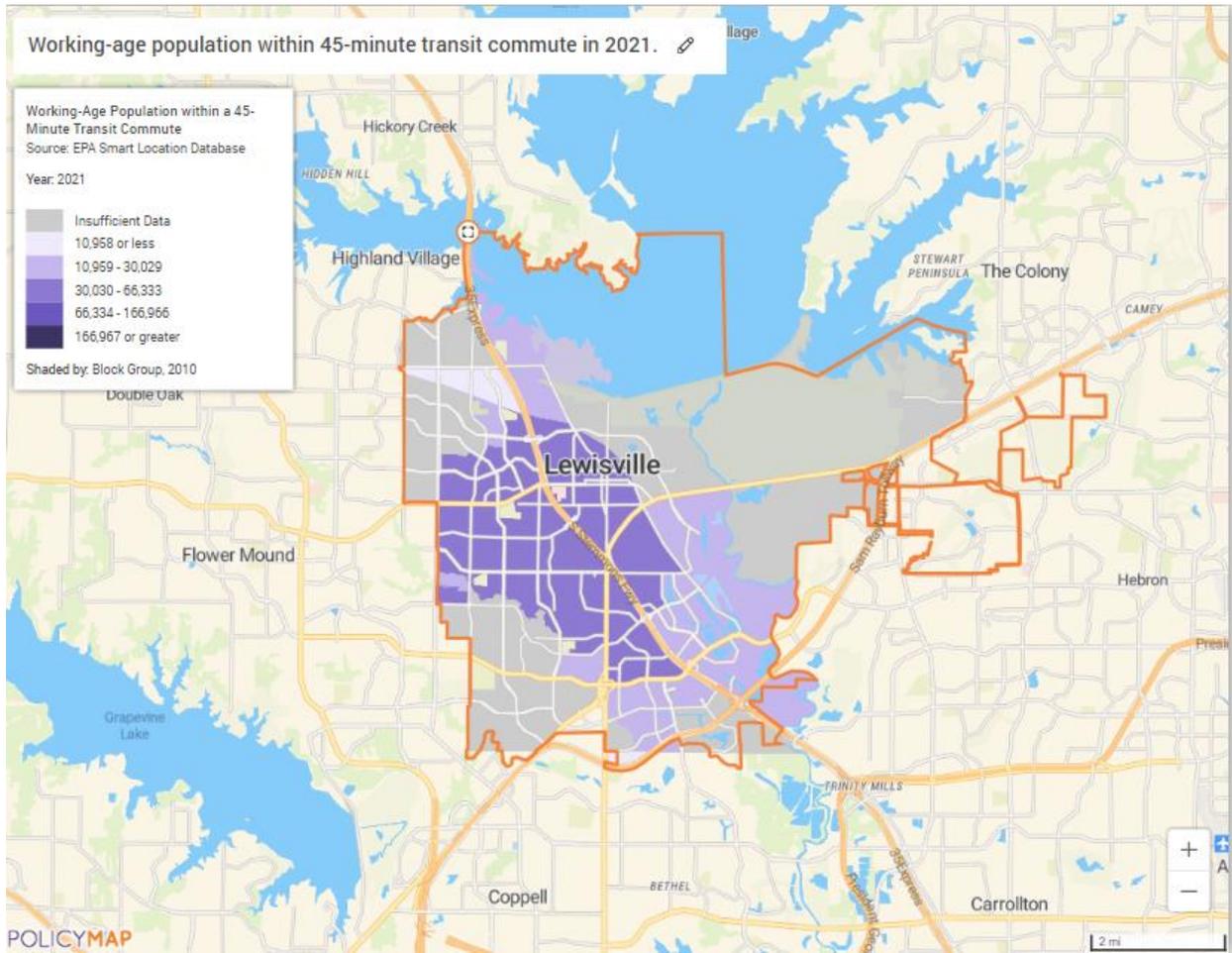
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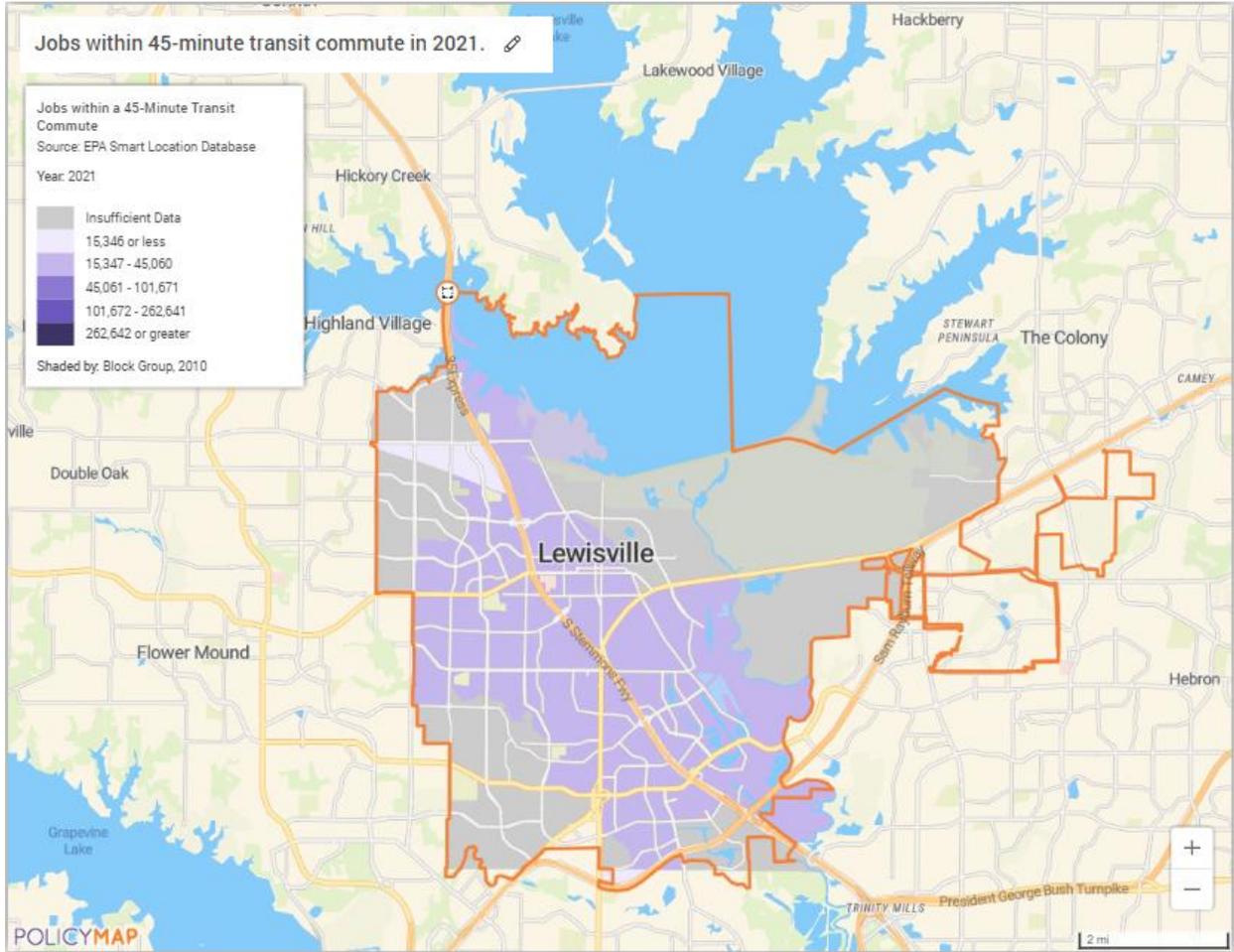
# Map MA34



# Map MA35

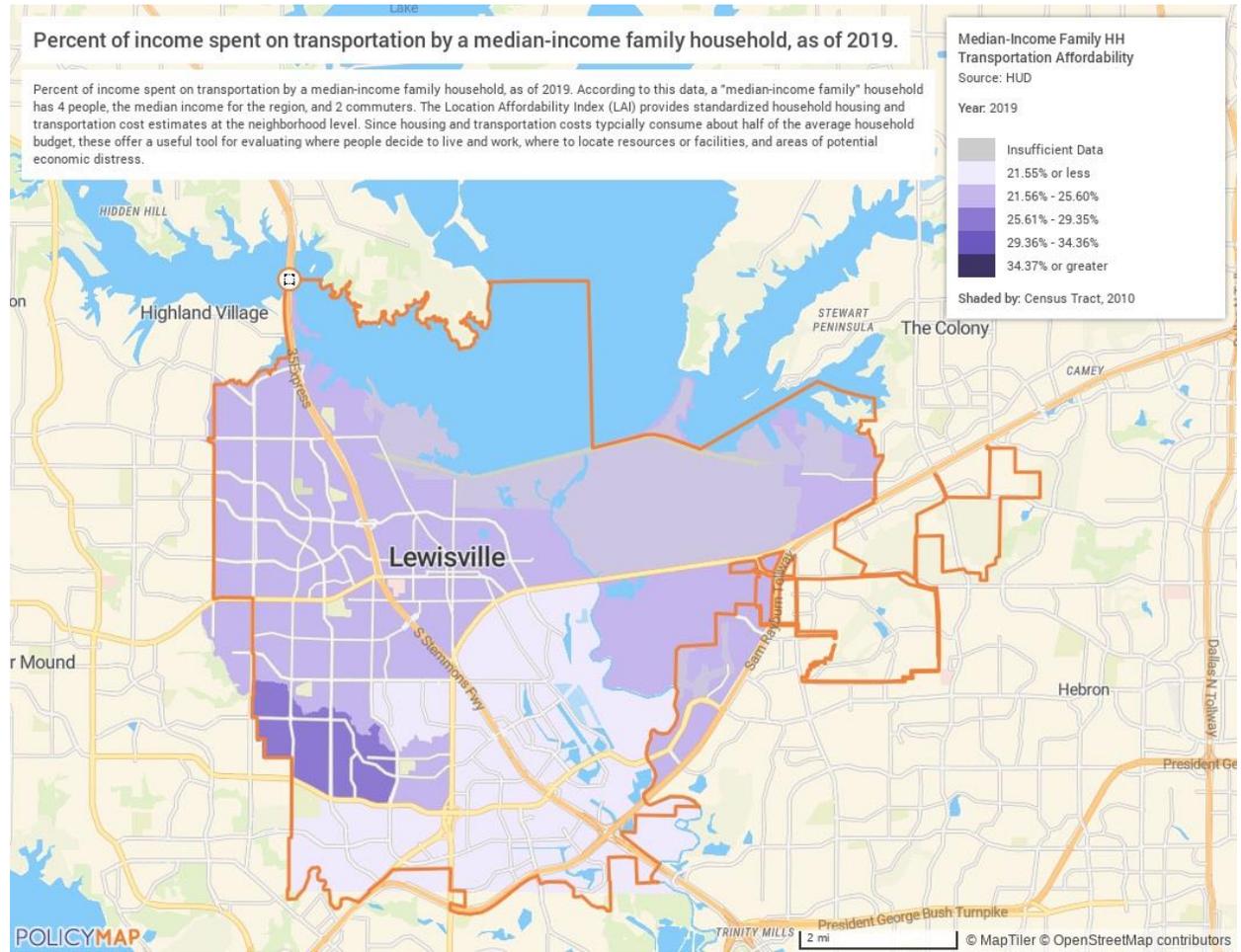


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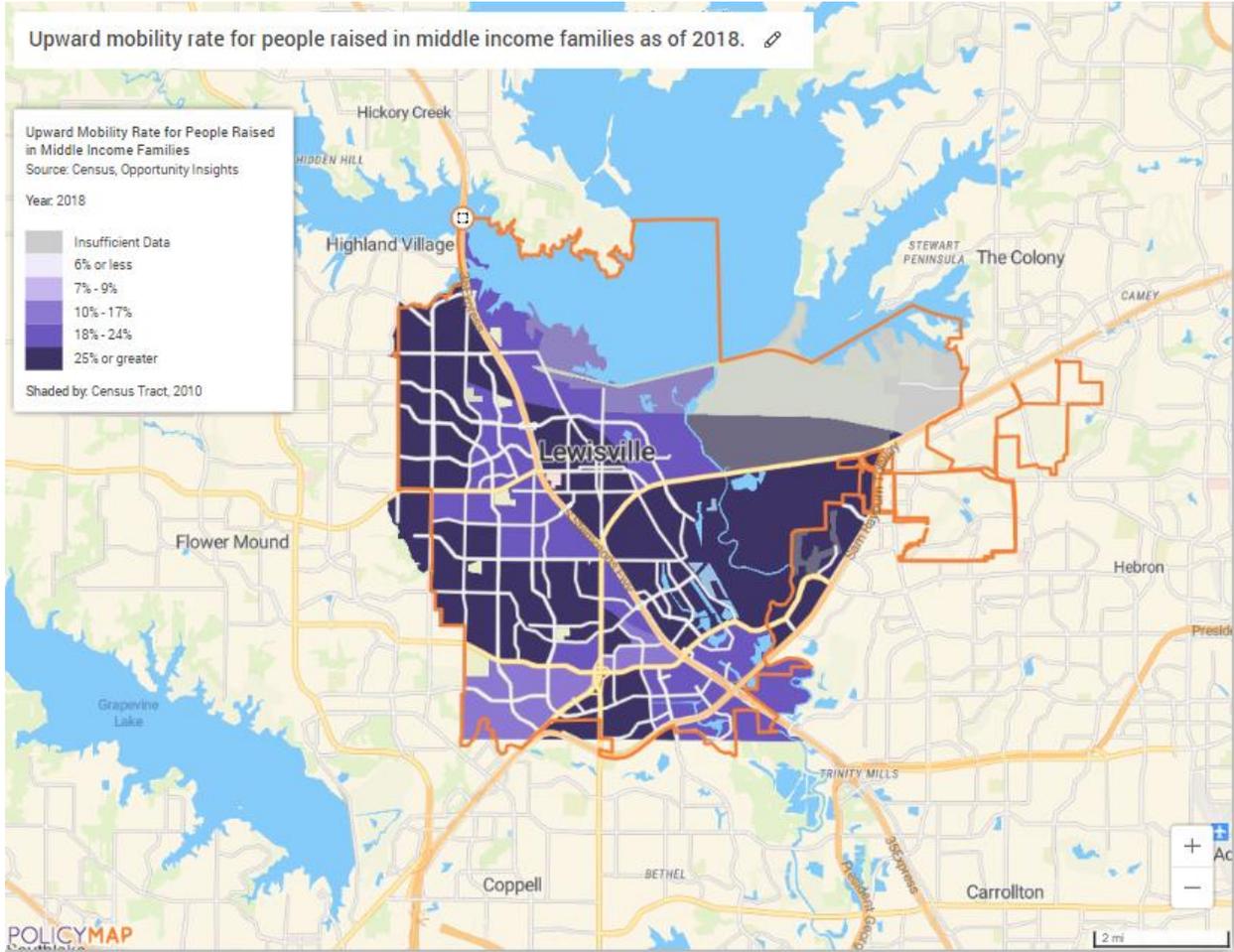




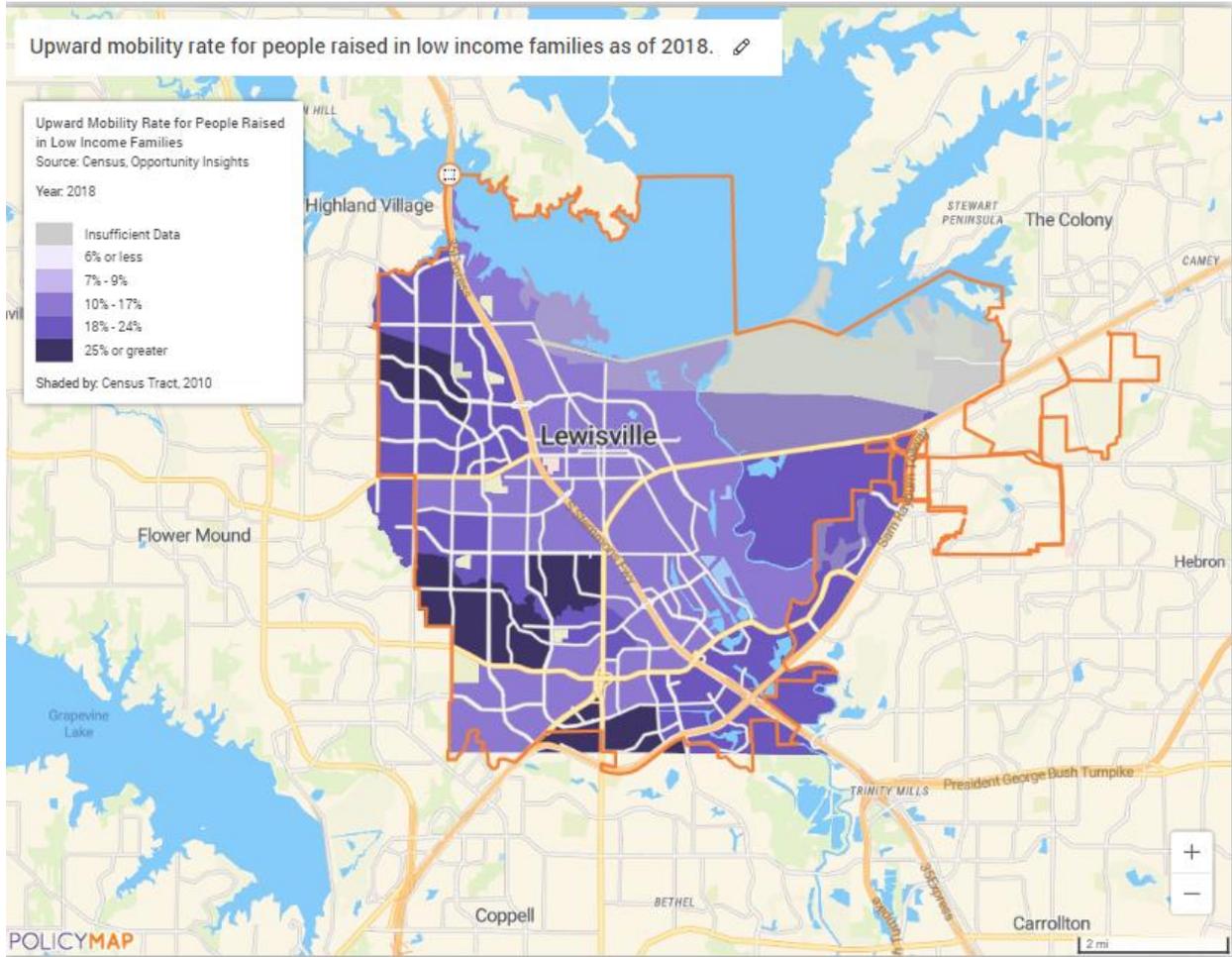
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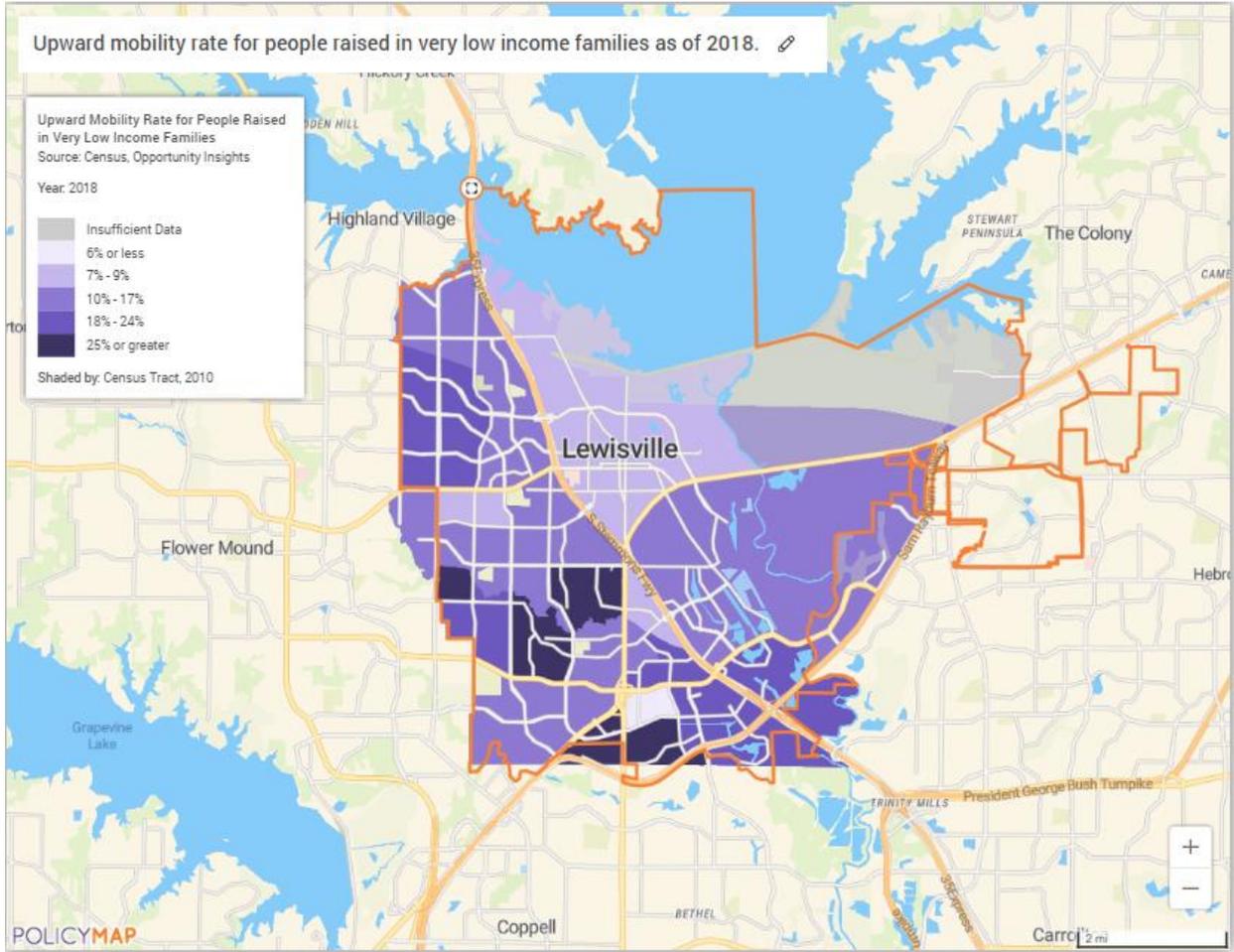
# Map MA39



# Map MA40



# Map MA41



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

The top 5 industries in which the highest share of Lewisville residents work are: manufacturing (9.3%) with median earnings per worker of \$41,621, retail trade (14%) with median earnings per worker of \$27,481, finance and insurance (8.8%) with median earnings per worker of \$54,697, health care and social assistance (10.2%) with median earnings per worker of \$36,742, and accommodation and food services (8.5%) with median earnings per worker of \$18,694.

**Describe the workforce and infrastructure needs of the business community:**

Due to the prevalence of manufacturers – including advanced manufacturers -- there is a need for workers with technical skills, including training on electric motors, industrial equipment, electronics, semiconductors, welding, robotics and automation technology, and supply chain management. Additionally, numerous financial institutions are headquartered in the area or have a large regional presence. Therefore, there is a need for college-educated workers, as well as workers with advanced degrees or certifications in finance, accounting, law, and information technology.

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

The City is in the first phase of a 3-phase project to redevelop the Music City Mall in the Southern Gateway area. Phase 1 includes visioning, programming and stakeholder input. Phase II will focus on master planning and Phase III will involve marketing the newly redeveloped mall. In March 2022, the City approved a contract with a consultant to begin Phase 1 of the project.

According to the Community Impact website, “the Music City Mall and the surrounding development encompass a large portion of the southern gateway to the city. According to the city agenda item, over the past 20 years, the area has declined in market share to the point new investors have emerged to acquire the mall for repositioning and investment.”

Additionally, the City recently rezoned a large parcel of land in the Northern Gateway area that was previously zoned light industrial with the goal of promoting market-driven development that encourages walkability and includes a compatible mix of residential, office, hotel, retail, and commercial uses.

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

Lewisville is second behind only Plano among North Texas cities with the percentage of residents with a bachelor's degree or higher; the same is true for the lowest shares of residents with less than a high school diploma. Lewisville's unemployment rate and poverty rate are also consistently lower than the nation and state. Twenty-three point seven percent (23.7%) of Lewisville residents ages 25 years and older have a bachelor's degree, 31.4% have some college education or an associate degree, and 22.45% have a high school diploma.

The education levels of Lewisville residents are well-aligned with the regional economy, which has numerous jobs in the finance and insurance industry as well as the health care sector. Management of

companies and enterprises and Information are industries with jobs that pay relatively higher salaries but where a very small percentage of Lewisville residents are currently employed (Management (0.2%), Information (2%)). Lewisville may want to explore whether to target these industries for potential relocation and growth within the City, especially since nearly a quarter of Lewisville residents have a bachelor's degree, which is usually a job requirement for these sectors.

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

The City partners with Texas Workforce Solutions to ensure that companies that locate in Lewisville can meet their staffing needs and residents in the community can find quality jobs.

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

Yes.

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

The North Central Texas Council of Governments (NCTCOG) last updated the Comprehensive Economic Development Strategy in May 2022.

CEDS identified Goals and Objectives:

**Goal No. 1:** Develop a globally competitive and diverse skilled workforce for the future.

**Objectives:**

- a. Support the development of diverse educational options provided through home schooling, charter schools, private schools, public schools, community colleges, trade schools, public and private universities, Pathways in Technology Early College High School, Science, Technology, Engineering, the Arts and Mathematics programs, early college high schools
- b. Support regional efforts to improve and develop an innovative and diverse workforce for current and future jobs that include new skills and technologies
- c. Share resources and information related to equitable and inclusive access to education
- d. Support the efforts of the region's three Workforce Development Offices
- e. Encourage building strategic partnerships, which include a combination of social services, community and faith-based organizations, and educational providers to ensure a successful support system across the region
- f. Encourage partnership programs that enhance the career exploration and career planning process for elementary and secondary education students to create system alignment

**Goal No. 2:** Enhance the North Central Texas region's economic competitiveness.

**Objectives:**

- a. Support the development of innovation-based industry clusters that create high wage jobs
- b. Support the creation and retention of existing, new, and emerging industries
- c. Promote innovation and transformation across industries
- d. Encourage investment across rural, urban, suburban, exurb areas of the region

- e. Encourage communities to implement economic development strategies that grow existing, locally-owned businesses and attract new companies to the North Central Texas Region
- f. Support business attraction and retention efforts of local and regional economic development entities
- g. Encourage the development and enhancement of wraparound services for employees
- h. Encourage investment and redevelopment in blighted areas
- i. Promote federal and state funding opportunities that support economic development and recovery

**Goal No. 3:** Foster an environment that supports and creates an entrepreneur-friendly atmosphere for the North Central Texas region.

***Objectives:***

- a. Promote pathways to entrepreneurship across the region
- b. Support programs that encourage people of all ages and backgrounds to consider becoming entrepreneurs
- c. Promote resources that support entrepreneurs and small businesses so that they have access to the resources that help them start-up and grow
- d. Support efforts to provide entrepreneurs avenues through which they have access to training, mentorship, capital, and other necessary components to begin a business and remain successful
- e. Generate awareness about the economic impact of entrepreneurs on the regional economy
- f. Promote community engagement of North Central Texas colleges and universities in support of K-12 education, urban planning, entrepreneurship, community service, industrial partnerships, and improve coordination and resources devoted to incubation of new businesses

**Goal No. 4:** Promote comprehensive planning solutions to ensure that regional transportation and public infrastructure equitably meets the needs of communities.

***Objectives:***

- a. Support NCTCOG Transportation Department's planning efforts and activities as the Metropolitan Planning Organization
- b. Support NCTCOG Environment and Development Department's plans to improve infrastructure, reduce costs and maintain economic competitiveness through the Development Excellence program
- c. Support and convey watershed initiatives that support strategic conservation of open spaces, provide a network of improved ecosystem benefits, reduce flood risks, provide recreational opportunities, and encourage efficient water use
- d. Support local and regional planning efforts, including development of integrated community/county land use, transportation, and economic development plans
- e. Support local efforts to replace and upgrade aging infrastructure throughout the region
- f. Support regional efforts to develop amendments and encourage adoption of building and plumbing codes to reduce costs and provide regional consistency
- g. Support and coordinate regional materials management and solid waste initiatives that encourage source reduction and reuse to pro-long the lifespan of existing landfill infrastructure
- h. Advocate for continued upgrading of critical infrastructure in the rural areas of the North Central Texas region
- i. Support the development of multimodal and intermodal transportation options

- j. Support the development of infrastructure to ensure walkability, bicycle friendly pathways, and access to public transportation in an equitable manner
- k. Support the development of the region's infrastructure to meet the demands of growth and new technologies
- l. Encourage the development and expansion of new infrastructure technologies such as broadband to ensure digital inclusion across all areas of the region

**Goal No. 5:** Strengthen and promote equitable quality of life opportunities through comprehensive community development across the region.

**Objectives:**

- a. Support the Center of Development Excellence and the 12 principles of Development Excellence, which are a guide to cities, counties, school districts, other public agencies, and the private sector as they plan and create future development and redevelopment in the region. The 12 principles are:
  1. Development Diversity: Meet the needs of changing markets by providing a mix of development options and land use types in communities throughout the region
  2. Efficient Growth: Promote reinvestment and redevelopment in areas with existing infrastructure, ensure that new infrastructure supports orderly and sustainable growth and provide coordinated regional systems of natural and built infrastructure
  3. Pedestrian Design: Create and connect pedestrian and bicyclist-oriented neighborhoods, centers, and places throughout the region
  4. Housing Choice: Sustain and facilitate a range of housing opportunities and choices that meets the needs of residents of all economic levels and at all stages of life
  5. Activity Centers: Create mixed use developments that are centers of neighborhoods and community activities and serve as hubs of non-automobile transportation systems
  6. Environmental Stewardship: Protect, retain, or enhance the region's important natural assets, including its air, water, land, and forests, and integrate these natural features and systems into the character of the region's communities and the experiences of its residents
  7. Quality Places: Strengthen the identities of the region's diverse communities through preservation of significant historic structures and natural assets, creation of new landmarks and gathering spaces, use of compatible architectural and landscape design, and support for the activities and institutions that make each community unique
  8. Efficient Mobility Options: Invest in transportation systems, facilities and operations that provide multi-modal choices for the efficient and sustainable movement of people, goods, and services
  9. Resource Efficiency: Design buildings, sites, communities, and regional systems to use water, energy, and renewable resources responsibly, effectively, and efficiently, and to retain non-renewable resources for the use of future generations
  10. Educational Opportunity: Provide opportunities for all North Texans to have access to the schools, people, and technology they need for success in learning throughout their lives
  11. Healthy Communities: Identify and support function, sustainable infrastructure and institutions that offer North Texas access to affordable, nutritious foods, opportunities for physical activity, and access to wellness and primary care services
  12. Implementation: Achieve the region's vision by adoption of compatible comprehensive plans and ordinances for cities and consistent investment plans for regional systems; involve citizens and stakeholders in all aspects of these planning processes

- b. Encourage the development and access to outdoor recreation spaces

**Goal No. 6:** Strengthen regional economic resiliency by creating and integrating efforts that support the ability of the region to avoid, withstand, and quickly recover from economic and other shifts and shocks.

**Objectives:**

- a. Promote the integration of emergency management efforts with economic development strategies in order to strengthen regional economic resiliency
- b. Identify critical public infrastructure, including transportation links, electricity, water and sewer, and broadband technologies, in order to ensure that public infrastructure is functioning to support rebuilding efforts
- c. Support the development of a workforce resiliency strategy that emphasizes setbacks incurred through economic shifts
- d. Assist local and regional entities in organizing, training, and exercising National Incident Management System (NIMS) to improve emergency response
- e. Support regional and local efforts to build resilient communities
- f. Encourage communities to conduct local economic vulnerability analyses to help build resiliency models and initiatives
- g. Encourage communities to partner with local businesses to write and implement business continuity plans and practices
- h. Promote funding opportunities that provide financial support to address and strengthen vulnerabilities.

This Consolidated Plan, and the city's economic development strategies are aligned with the CEDS in several ways:

- City planning is in step with NCTCOG's support of multimodal transportation planning and land use planning as a means to increase quality of life of North Texans. The City's Lewisville 2025 Plan as well as various small area plans seek to address those planning challenges.
- Through various economic development incentives, the city is influencing development patterns so as to accommodate employment centers throughout the community. This will provide easier access to jobs for residents, access to the work force for employers, presumably reduce commute times, and possibly have a marginal effect on the necessity for automobiles. Prioritizing sites that are ready to build, the city is incentivizing development to ensure a stable and reliable tax base.
- The Consolidated plan prioritizes the preservation of affordable housing and other housing stability measures, along with housing mobility strategies. These strategies serve to complement economic development strategies because they work to stabilize the housing of low- and moderate-income workers who serve as the backbone of the workforce for the region's small businesses, government agencies, and large corporations.
- The Consolidated Plan identifies several transportation weaknesses, including ways that the GoZone On Demand transportation system could be improved in order to better connect workers to jobs. The Consolidated Plan also focuses on adding Complete Streets in Lewisville, which would add safer opportunities for walking and biking.

**Opportunities** - The North Texas region is served by 23 universities, 10 community colleges, and 200 independent school districts. Partnerships with area education centers are vital to the production of knowledge workers. Leaders in North Texas note the need to emphasize postsecondary education and skills training for high wage jobs. As identified in the CEDS, these institutions as well as local government entities should focus on encouraging local innovation and startups to grow small businesses in addition to

attracting and retaining current businesses. Along with the location and large available workforce, the strong system of educational institutions also serves as an asset to the larger region. There is very little higher education presence in Lewisville, however. The City might consider collaborating with local area colleges in order to help prepare students in fields such as information technology and small business entrepreneurship. Partnerships such as these allow students to access lower-cost education and training and it builds capacity for small business incubation in the area. Growth of small businesses would allow more residents to work in Lewisville rather than commuting to surrounding jurisdictions.

## MA-50 Needs and Market Analysis Discussion

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

For purposes of this analysis, the City defines “concentration” as areas where the extent of housing problems exceeds the City average by 10%. Using this definition of concentration, there are no areas where such conditions exist. This is likely due to the relatively low prevalence of multiple housing problems in Lewisville because of a newer housing stock. As housing problems are more common for low-income residents, particular attention should be paid to areas with higher-than-average poverty as well as the prevalence of housing problems. There are some areas with concentrations of residents reporting at least one housing problem.

However, **Maps NA52-57** examine areas significant percentages of owners (>25%) and renters (>50%) report experiencing at least one housing problem, and where the median income for Black or African American, Asian, or Hispanic households is less than \$48,000. As discussed in Section NA-30, this analysis identified census tracts where it is likely that racial and ethnic minority homeowners and renters are experiencing one or more housing problems.

Additionally, some stakeholders mentioned that aging apartment complexes are not well-maintained and pose a health and safety risk for residents. In the Triangle neighborhood, between 25-65% of apartments were built between 1980-1989, meaning that they were constructed approximately 30-40 years ago and are likely in need of significant capital investments to major systems such as roofing and mechanical, and may be facing structural repair needs related to balconies and exterior staircases.

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

For purposes of this analysis, the City defines “concentration” as any area where the total percentage of racial or ethnic minority households or low-income families exceeds the percentage of that racial, ethnic, or low-income family’s representation within the general City population by more than 10%.

The three largest minority populations in the City of Lewisville are Black or African American households, Asian households, and in terms of ethnicity, Hispanic households. 41.89% of Lewisville residents identify as White, 15.8% identify as Black, and 11.3% of residents identify as Asian. About 41.5% of Lewisville residents identify their ethnicity as Hispanic or Latino (of any race). **Maps NA16-19** display areas where Black or African American, Asian, and Hispanic or Latino households are concentrated. There are areas in southern Lewisville with concentrations of Black residents. Concentrations of Hispanic residents are located in the center of the City along the I-35 corridor. Concentrations of Asian residents are located at far edges of the city, notably South and Northeast Lewisville.

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

Both the for-sale and the rental markets in Lewisville are extremely strong. For example, the median home sales price has risen from \$143,000 to \$327,500 from 2011 to May 2022 and there is less than one month’s inventory of homes available for purchase. Likewise, the weighted average asking rent in Lewisville is \$1523 and is projected to rise to \$1,744 by 2027. The distribution of rents in Lewisville is extremely compressed when compared to neighboring jurisdictions – the difference between the minimum rent

(\$956) and the maximum rent (\$2,627) being only \$1,671. For a household earning less than \$40,000 annually, there are virtually no market-rate units available in Lewisville where the rent equates to an affordable housing payment.

**Are there any community assets in these areas/neighborhoods?**

**West** – There are several parks – Iris Lane Park and Sun Valley Park – in these areas, Lewisville Public Library, as well as several nonprofit organizations: Cleaning for a Reason, Lakeland Baptist Education Center, Latin American Ministry Partners, Parent Booster Clubs, PediPlace, Greater Lewisville Youth and Family, Good Better Best Ministries, Humane Society of Lewisville, Orphan Secure, and Sole Desire Ministries.

**East** – The low-income tracts on the east side of the city have Railroad Park and border LLELA (Lewisville Lake Environmental Learning Area) and two lake parks. It also has the Plano Spirit Soccer Club, Institute for Policy Innovation, a free-market policy think-tank, Caliber Collision Centers Foundation and iSchool of Lewisville, a tuition-free STEM academy.

**Are there other strategic opportunities in any of these areas?**

The City of Lewisville has purchased land in the Triangle neighborhood and is in the process of developing a neighborhood park that will provide well-needed green space and recreational opportunities for the families that live exclusively in apartment communities (since there are no single-family homes in this area.) Likewise, the City is exploring building Complete Streets in this area that will allow for increased options for safely walking and biking in the area.

In several areas of Lewisville, including the Triangle, there are aging apartment communities that do not receive any rental subsidies and are at risk of being purchased for a value-add opportunity which will lead to significant rent increases. However, several of these aging apartment communities are managed by local companies and at least one of the owners is a mission-based non-profit. The City of Lewisville should explore opportunities to work with local and/or mission-oriented multifamily owners where the City can provide rehabilitation funding in exchange for affordability restrictions on units.

## MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households

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

While broadband services are readily available in Lewisville, low-income households' ability to access and/or afford these services remains limited. In many of the census tracts where household incomes are below \$25,000, over 25% of the households do not have access to broadband internet. In the far east edge of Louisville over 48.6% of households in the census tract did not have broadband, fiber optic or DSL internet subscription. Furthermore, when this lack of high-speed internet access is examined based on Hispanic ethnicity, in the same far-east census tract, 81.58% of Hispanic households have no internet subscription. If we include Black and Asian households, there are several census block groups west of I-35 where Black and Asian households do not have any internet subscription.

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

Competition for broadband service already exists in the City of Lewisville, as there are at least 6 internet service providers that provide services that allow for download speeds of up to 1000 MBS, according to [www.highspeedinternet.com](http://www.highspeedinternet.com).

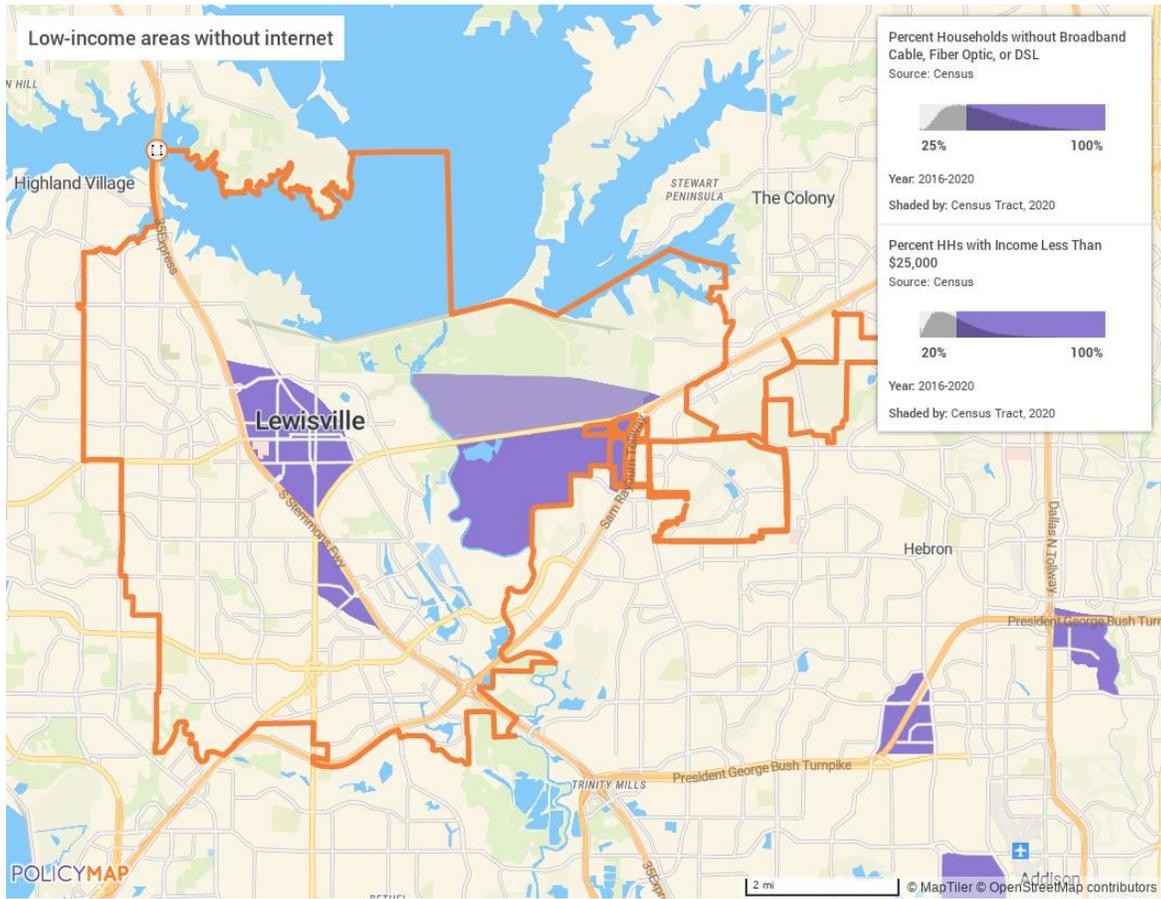
The following maps are used to supplement the analysis of low- and moderate-income households' need for broadband wiring and connections:

- **Map MA42:** Estimated percent of households without broadband internet such as cable, fiber optic, or DSL (ACS 2016-2020)
- **Map MA43:** Areas where low-income households are without internet (ACS 2016-2020)
- **Map MA44:** Areas where more than 25% of people in Hispanic or Latino households do not have an internet subscription (ACS 2016-2020)
- **Map MA45:** Areas where more than 20% of people in Hispanic, Black, and Asian households do not have an internet subscription (ACS 2016-2020)

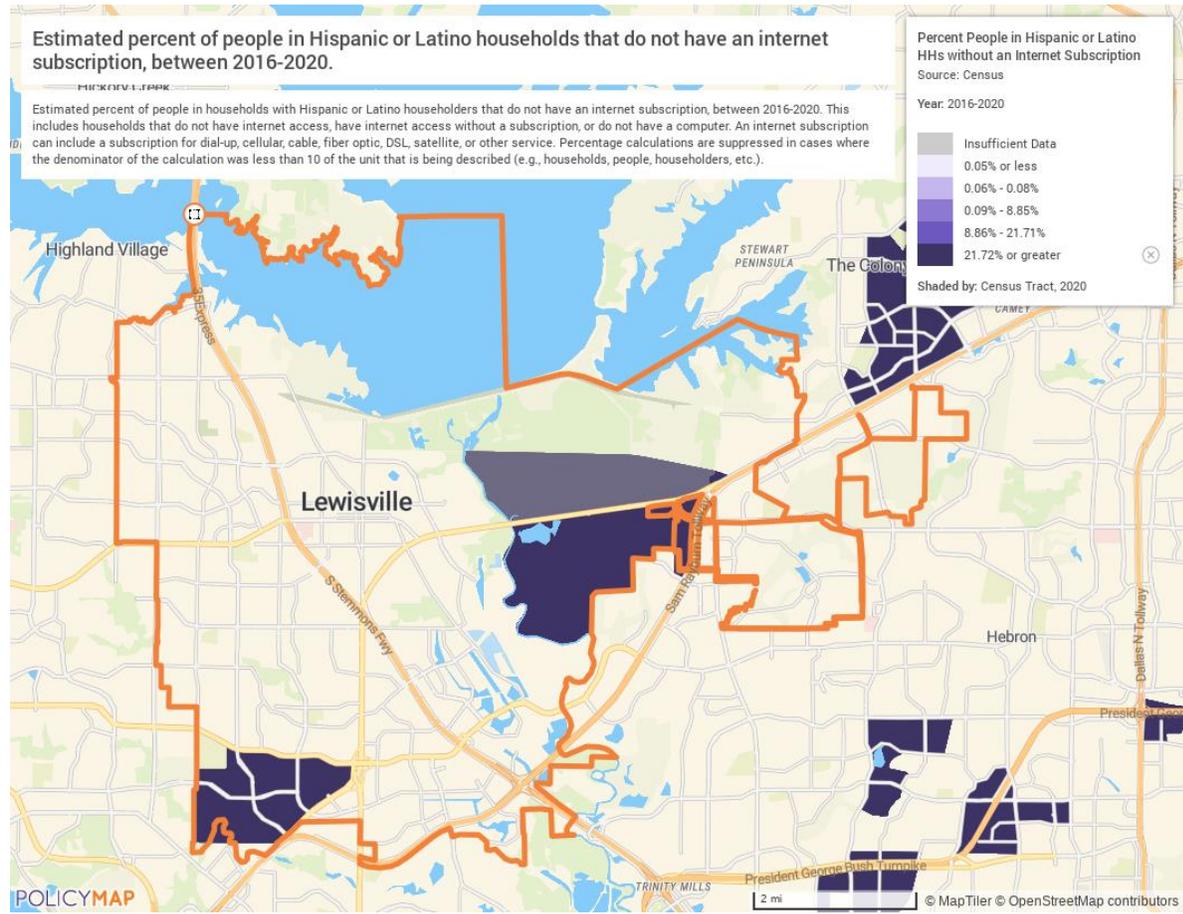
*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)



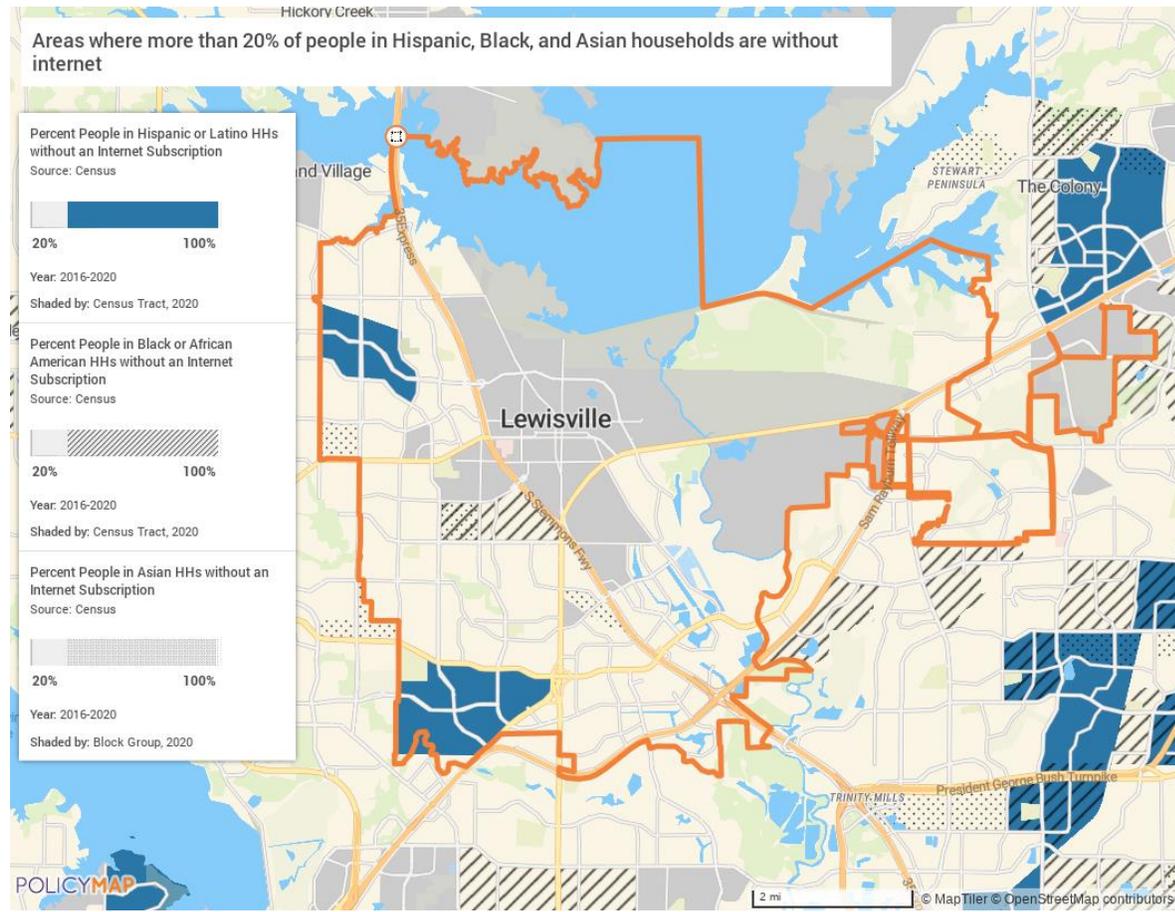
# Map MA43



# Map MA44



# Map MA45



## MA-65 Hazard Mitigation

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Lewisville residents are familiar with the wide range of extreme weather events that impact many Texans. Severe thunderstorms, flooding, sustained and extreme heat, drought, and extreme cold are all weather conditions that affect Lewisville with increasing frequency and intensity, exacerbated by the effects of climate change. Natural hazards pose threats to public safety, property, commerce, infrastructure, and the provision of public services.

The Federal Emergency Management Agency (FEMA) prepares community reports evaluating the risk level for a variety of natural hazards. On a scale of “very low” to “very high,” with “relatively low,” “relatively moderate,” and “relatively high” in between, Denton County is considered to be at moderate or high risk for the following natural hazards compared to the rest of the United States, in increasing order of risk level:

**Heat wave** – relatively moderate

**Winter weather** – relatively moderate

**Tornado** – relatively high

**Hail** – relatively high

Looking at quantification of the Expected Annual Loss associated with natural hazards, which includes loss of life, loss of building value, and loss of agricultural value, Denton County faces **relatively high** expected annual losses as compared to the rest of the United States. For perspective, 98.5% of U.S. counties have a lower Expected Annual Loss, and 96% of Texas counties have a lower Expected Annual Loss.

The following maps are used to supplement the analysis of local hazards:

- **Map MA46:** Estimated percent of housing units that are mobile homes (ACS 2016-2020)
- **Map MA47:** Flooding risk (FEMA 2021)
- **Map MA48:** Social vulnerability level (CDC GRASP 2018)

*Data Source for Maps:* PolicyMap, [www.policymap.com](http://www.policymap.com)

### **Extreme temperatures:**

Temperatures that exceed typical high or low temperatures for a given time period are considered to be “extreme.” Extreme temperatures pose health risks, particularly for vulnerable populations such as the elderly and young children; access to shelter in the form of an air conditioned/heated environment during periods of extreme heat or cold is crucial to protecting these populations. Additionally, extreme temperatures may lead to higher household utility bills, which can cause financial strain, particularly for low- and moderate-income households. Extreme cold and winter weather can cause interruptions in

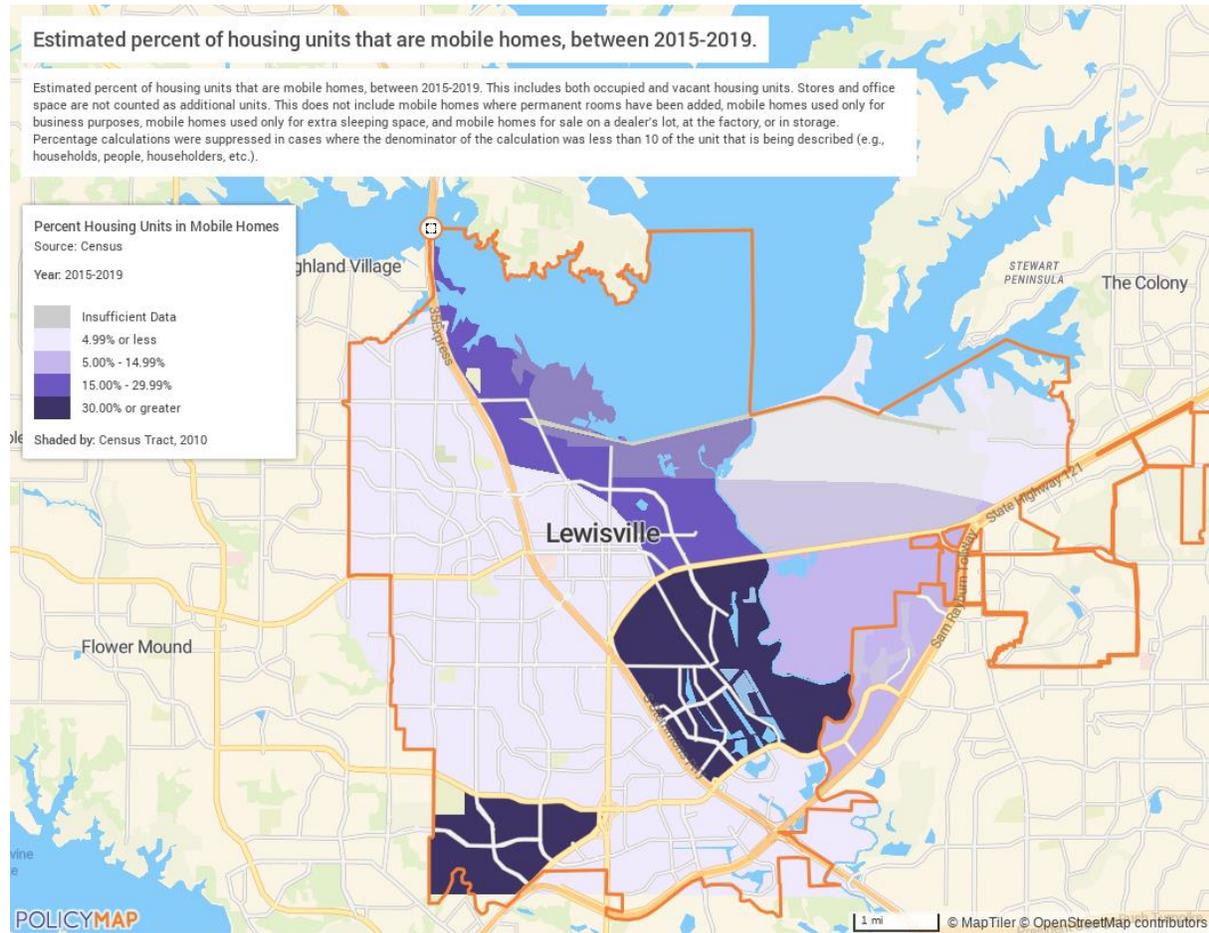
municipal service and utility infrastructure, in addition to creating unsafe road conditions that may preclude households from seeking resources outside their home in the case of service disruptions or food shortages.

**Severe Thunderstorms:**

Potentially occurring year-round, Spring is the peak season for severe thunderstorms in Lewisville. Severe thunderstorms present a range of natural hazards that place Lewisville residents and their property in danger, including heavy rainfall and flash floods, strong winds, hail, lightning, and tornadoes.

According to FEMA’s National Risk Index, Denton County faces relatively high tornado risk, with expected annual losses (including building value and loss of life) projected to be very high. Tornadoes can be particularly devastating for households living in manufactured (mobile home) housing units. Because mobile homes are often completely demolished and even displaced by high winds during tornadoes, occupants must find shelter outside their dwelling unit, often with little warning. According to 2015-2019 ACS data, over 1800 housing units in Lewisville are mobile homes, representing approximately 3.9% of the total number of housing units. The following map shows the estimated percent of housing units that are mobile homes by census tract; the darkest shade of purple indicates census tracts where more than 30% of the housing units are mobile homes.

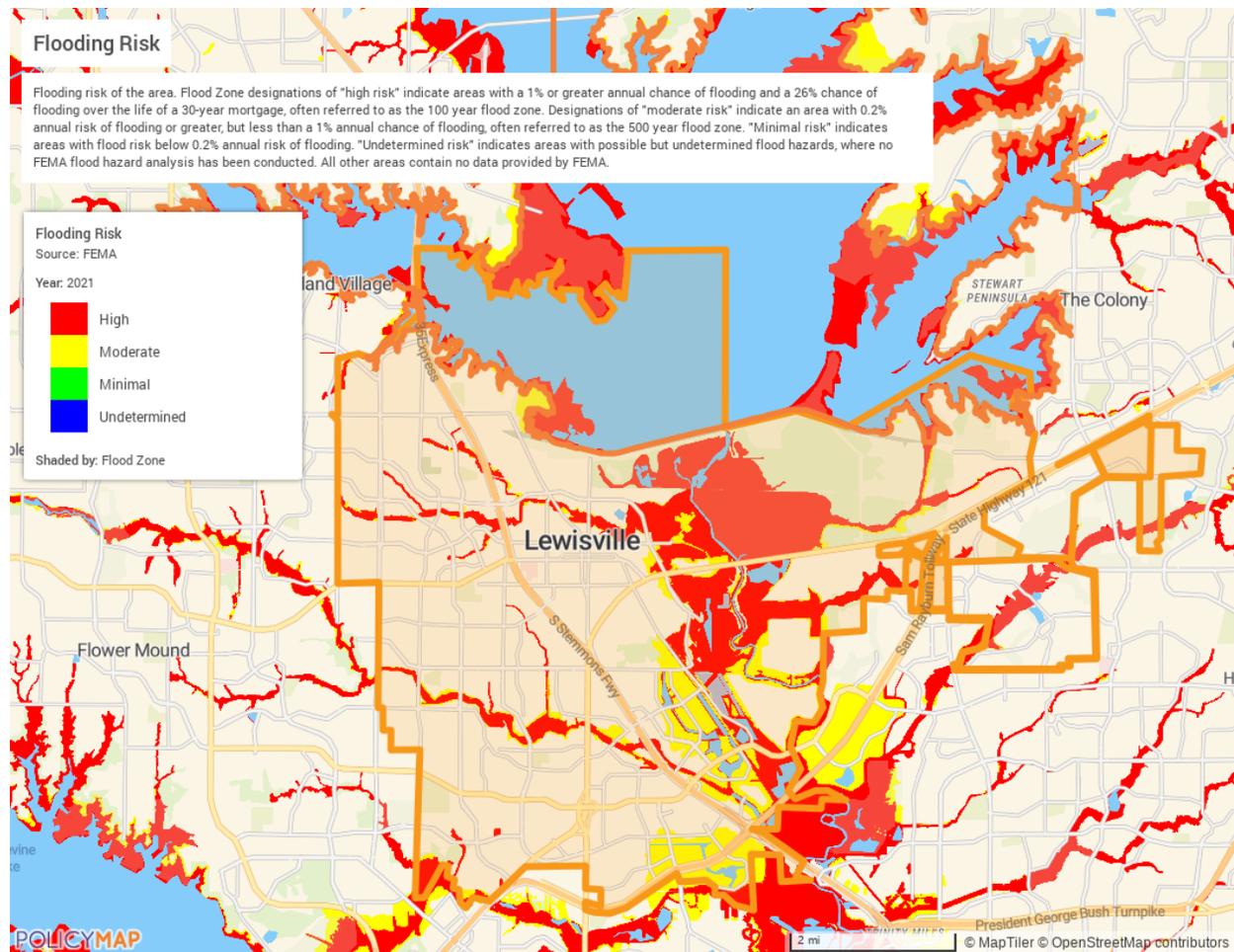
# Map MA46



## Flooding:

Located on the south shore of Lewisville Lake, the City of Lewisville's geography includes a network of rivers, creeks, and tributaries that contribute to increased risk of flooding during heavy rainfall events, including thunderstorms and hurricane/tropical storm activity. The map below highlights zones at "high risk" of flooding (red) and "moderate risk" of flooding (yellow) based on Federal Emergency Management Agency (FEMA) National Flood Hazard Layer data. According to FEMA, "Flood Zone designations of 'high risk' indicate areas with a 1% or greater annual chance of flooding, and a 26% chance of flooding over the life of a 30-year mortgage, often referred to as the 100-year flood zone. Designations of 'moderate risk' indicate an area with 0.2% annual risk of flooding or greater, but less than a 1% annual chance of flooding, often referred to as the 500-year flood zone."

### Map MA47



It is important to recognize that these flood zones designate flood risk based on probability of experiencing flooding over a given time period; flood risk maps often do not accurately reflect the history of flooding in a given neighborhood. Additionally, increased likelihood of flooding caused by development that increases impervious cover, such as building footprints, parking lots, and roads, is often not reflected on infrequently-updated flood risk maps.

Even when dwellings and other structures are built above the base flood elevation and may be less susceptible to flooding damage, flooding events can trigger cascading disruptions in critical infrastructure, such as power and water service. This phenomenon is particularly present in neighborhoods where investment in water and wastewater infrastructure has lagged behind the community at large.

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

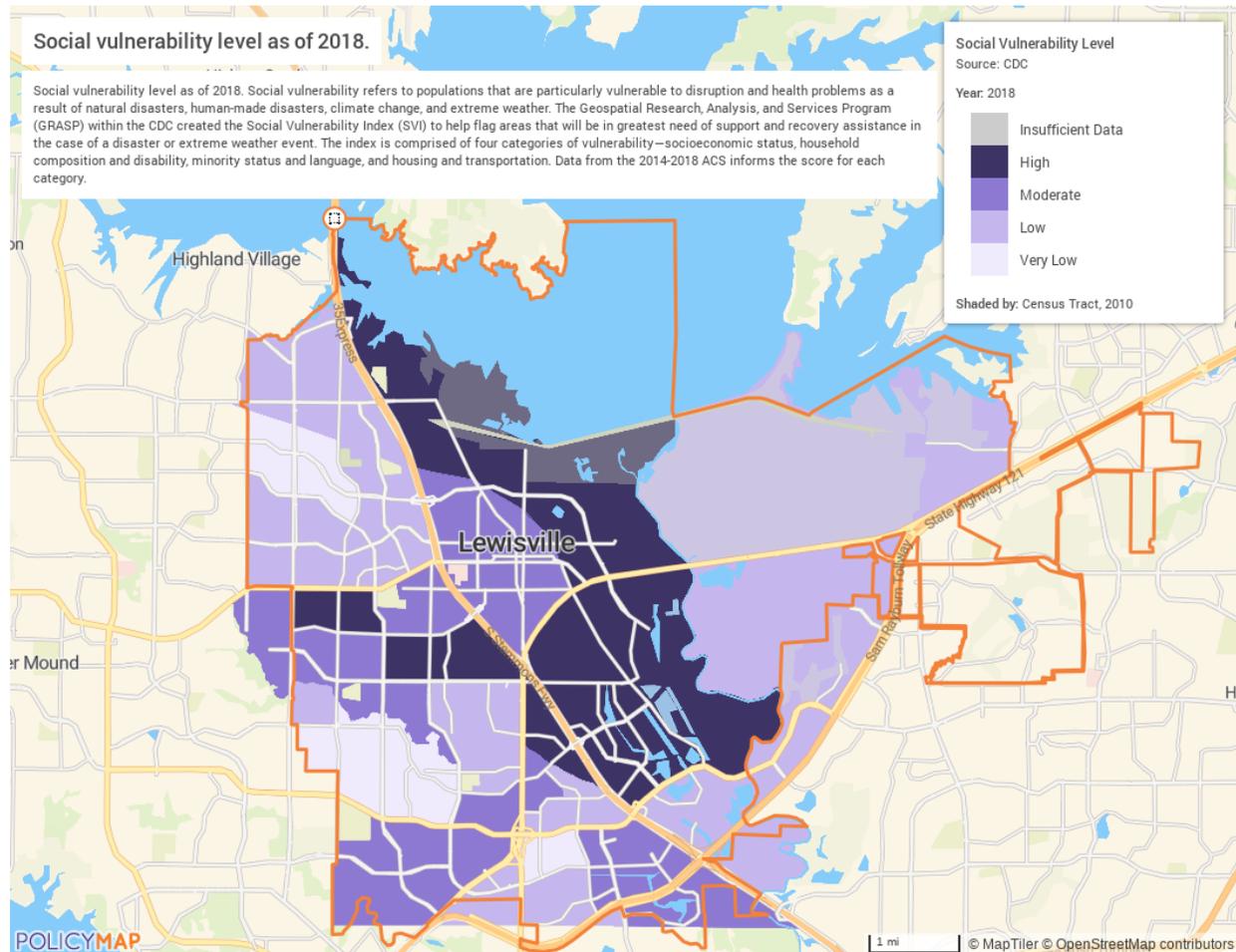
Housing occupied by low- and moderate-income households is likely to be older, in greater need of repair, and built to a quality standard that may offer poor resistance to damage from natural hazards such as high winds and hail. Older housing stock is also often poorly insulated against extreme heat and cold, which results in increased occupant discomfort and health risk, higher heating and cooling costs, and particularly in the case of extreme cold, increased risk of costly damage and water supply disruption due to frozen pipes.

Additionally, properties located in floodplain areas tend to be valued lower than those in areas with low flood risk, which results in concentrations of low- and moderate-income households in areas with moderate and high risk of flooding due to the relative affordability of these areas.

Vulnerability to natural hazards is not just a factor of housing quality and location. Social vulnerability is a measure of population characteristics that render particular groups more susceptible to life disruption, physical danger, health problems, and economic loss as a result of natural disasters and extreme weather exacerbated by climate change. Mitigating the contributing factors of social vulnerability creates community resiliency and can reduce the risk of natural hazard-induced human suffering and financial loss, particularly among low- and moderate-income households who lack resources to prepare for and respond to natural hazard events.

The Geospatial Research, Analysis, and Services Program (GRASP) within the Center for Disease Control (CDC) has created the Social Vulnerability Index (SVI) “to help flag areas where residents will be in greatest need of support and recovery assistance in the case of a disaster or extreme weather event” (PolicyMap). Evaluating Lewisville’s geographic distribution of social vulnerability helps inform natural hazard mitigation and response. The map below, based on data from the 2014-2018 American Community Survey, indicates SVI levels by census tract in Lewisville.

## MAP MA48



The Social Vulnerability Index is a measure of four categories of vulnerability:

**Socioeconomic status** – comprised of population below poverty, unemployed population, low-income population, and people with no high school diploma

**Household composition and disability** - comprised of adults aged 65 or older, children aged 17 or younger, people over age 5 with a disability, and single parent households

**Minority status and language** – comprised of minority population, defined as people of any race or ethnicity other than non-Hispanic White, and people over the age of five who speak English less than well

**Housing and transportation** – comprised of housing units in multifamily buildings with ten or more units, mobile homes, crowded housing units (housing units with more than 1 person per room), households with no available vehicle, and people living in group quarters (e.g., dormitories, institutions)

Understanding these dimensions of social vulnerability can help communities prepare and respond to natural hazards by allocating funding, supplies, and personnel resources where it is most needed; locate shelters to respond to the greatest level of need; and create plans for evacuation that reach people with special needs, including households that do not have vehicles, have limited English proficiency, and have limited mobility due to age or disability.

## List of Maps, Tables and Graphics Used in the Market Analysis

- **Table MA1:** Units in Structure (ACS 2016-2020)
- **Table MA2:** Number of bedrooms (ACS 2016-2020)
- **Map MA3:** Estimated median household income and location of LIHTC units (ACS 2016-2020)
- **Map MA4:** Estimated percent of all households that own a home (ACS 2016-2020)
- **Map MA5:** Estimated percent of all households that rent a home (ACS 2016-2020)
- **Map MA6:** Estimated percent of housing units that were vacant (ACS 2016-2020)
- **Graphic MA7:** Lewisville, Flower Mound, and Denton building permit trends (U.S. Census Bureau Building Permits Survey)
- **Table MA8:** Low Income Housing Tax Credit Units (HUD via PolicyMap)
- **Table MA9:** Unit mix, asking rents and inventory percentage (Moody's Analytics)
- **Table MA10:** Asking rent projections (Moody's Analytics)
- **Graphic MA11:** Rent distribution (Moody's Analytics)
- **Map MA12:** Lewisville Zip Codes
- **Table MA13:** Fair Market Rents (FMRs) and Current Asking Rents (HUD & Moody's Analytics)
- **Graphic MA14:** Annual home sales and price trends (Texas A&M Real Estate Center)
- **Graphic MA15:** Home sales price distribution trends (Texas A&M Real Estate Center)
- **Map MA16:** Estimated percent of all homeowners with incomes less than \$50,000 who are burdened by housing costs (ACS 2016-2020)
- **Map MA17:** Estimated percent of all homeowners with incomes less than \$75,000 who are burdened by housing costs (ACS 2016-2020)
- **Map MA18:** Estimated percent of all renters with incomes less than \$50,000 who are burdened by housing costs (ACS 2016-2020)
- **Map MA19:** Estimated percent of all renters with incomes less than \$75,000 who are burdened by housing costs (ACS 2016-2020)
- **Table MA20:** Year structure built (ACS 2016-2020)
- **Map MA21:** Estimated median year a housing unit was built (ACS 2016-2020)
- **Map MA22:** Risk of lead exposure (ACS 2016-2020)
- **Map MA23:** Risk of lead exposure, median year built and median household income (ACS 2016-2020)
- **Table MA24:** Performance by vintage (Moody's Analytics)
- **Table MA25:** Housing Inventory Count (**HUD**)
- **Table MA26:** Workers by occupation (ACS 2016-2020)
- **Table MA27:** Workers by industry (ACS 2016-2020)
- **Table MA28:** Employment status and manner of commuting to work (ACS 2016-2020)
- **Table MA29:** Educational attainment (ACS 2016-2020)
- **Map MA30:** Estimated percent of people with less than a high school diploma (ACS 2016-2020)
- **Map MA31:** Estimated percent of people with at least a high school diploma (ACS 2016-2020)
- **Map MA32:** Estimated percent of people with an associate degree or some college (ACS 2016-2020)
- **Map MA33:** Estimated percent of people with at least Bachelor's degree (ACS 2016-2020)
- **Map MA34:** Inflow/outflow of workers (LEHD 2019)
- **Map MA35:** Working age population within 45 minutes transit commute (EPA Smart Location Database 2021)
- **Map MA36:** Jobs within 45-minute transit commute (EPA Smart Location Database 2021)

- **Map MA37:** Percent of income spent on housing and transportation by a very low-income individual (HUD)
- **Map MA38:** Percent of income spent on housing and transportation by a median-income family household (HUD)
- **Map MA39:** High income earners raised in middle income families (U.S. Census & Opportunity Insights)
- **Map MA40:** High income earners raised in low-income families (U.S. Census & Opportunity Insights)
- **Map MA41:** High income earners raised in very low-income families (U.S. Census & Opportunity Insights)
- **Map MA42:** Estimated percent of households without broadband internet such as cable, fiber optic, or DSL (ACS 2016-2020)
- **Map MA43:** Areas where low-income households are without internet (ACS 2016-2020)
- **Map MA44:** Areas where more than 25% of people in Hispanic or Latino households do not have an internet subscription (ACS 2016-2020)
- **Map MA45:** Areas where more than 20% of people in Hispanic, Black, and Asian households do not have an internet subscription (ACS 2016-2020)
- **Map MA46:** Estimated percent of housing units that are mobile homes (ACS 2016-2020)
- **Map MA47:** Flooding risk (FEMA 2021)
- **Map MA48:** Social vulnerability level (CDC GRASP 2018)

## SP-05 Overview

During the development of this Consolidated Plan, the City of Lewisville consulted with social services providers, fair housing advocates, realtors, apartment community property managers, housing developers and city staff to identify the needs of residents, with a primary focus on low- and moderate-income persons. The City also engaged directly with community members via town hall meetings, a web-based survey, and focus group meetings.

The diminishing availability of affordable housing units was a reoccurring concern voiced consistently across stakeholder groups. The analysis of local market data supported stakeholder feedback, as it showed that both rents and home sales prices are growing much faster than wages.

Stakeholders also voiced concern that low- and moderate-income households are experiencing nearly insurmountable housing cost-burdens and many households are at risk of experiencing temporary or longer-term homelessness due to their inability to pay rent. Furthermore, since housing costs account for over half of many households' monthly budget, families have less money available to pay for food, transportation, child care, and health care.

The Strategic Plan takes into account the needs that were assessed along with the market conditions that will impact the ability of the City of Lewisville to address its highest priority needs.

Those priority needs are:

- Priority Need 1: Preservation of affordable housing
- Priority Need 2: Housing stability and access to vital social services
- Priority Need 3: Enhanced infrastructure, public facilities, and historic properties
- Priority Need 4: Access to high-opportunity neighborhoods and good jobs

The associated goals and investment of funding seek to address the highest priority needs, while also taking into account local staff capacity and the ability to leverage resources by working with external partners.

The goals are:

- Goal 1: Rehabilitate existing housing stock
- Goal 2: Provide public services to increase housing stability for households
- Goal 3: Provide public services to strengthen the health, safety, educational attainment, and economic stability of households
- Goal 4: Improve public infrastructure
- Goal 5: Improve public facilities and historic preservation
- Goal 6: Engage in regional collaboration related to housing, employment, and transportation access
- Goal 7: Develop new affordable rental housing

## SP-10 Geographic Priorities

### **Geographic priority areas**

Citywide

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

The City of Lewisville intends to maintain its strategy of distributing CDBG 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.

## SP-25 Priority Needs

<b>Priority Need</b>	<i>Preservation of affordable housing</i>
<b>Priority Level</b>	High
<b>Population</b>	Extremely-low, low, moderate, middle, large families, families with children, elderly
<b>Geographic Area</b>	Citywide
<b>Associated Goals</b>	Rehabilitate existing housing stock
<b>Description</b>	CDBG funds will be used to rehabilitate single-unit residential homes (owner-occupied and rental) and multi-unit residential rental units (which may involve acquisition)
<b>Basis for Relative Priority</b>	Needs Assessment, Market Analysis, stakeholder feedback and citizen participation
<b>Priority Need</b>	<i>Housing stability and access to vital social services</i>
<b>Priority Level</b>	High
<b>Population</b>	Extremely-low, low, moderate, middle, large families, families with children, elderly
<b>Geographic Area</b>	Citywide
<b>Associated Goals</b>	Provide public services to increase housing stability for households; Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households
<b>Description</b>	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. 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 healthy 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.
<b>Basis for Relative Priority</b>	Needs Assessment, Market Analysis, stakeholder feedback and citizen participation
<b>Priority Need</b>	<i>Enhanced infrastructure and public facilities</i>
<b>Priority Level</b>	Medium
<b>Population</b>	Non-housing community development, persons with mental disabilities, unaccompanied youth
<b>Geographic Area</b>	Citywide
<b>Associated Goals</b>	Improve public infrastructure; Improve public facilities
<b>Description</b>	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
<b>Basis for Relative Priority</b>	Needs Assessment, Market Analysis, stakeholder feedback and citizen participation
<b>Priority Need</b>	<i>Access to high-opportunity neighborhoods and good jobs</i>
<b>Priority Level</b>	High
<b>Population</b>	Non-housing community development, moderate, middle
<b>Geographic Area</b>	Citywide
<b>Associated Goals</b>	Engage in regional collaboration related to housing, employment and transportation access; Develop new affordable rental housing
<b>Description</b>	Non-CDBG funding will be used to support collaboration 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; Non-CDBG funding will also be used to collaborate with lenders to increase home purchase opportunities. 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
<b>Basis for Relative Priority</b>	Needs Assessment, Market Analysis, stakeholder feedback and citizen participation

## SP-30 Influence of Market Conditions

Program Type	Description
<b>Tenant Based Rental Assistance</b>	<p>The City of Lewisville does not receive HOME funding. However, the Needs Assessment, Market Analysis and stakeholder feedback demonstrated that low-income tenants are facing increasing cost-burdens in Lewisville. Currently, due to the strength of the for-sale and rental market, rents have risen 6.6% since Q4 2021 and the weighted average asking rent in the City is \$1,408, meaning that a household would need to earn at least \$56,320 in order for the average rent to be affordable. (Note - this calculation does not account for the cost of utilities.) Additionally, many local agencies no longer have any remaining federal Emergency Rental Assistance funding, which means that they will no longer be able to provide emergency assistance to households that are experiencing financial difficulties during the pandemic. Therefore, low-income families are likely to experience displacement from their housing - either through eviction or lease non-renewals. In response, Lewisville has included the following goal: Provide public services to increase housing stability for households</p>
<b>TBRA for Non-Homeless Special Needs</b>	<p>The City of Lewisville does not receive HOME funding. However, the Needs Assessment, Market Analysis and stakeholder feedback demonstrated that low-income tenants, including special needs populations such as the elderly, are facing increasing cost-burdens in Lewisville. When the City of Lewisville consulted with a focus group of seniors living at a LIHTC senior living community, the seniors expressed concern about being able to pay the recently-adjusted rents. Even though these seniors live at an income-restricted property, the LIHTC program allows for annual rent increases based on median incomes published by HUD and utility allowances published by the local housing authority. Since many of the seniors are living on fixed incomes, any rent increase can make them become housing cost-burdened.</p>
<b>New Unit Production</b>	<p>The City of Lewisville does not have many large, vacant parcels of developable land. Therefore, production of new units will come primarily through infill development or redevelopment of parcels with existing structures. Therefore the City of Lewisville's efforts related to new unit production will focus on: (1) finalizing the amendments to the Unified Development Code including lowering minimum dwelling size requirements, allowing duplexes in more districts, and allowing backyard cottages/ADUs by right in some districts and (2) supporting new development of transit-oriented subsidized rental housing units by providing Resolutions of Support or No Objections to developments applying to TDHCA for tax credits.</p>
<b>Rehabilitation</b>	<p>The Needs Assessment, Market Analysis and stakeholder feedback revealed that 41% of the City's housing stock was built before 1990. Low- and moderate-income homeowners may struggle to afford the repairs that are often needed in a 30+ year-old home. Likewise, landlords of both aging single-family and multi-family properties are often faced with the decision of whether to invest their own capital to make substantial repairs, or to sell to an investor who will both repair and upgrade the property. When a property is sold and upgraded, the rents that must be charged will also rise. Therefore, the City of Lewisville developed the following goal: Rehabilitate existing housing stock</p>
<b>Acquisition, Including Preservation</b>	<p>Based on the analysis related to the rehabilitation needs of existing units, the City's goal related to the rehabilitation of existing multifamily housing also includes acquisition as an eligible activity.</p>

## SP-35 Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan***
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	
CDBG	Public-Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$783,866	\$0	\$0	\$783,866	\$2,821,918
HOME	Public-Federal	Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership, TBRA	\$345,350	\$0	\$0	\$345,350	\$621,630

\*\*\*CDBG projection presumes a 10% decrease in each of years 2-5.

\*\*\*HOME was first allocated in FY 2024. HOME projection presumes a 10% decrease in years 4-5.

**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.
- **Finalize development code changes that allow for development of missing middle housing and implement strategies that facilitate development of missing middle housing** – 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.

- **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 will open 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.

**If appropriate, describe publicly owned land or property owned 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.

## SP-40 Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lewisville	Government	Homelessness, non-homeless special needs, ownership, planning, rental	Jurisdiction

### Assess the strengths and gaps in the institutional delivery system.

The Neighborhood Services Department is the lead agency for the Consolidated Plan. The Department is responsible for administering the Community Development Block Grant (CDBG) for the City of Lewisville.

Other agencies responsible to executing programs include Building Inspection, Code Enforcement, Parks and Recreation, Planning and Zoning, Economic Development and Public Services Departments/Divisions.

The City of Lewisville is continually looking for ways to coordinate with agencies and governmental partners. The City has appointees on the Behavioral Health Leadership Team (BHLT) and the Homelessness Leadership Team (HLT) through United Way of Denton County.

Coordination between the City and partners occurs during quarterly roundtables, referrals to Denton Housing Authority, and sharing information and events to an email listserv of 400 partners. City staff also organizes biannual Community Resource Expos where over 40 partners provide information and services to Lewisville residents. These Expos have become a space for residents and partners to learn about services provided. Lewisville does not have public housing, but the City stays aware of multifamily complexes that accept Section 8 vouchers and other affordable housing if residents need assistance.

Lewisville is part of the Denton County Homeless Coalition (DCHC), which provides coordinated services to people experiencing and at risk of homelessness. The DCHC includes representatives from Denton County cities, non-profit agencies, school districts, and other engaged stakeholders. The DCHC partners with the Denton County Homelessness Leadership Team, which is a collaborative public-private partnership fund seeking to promote housing stability and self-sufficiency for individuals and families in Denton County. The United Way of Denton County is the backbone of the Denton County Homelessness Leadership Team.

Denton County utilizes both a county-wide Coordinated Entry (CE) intake process and Homelessness Management Information System (HMIS) to enable its network of providers to more efficiently and effectively intervene, helping ensure that homelessness in Denton County is rare, brief, and non-recurring. In combination with ongoing analysis of System Performance Measures (SPMs), CE and HMIS help Denton County service providers focus on moving people experiencing homelessness into housing solutions.

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

The City of Lewisville is a member of the Denton County Homelessness Leadership Team (DCHLT), which is a quasi-governmental, strategic planning body of 17-33 Denton County leaders. The HLT, along with the Denton County Homeless Coalition (DCHC), a networking body of service providers and community members, works to foster an effective and coordinated system of homelessness prevention and intervention. The DCHLT and DCHC work to accomplish this mission through:

- Community awareness and connection
- Data-driven, evidenced-based, fiscally responsible recommendations
- Innovative solutions around affordable housing, access to primary and behavioral health care services, adequate incomes and coordinated services
- Mobilizing, advocating and empowering public-private community-wide collaboration

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

According to the Denton County Homeless Leadership Team’s (DCHLT) most recent strategic plan (2018-2021), the DCHLT has accomplished numerous objectives, including:

- Developed a housing crisis response system that includes a housing priority list, prioritization standards, and clear definitions of the varying levels of housing need; and a comprehensive housing inventory databased (including supportive housing units)
- Created a Barriers Fund to support persons experiencing homelessness and obtained funding for a Housing Navigator who serves as a liaison between service providers and landlords
- Implemented a coordinated entry system, including policies and procedures along with training protocols

However, the DCHLT also acknowledged that there is a significant gap between the current number of Rapid Re-Housing units and Permanent Supportive Housing units and the estimated need for those units, as reflected in table below.

Housing Type		Need	Current Capacity <sup>1</sup>	Gap	Estimated Cost to fill Housing Gap <sup>2</sup>	Estimated Cost of Supportive Staff <sup>3</sup>
Rapid Re-Housing (short-term rental assistance & case management support)	Annual	459 units	84 units	304 units	\$2,207,331.00 - \$4,414,662.00	\$668,500
	Monthly	42 units	7 units	25 units		
Permanent Supportive Housing (long-term rental assistance & case management support)	Annual	200 units/yr	0 units/yr4	200 units/yr	\$3,847,200.00	\$300,000

The DCHLT also acknowledged that significant barriers to securing housing operated by a private landlord exist for many persons experiencing homelessness due to their lack of steady income, poor credit, prior evictions, and/or criminal history.

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

The City of Lewisville is continually looking for ways to coordinate with agencies and governmental partners. The City has appointees on the Behavioral Health Leadership Team (BHLT) and the Homelessness Leadership Team (HLT) through United Way of Denton County.

According to the Denton County Homeless Leadership Team's (DCHLT) most recent strategic plan (2018-2021), the DCHLT is working to overcome those gaps by:

- Continuing to build the list of landlords who are willing to rent to people with barriers
- Researching landlord risk mitigation funds
- Supporting case management and diversionary capacity at local agencies
- Adding additional units of supportive housing
- Exploring ways to incentivize affordable housing at the local level

## SP-45 Goals

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

~~The City of Lewisville does not receive HOME funding. However,~~ The City estimates that it will provide affordable housing to approximately 40 households over the planning period.

## Goals Table

<b>Goal 1</b>	<i>Rehabilitate existing housing stock</i>
<b>Description</b>	CDBG funds will be used to rehabilitate single-unit residential homes (owner-occupied and rental) and multi-unit residential rental units (which may involve acquisition)
<b>Category</b>	Affordable housing
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Homeowner housing rehabilitated: 10
	Rental units rehabilitated: 30
<b>Geographic Areas Included</b>	
<b>Priority Need Addressed</b>	Preservation of affordable housing
<b>Funding Allocated</b>	\$1,064,918.00
<b>Goal 2</b>	<i>Provide public services to increase housing stability for households</i>
<b>Description</b>	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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public service activities other than Low/Moderate Income Housing Benefit: 600
<b>Geographic Areas Included</b>	
<b>Priority Need Addressed</b>	Housing stability and access to vital social services
<b>Funding Allocated</b>	\$270,433.00

<b>Goal 3</b>	<i>Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households</i>
<b>Description</b>	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 healthy 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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public service activities other than Low/Moderate Income Housing Benefit: 600
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Housing stability and access to vital social services
<b>Funding Allocated</b>	\$270,433.00
<b>Goal 4</b>	<i>Improve public infrastructure</i>
<b>Description</b>	CDBG funds will be used to construct or install streets, curbs, sidewalks, water and sewer lines, and other public infrastructure, including complete streets
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 households assisted
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Enhanced infrastructure, public facilities, and historic properties
<b>Funding Allocated</b>	\$1,000,000.00

<b>Goal 5</b>	<i>Improve public facilities</i>
<b>Description</b>	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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 households assisted
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Enhanced infrastructure, public facilities, and historic properties
<b>Funding Allocated</b>	\$1,000,000.00
<b>Goal 6</b>	<i>Engage in regional collaboration related to housing, employment and transportation access</i>
<b>Description</b>	Non-CDBG funding will be used to support collaboration 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; Non-CDBG funding will also be used to collaborate with lenders to increase home purchase opportunities
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Other: 4 regional meetings
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Access to high-opportunity neighborhoods and good jobs
<b>Funding Allocated</b>	\$ 0 (CDBG)

Goal 7	<i>Develop new affordable rental housing</i>
<b>Description</b>	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
<b>Category</b>	Affordable housing
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Other: 4 projects reviewed
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Access to high-opportunity neighborhoods and good jobs
<b>Funding Allocated</b>	\$ 0 (CDBG)

## SP-50 Public Housing Accessibility and Involvement

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

Not applicable.

### **Activities to Increase Resident Involvements**

Not applicable.

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

Not applicable.

### **Plan to remove the 'troubled' designation**

Not applicable.

## SP-55 Barriers to Affordable Housing

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

#### **Describe the specific efforts to be undertaken to reduce the barrier to affordable housing.**

As in many jurisdictions in the United States, the historically widespread deployment of single-family zoning in Lewisville has constrained the available housing supply relative to land area, contributing to rapidly-increasing housing costs as population has grown and demand has increased. Often residents of established single-family zoning districts treasure the suburban character of their neighborhoods, and attitudes opposing development in general – the “Not in My Backyard” (NIMBY) mindset - are prevalent. This opposition is a significant barrier to the construction of small-scale multifamily properties, or “missing middle” typologies such as duplexes, triplexes, and fourplexes, that can create smaller units at more affordable price points in these neighborhoods.

With a small amount of vacant land available for new development, the City of Lewisville must consider affordability incentives for remaining parcels, and incentives for increased affordable density in existing single-family neighborhoods. Missing middle typologies can be very compatible with the existing scale of single-family neighborhoods, and in single-family areas where older housing stock is actively undergoing or projected to undergo tear-down and rebuild reinvestment, Lewisville should consider allowing an expanded array of missing middle typologies (beyond duplexes) as an incentive for creating one or more affordable units.

Even well-meaning regulatory changes to promote affordability can face implementation challenges. Cumbersome off-street parking requirements, particularly in neighborhoods with smaller lots, can limit development uptake of the opportunity for infill. While many of Lewisville’s lots have alley access, requirements to provide 6 off-street parking spaces for a duplex are likely to limit uptake duplex construction. In the case of ADUs, homeowners may not be aware of the possibility of adding an ADU or may find the project management associated with the design, permitting, and construction of an ADU to be overwhelmingly cumbersome. Low-income homeowners who may benefit the most from an additional income stream from an ADU rental often struggle to access financing for the project.

Regarding larger-scale multifamily development, which is also constrained by limited vacant land area zoned for this purpose, Lewisville should consider offering subsidies and incentives for developers to provide below-market rate units. Potential incentives include density bonuses, reduced parking requirements, impact and development fee waivers, expedited regulatory approval, or tax abatements.

## SP-60 Homelessness Strategy

### **Describe the jurisdiction's strategy for reaching out to homeless 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 County MHMR, Denton County Veteran Service Office, Giving Hope Inc., Grace Like Rain, Interfaith Ministries, Metrocrest Services, Monsignor King Outreach Center, 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.

### **Describe the jurisdiction's strategy for addressing the emergency shelter and transitional housing needs of homeless persons.**

The Denton County Homeless Leadership Team's current strategic plan states that the DCHLT will use the following strategies to increase housing opportunities for homeless persons by:

- Implement landlord outreach initiative, Doors for Denton County
- Maintain consistent case conferencing meetings to move actively homeless households off the Denton County Housing Priority List
- Implement Standards of Excellence across Denton County homeless prevention and intervention programs
- Maintain & Expand Denton County's Coordinated Entry System
- Prioritize client satisfaction and obtain feedback

**Describe the jurisdiction's strategy for 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 which is comprised of representatives from nonprofit agencies, Denton County cities, school districts and other community stakeholders. Staff is on the Homeless Coalition's Point-In-Time Count planning team and the Barriers Fund Sub-Committee.

The City provides CDBG and general fund dollars to homelessness prevention programs through Christian Community Action (CCA) and The Salvation Army – Lewisville. The City also provides funding for mortgage assistance through the CDBG-CV and general funding to Christian Community Action (CCA), BCL of Texas, and United Way of Denton County. The City continues to provide funding for health services through Health Services of North Texas and PediPlace.

The City is a partner of the Denton County Homeless Coalition, which is a member of the Balance of State Continuum of Care for the State of Texas. The Denton County Homeless Coalition is composed of local non-profits, government agencies, and county residents and helps coordinate efforts to address the needs of homeless persons in Denton County. The City also has two appointees on the Denton County Homelessness Leadership Team (DCHLT), a Councilperson and City Staff member. The DCHLT 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.

**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.**

These strategies include:

- provide emergency and short-term housing assistance,
- provide healthcare and other supports for individuals and families,
- develop or repair housing for severely disabled adults,
- develop or repair housing for abused or homeless children, and
- collaborate with government representatives, voucher holders, and landlords in the North Texas region related to housing, employment and transportation access

Denton County MHMR employs a hospital liaison who “monitors and advocates for all individuals admitted to the state hospitals. Our Hospital Liaison visits North Texas State Hospital on a weekly basis. Upon discharge from the hospital, individuals meet with the hospital liaison for assistance with community reintegration.”

## SP-65 Lead-Based Paint Hazards

**Outline the actions proposed or being taken to evaluate and reduce lead-based paint hazards, describe how the plan for the reduction of lead-based paint hazards is related to the extent of lead poisoning and hazards, and describe how the plan for reduction will be integrated into housing policies and programs.**

Due to the timing of its initial building boom, Lewisville does not have a large share of homes that were built before 1978 and, therefore, may contain lead-based paint products. Approximately 17% of units were built prior to 1978. PolicyMap.com publishes a Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate. Per PolicyMap.com, “the lead risk index is used to rank census tracts based on relative risk of exposure to lead. These categories correspond to quartiles based on the raw lead exposure score. Tracts marked ‘High’ are in the top 25% of tracts according to their risk of lead exposure.” Lewisville possesses no tracts marked ‘High’. However, the Old Town and surrounding area in central Lewisville has a median year built of 1968, which puts it in the Moderate Risk category.

In its Goals, the City is proposing to engage in rehabilitation activities that serve both single-family and multifamily properties. The City will evaluate the lead-poisoning risk associated with properties when conducting a broader analysis of whether to fund rehabilitation activities at particular properties.

**Describe how the extent of lead poisoning and hazards will affect the jurisdiction’s plan of action. For example, a jurisdiction may give higher priority to homes with children or neighborhoods with higher incidence rates of poisoning.**

Due to the income-targeting associated with the program, along with the fact that prevention and correction services are available to both residents of single-family and multifamily properties, the actions listed above seek to address areas numerous census tracts in the City are marked as “High Risk,” of lead exposure according to PolicyMap’s Lead Risk Index that takes into account risk factors for lead exposure including age of housing stock and area poverty rate.

**Indicate how the plan and actions will be integrated into the housing policies and procedures.**

For HUD-funded rehabilitation activities carried out under a City housing program, the City requires that lead hazard evaluation and reduction activities be carried out for all properties constructed before 1978.

## SP-70 Anti-Poverty Strategy

**Describe the jurisdiction’s goals, programs and policies for reducing the number of poverty-level families. How are resources being targeted to have an impact on people in poverty? Describe how the number of families in poverty will be reduced as opposed to how families in poverty are provided services. How are the jurisdiction’s poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

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.

**Housing-related goals** - The City’s new goals take into account the continuing – and expanding – need to preserve existing affordable housing units and leverage private resources to create additional affordable housing units.

The City also recognizes that it is important to continue to set goals related to promoting equitable access to credit and home lending. With its new set of goals, the City will seek to leverage the knowledge and expertise of 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 Veteran’s Land Board.

The new housing-related goals also recognize that many low- and moderate-income households are under extreme financial stress due to the combination of job losses and increased expenses that directly resulted from the COVID-19 pandemic, inflation-related cost increases for consumer goods and services, along with rising rental and home sales prices. Therefore, the City will partner with service providers to help prevent evictions and to provide emergency financial assistance to households.

Furthermore, the City acknowledges that it does not have the public resources or staff capacity to provide direct financial assistance to all households that are unable to afford rental housing in Lewisville. Therefore, it is important to leverage other public resources that may be used to assist such households, such as Housing Choice Vouchers/Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers. Therefore, the City will seek to increase 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 cooperate at a regional level to learn from and share information with government representatives, persons receiving portable housing subsidies (vouchers or emergency rental assistance), and landlords in the North Texas region related to housing, employment, and transportation access.

The City’s goals also recognize that it is necessary to leverage private sector capacity and investment to add affordable rental and owner-occupied units to the City’s housing stock. Therefore, the City will focus on supporting at least one high-quality, transit-oriented development that is seeking to add new affordable housing units via the Low-Income Housing Tax Credit Program. Furthermore, after the City

finalizes its changes to its local land use and development policies, the City will develop a toolkit that assists homeowners and developers with taking advantage of the expanded housing development options in the new code.

**Transportation-Related Goals** – Stakeholder feedback led the City to add two new transportation goals. Lewisville is a city that is bisected by numerous large highways and there are limited transportation options for people who do not have access to an automobile. There are not enough walking and biking routes that allow people to safely access their job, school, doctor’s offices, grocery store or community centers.

Therefore, it is important that the public transportation that is provided in Lewisville is convenient and accessible for low- and moderate-income households, many of which include members of protected classes under the Fair Housing Act. Stakeholders provided detailed and valuable information regarding how the new GoZone On Demand service can be improved so that it better serves Lewisville residents. Therefore, the City developed one AFH goal that seeks to work closely with the Denton County Transit Authority to gather additional stakeholder feedback and initiate system improvements.

Finally, low-income stakeholders who do not own cars suggested that Lewisville invest more in protected bike lanes, including along South Texas State Highway Business 121 in the Triangle neighborhood. They noted that many residents walk or bike to reach the closest amenities, such as Walmart for groceries. Therefore, the City has set an AFH goal to add at least one Complete Street in or near the Triangle neighborhood to increase mobility access for stakeholders who do not own cars.

## SP-80 Monitoring

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

The City will monitor progress on its proposed activities throughout the plan year. Staff will make quarterly progress reports to the CDBG Advisory Committee. Sub-recipient monitoring will follow the monitoring plan in the City's Consolidated Plan. The City implemented a series of performance measurements to assist in sub-recipient monitoring that are now in place. Monitoring of public service sub-recipients has begun based on a risk assessment completed by staff. Agencies receiving Housing and Community Development funds will also be monitored and also undergo compliance review and technical assistance from the City. Construction projects will have periodic progress inspections from program staff. These visits will be for general review and to document reimbursements while inspections for building methods and materials will be conducted by a project manager whose experience must be documented and reviewed by program staff. Regular building code compliance inspections will be documented. After completion, an onsite visit will be conducted to review the project finances and record-keeping to be used to show clientele served or other documentation needed to meet a national objective for five years (or longer if added to sub-recipient contracts for larger projects at the discretion of the City). After an initial monitoring, grant recipients will submit annual reports to show continued compliance and the City will conduct desk monitoring through the contract term.

Neighborhood Services staff will internally track fair housing complaints and referrals. Staff will also keep track of public outreach and training that is conducted within the community. The Housing Rehabilitation program will monitor the clientele that is approved for the program. The City will continuously keep track of Fair Housing goals to confirm that the metrics and milestones are being met for the next five years.

## AP-15 Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan***
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$	
CDBG	Public-Federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public Services	\$783,866	\$0	\$0	\$783,866	\$2,821,918

\*\*\*presumes 10% total decrease in years 2-5

**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 will take advantage of any opportunity to secure additional federal and private funding for housing and community development activities through responses to Notices of Funding Availability issued by federal agencies, state agencies and through public/private partnerships. The City continuously looks for opportunities to leverage federal funding, extending the ability of the federally funded programs to impact community needs.

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

Not applicable.

## AP-20 Annual Goals and Objectives

<b>Goal 1</b>	<i>Rehabilitate existing housing stock</i>
<b>Description</b>	CDBG funds will be used to rehabilitate single-unit residential homes (owner-occupied and rental) and multi-unit residential rental units (which may involve acquisition)
<b>Category</b>	Affordable housing
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Homeowner housing rehabilitated: 0
	Rental units rehabilitated: 0
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Preservation of affordable housing
<b>Funding Allocated</b>	\$0
<b>Goal 2</b>	<i>Provide public services to increase housing stability for households</i>
<b>Description</b>	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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public service activities other than Low/Moderate Income Housing Benefit: 3 persons assisted
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Housing stability and access to vital social services
<b>Funding Allocated</b>	\$11,438.00

<b>Goal 3</b>	<i>Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households</i>
<b>Description</b>	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 healthy 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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public service activities other than Low/Moderate Income Housing Benefit: 273 persons assisted
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Housing stability and access to vital social services
<b>Funding Allocated</b>	\$106,141.90
<b>Goal 4</b>	<i>Improve public infrastructure</i>
<b>Description</b>	CDBG funds will be used to construct or install streets, curbs, sidewalks, water and sewer lines, and other public infrastructure, including complete streets
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 persons assisted
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Enhanced infrastructure, public facilities, and historic properties
<b>Funding Allocated</b>	\$0.00

<b>Goal 5</b>	<i>Improve public facilities</i>
<b>Description</b>	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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 households assisted
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Enhanced infrastructure, public facilities, and historic properties
<b>Funding Allocated</b>	\$509,512.90
<b>Goal 6</b>	<i>Engage in regional collaboration related to housing, employment and transportation access</i>
<b>Description</b>	Non-CDBG funding will be used to support collaboration 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; Non-CDBG funding will also be used to collaborate with lenders to increase home purchase opportunities
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Other:
<b>Geographic Areas Included</b>	Citywide
<b>Priority Need Addressed</b>	Access to high-opportunity neighborhoods and good jobs
<b>Funding Allocated</b>	\$ 0 (CDBG)

Goal 7	<i>Develop new affordable rental housing</i>
<b>Description</b>	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
<b>Category</b>	Non-Housing Community Development
<b>Start Year</b>	2022
<b>End Year</b>	2026
<b>Outcome</b>	Other:
<b>Geographic Areas Included</b>	
<b>Priority Need Addressed</b>	Access to high-opportunity neighborhoods and good jobs
<b>Funding Allocated</b>	\$ 0 (CDBG)

## AP-35 Projects

### Introduction

This is the first year of the City of Lewisville’s new 5-year planning cycle related to the HUD Consolidated Plan. During this Program Year, the City of Lewisville is continuing to support efforts to add and enhance parks in the Triangle neighborhood. The City is also engaging in Historic Preservation activities at a local cemetery with Historic Texas Cemetery designation. Additionally, the City of Lewisville is using CBDG funding to provide public services to increase housing stability for households and to strengthen the health, safety, educational-attainment, and economic stability of households.

#	Project Name
1	Grant Administration and Planning
2	Fox Hembry Historical Cemetery
3	Park Development Equipment Purchase
4	PediPlace - Pediatric Healthcare
5	SPAN Meals on Wheels
6	Court Appointed Special Advocates (CASA)
7	Denton County Friends of the Family Shelter
8	Children's Advocacy Center for North Texas

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

The City of Lewisville is in the process of transitioning from one 5-Year Consolidated Plan to the next. Therefore, the allocation priorities for the first year of this five-year plan take into account the need to complete multi-phased projects that were not completed during the prior consolidated plan, along with neighborhood investment projects that were identified during the prior planning cycle but not yet funded.

Additionally, 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 rental home repairs program, draft agreements, conduct internal training of the staff who will implement the program and conduct training and outreach to single-family and multifamily landlords.

## AP-38 Project Summary

### Introduction

This is the first year of the City of Lewisville’s new 5-year planning cycle related to the HUD Consolidated Plan.

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

The City of Lewisville is in the process of transitioning from one 5-Year Consolidated Plan to the next. Therefore, the allocation priorities for the first year of this five-year plan take into account the need to complete multi-phased projects that were not completed during the prior consolidated plan, along with neighborhood investment projects that were identified but not yet funded.

Additionally, 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 rental home repairs program, draft agreements, conduct internal training of the staff who will implement the program and conduct training and outreach to single-family and multifamily landlords.

<b>Project 1</b>	<i>Administration and Planning</i>
<b>Target Area</b>	N/A
<b>Goals Supported</b>	N/A
<b>Needs Addressed</b>	N/A
<b>Funding</b>	\$156,773.20
<b>Description</b>	CDBG funds will be used to fund 2.25 positions in the Neighborhood Services Department, Community Development Block 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.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	N/A
<b>Planned Activities</b>	N/A

<b>Project 2</b>	<i>Fox Hembry Historical Cemetery</i>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Improve public facilities
<b>Needs Addressed</b>	Enhanced infrastructure and public facilities
<b>Funding</b>	\$259,513
<b>Description</b>	The Fox Hembry Cemetery is a cemetery, located off Whitmore Lane at the northwest corner of Mill St and Valley Ridge Blvd, with Historic Texas Cemetery Designation with no marker. This cemetery dates to 1845 and is still being utilized to this day. These funds will be used for historic preservation activities, which may include fence replacement, clearance, and blight prevention to eliminate further physical decay of the property.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Whitmore Lane at the northwest corner of Mill St and Valley Ridge Blvd
<b>Planned Activities</b>	Historic Preservation activities, which may include fence replacement, clearance, and blight prevention to eliminate further physical decay of the property.

<b>Project 3</b>	<i>Park Development Equipment Purchase</i>
<b>Target Area</b>	City-wide
<b>Goals Supported</b>	Improve public facilities
<b>Needs Addressed</b>	Enhanced infrastructure and public facilities
<b>Funding</b>	\$250,000
<b>Description</b>	A review of the City's parks, green space and recreation facilities using the "10-minute walk" standard revealed areas in the City where residents have reduced access. One such area, bounded by Highway 121 Business, Interstate 35, and Corporate Dr., also has a high concentration of low-to-moderate income residents. This is year four of a multi-year project to develop new park/greenspace through acquisition and public improvements and could include improved pedestrian access through sidewalk rehabilitation, expansion, and park equipment. The first-year commitment was \$498,279 and the second-year commitment was \$499,769. The first two years of funding went to property acquisition. The third year's and this upcoming year's funding will go to purchasing park equipment.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,000 Lewisville residents. 74.31% of households are low/mod income and 72% are Hispanic. Nearly all live in apartment communities and have no parks or grocery stores, and a shortage of trees and other amenities in the neighborhood.
<b>Location Description</b>	Between Southwest Parkway and I-35 next to Kia Drive, in Lewisville, TX
<b>Planned Activities</b>	Purchase and installation of park equipment.

<b>Project 4</b>	<i>PediPlace - Pediatric Healthcare</i>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households
<b>Needs Addressed</b>	Housing stability and access to vital social services
<b>Funding</b>	\$44,662
<b>Description</b>	PediPlace provides quality, cost-effective primary pediatric healthcare to children from birth through 18 years of age. This program serves uninsured Lewisville residents and supplement limited reimbursements from Medicaid and Children's Health Insurance Program (CHIP).
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used to provide 295 health-related services to 86 people.
<b>Location Description</b>	502 S Old Orchard Lane, Ste. 126. Lewisville, TX 75067
<b>Planned Activities</b>	The provision of primary pediatric healthcare to children from birth through 18 years of age.

<b>Project 5</b>	<i>SPAN Meals on Wheels</i>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households
<b>Needs Addressed</b>	Housing stability and access to vital social services
<b>Funding</b>	\$22,000
<b>Description</b>	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.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used to pay a portion of the cost to provide 16,950 meals to 140 people.
<b>Location Description</b>	Various locations within the City
<b>Planned Activities</b>	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.

<b>Project 6</b>	<i>Court Appointed Special Advocates (CASA)</i>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households
<b>Needs Addressed</b>	Housing stability and access to vital social services
<b>Funding</b>	\$14,480
<b>Description</b>	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.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used to staff 262 Child Advocacy Activities for 7 people.
<b>Location Description</b>	Various locations within the City
<b>Planned Activities</b>	Volunteer advocacy 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.

<b>Project 7</b>	<i>Denton County Friends of the Family Shelter</i>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide public services to increase housing stability for households
<b>Needs Addressed</b>	Housing stability and access to vital social services
<b>Funding</b>	\$11,438
<b>Description</b>	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.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used to provide 114 shelter days for 3 people.
<b>Location Description</b>	The shelter is located in an undisclosed location in Denton County
<b>Planned Activities</b>	The provision of shelter, counseling, and advocacy to both adults and children who have become homeless as a result of domestic violence and/or sexual assault victimization.

<b>Project 8</b>	<i>Children's Advocacy Center for North Texas</i>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	Provide public services to strengthen the health, safety, educational-attainment, and economic stability of households
<b>Needs Addressed</b>	Housing stability and access to vital social services
<b>Funding</b>	\$25,000
<b>Description</b>	CACDC provides justice and healing to victims of severe child abuse and for investigative assistance to the Lewisville Police Department.
<b>Target Date</b>	9/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG funds will be used to provide victim services to 40 people
<b>Location Description</b>	1854 Cain Drive, Lewisville, TX 75077
<b>Planned Activities</b>	The provision of support to victims of severe child abuse and for investigative assistance to the Lewisville Police Department.

## AP-50 Geographic Distribution

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

Citywide

**Rationale for the priorities for allocating investments geographically**

The City of Lewisville intends to maintain its strategy of distributing CDBG 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.

## AP-55 Affordable Housing

### Introduction

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 3 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

### Discussion

As stated previously, the City of Lewisville is in the process of transitioning from one 5-Year Consolidated Plan to the next. Therefore, the allocation priorities for the first year of this five-year plan take into account the need to complete multi-phased projects that were not completed during the prior consolidated plan, along with neighborhood investment projects that were identified but not yet funded.

Additionally, 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 rental home repairs program, draft agreements, conduct internal training of the staff who will implement the program and conduct training and outreach to single-family and multifamily landlords.

## AP-60 Public Housing

### **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.

## AP-65 Homeless and Other Special Needs Activities

### Introduction

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

### **Describe the jurisdiction’s strategy for reaching out to homeless 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 County MHMR, Denton County Veteran Service Office, Giving Hope Inc., Grace Like Rain, Interfaith Ministries, Metrocrest Services, Monsignor King Outreach Center, 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.

### **Describe the jurisdiction’s strategy for addressing the emergency shelter and transitional housing needs of homeless persons.**

The Denton County Homeless Leadership Team’s current strategic plan states that the DCHLT will use the following strategies to increase housing opportunities for homeless persons by:

- Implement landlord outreach initiative, Doors for Denton County
- Maintain consistent case conferencing meetings to move actively homeless households off the Denton County Housing Priority List
- Implement Standards of Excellence across Denton County homeless prevention and intervention programs
- Maintain & Expand Denton County’s Coordinated Entry System
- Prioritize client satisfaction and obtain feedback

**Describe the jurisdiction’s strategy for 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 which is comprised of representatives from nonprofit agencies, Denton County cities, school districts and other community stakeholders. Staff is on the Homeless Coalition’s Point-In-Time Count planning team and the Barriers Fund Sub-Committee.

The City provides CDBG and general fund dollars to homelessness prevention programs through Christian Community Action (CCA) and The Salvation Army – Lewisville. The City also provides funding for mortgage assistance through the CDBG-CV and general funding to Christian Community Action (CCA), BCL of Texas, and United Way of Denton County. The City continues to provide funding for health services through Health Services of North Texas and PediPlace.

The City is a partner of the Denton County Homeless Coalition, which is a member of the Balance of State Continuum of Care for the State of Texas. The Denton County Homeless Coalition is composed of local non-profits, government agencies, and county residents and helps coordinate efforts to address the needs of homeless persons in Denton County. The City also has two appointees on the Denton County Homelessness Leadership Team (DCHLT), a Councilperson and City Staff member. The DCHLT 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.

**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.**

These strategies include:

- provide emergency and short-term housing assistance,
- provide healthcare and other supports for individuals and families,
- develop or repair housing for severely disabled adults,
- develop or repair housing for abused or homeless children, and
- collaborate with government representatives, voucher holders, and landlords in the North Texas region related to housing, employment and transportation access

Denton County MHMR employs a hospital liaison who “monitors and advocates for all individuals admitted to the state hospitals. Our Hospital Liaison visits North Texas State Hospital on a weekly basis. Upon discharge from the hospital, individuals meet with the hospital liaison for assistance with community reintegration.”

## AP-75 Barriers to Affordable Housing

**Describe planned actions 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.**

Lewisville is currently in the process of revising its existing zoning ordinance and land development code. Adoption of the revisions, which include the following provisions impacting the affordability of new housing development, is anticipated in summer of 2022:

- 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.

## AP-85 Other Actions

### **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 2022 Program Year, the City will develop new policies and procedures for the rental home repair program, draft agreements, conduct internal training of the staff who will implement the program and conduct training and outreach to single-family and multifamily landlords.

The City will also begin its engagement 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 Veteran's Land Board.

The City will seek to increase 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.

This Program Year, the City also expects to finalize its changes to its local land use and development policies.

### **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.

## AP-90 Program Specific Requirements

### **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
<b>Total Program Income:</b>	<b>0</b>

#### **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%