



CITY OF LEWISVILLE 2026-2027 ANNUAL ACTION PLAN

Persons Served	Priority	Federal Funding
180 Households	Social Services	\$123,211.00
5,740 Households	Public Infrastructure	\$533,918.00
15 Seniors	Affordable Housing	\$336,183.84



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Executive Summary

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

1. Introduction:

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

This Annual Action Plan (AAP) represents the fifth year of Lewisville's 2022-2026 Consolidated Plan. The AAP outlines specific projects and services that will be funded during the 2026 Program Year. The City will receive \$821,411 in Community Development Block Grant (CDBG) funds and \$373,536.84 in Home Investment Partnerships Program (HOME) funds.

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

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

Community Development Block Grant (CDBG) Funded Programming:

- \$158,991 is allocated for the Lewisville Parks and Recreation Alvin Turner Sr. Park Refurbishment - Public infrastructure project that will support the installation of trail lights and recreational backstop as well as the upgrading of the playground's pour in place surface in a park located in a LMI area. This project will support park and recreation enhancement to a minimum of 2,185 LMI residents in that vicinity, and will be available to all residents of Lewisville and surrounding areas. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
- \$211,400 is allocated for the Lewisville Parks and Recreation Raldon Park Pedestrian Bridge - Public infrastructure project that will support the construction of a pedestrian bridge, crossing a large concrete drainage ditch, in order to increase access to an existing City park for an LMI area. The project will support park and recreation access to a minimum of 3,135 LMI residents in the adjoining

neighborhoods, and will be available to all residents of Lewisville and surrounding areas. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.

- \$79,480 is allocated for Journey to Dream's teen shelter (Kyle's Place) Facility Repairs - Public infrastructure project will support repairs to Kyle's Place roof and siding, supporting a safer physical environment for teens experiencing homelessness. The project will support 100 teens experiencing or at risk of experiencing homelessness accessing the facility for shelter or related services throughout the year. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
- \$84,047 is allocated Children's Advocacy Center of North Texas' Facility Repairs and Refurbishment - Public infrastructure project will support repairs to the parking lot, fire suppressant compressor, and wiring required for communication infrastructure, and refurbishing the outside of the facility by repainting and landscaping improvements. The project will support 320 LMI Lewisville residents by ensuring the facility is physically and psychologically safe for children and families according to Texas Standards for Children Advocacy Centers. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
- \$123,211 is allocated for Public Services Programs - Programs providing affordability and accessibility of a suitable living environment for Boys & Girls Club of Greater Tarrant County, CASA, Denton County Friends of the Family, PediPlace, and \$25,000 remaining to be allocated to an eligible nonprofit program.

HOME Investment Partnership Program (HOME) Funded Programming:

The City's PY 2026 HOME funding amount is \$373,536.84. As a recipient of HOME funds, the City is required to set-aside at least 15% for activities to be carried out by Community Housing Development Organizations (CHDOs). A maximum of 5% of the grant may be used for CHDO Operating Expense activities. Up to 10% of the grant amount may be used for administration to carry out the grant. The funding allocated to an eligible Community Housing Development Organization (CHDO) meets the required 15% CHDO set-aside.

- \$56,031 is allocated for eligible CHDO set-aside activities.
- \$280,152.84 is allocated for Tenant Based Rental Assistance (TBRA) projects to provide temporary financial assistance to low-income households to support housing stability.

3. Evaluation of past performance:

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

The City's activities to meet the goals of the Consolidated Plan are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). Below are the program year accomplishments related to the goals in the 2024 Annual Action Plan as well as projects from prior years that were open in 2024. In the 2024 Program Year, the City was allocated \$818,349 in CDBG funds. Of this amount, \$122,752.35 went for public (social) services; \$163,669.80 was allocated to administration, and \$531,926.85 to housing and community development projects. The 2024 Program Year was the first year the City began receiving HOME Investment Partnership Funding (HOME). The City was allocated \$500,486.80 in HOME funds; of this amount \$34,583 was allocated to administrative costs for staff and systems overseeing the funding distribution of the funds, and \$465,903.80 was allocated towards affordable housing projects supporting Lewisville residents. There was no prior year income collected.

CDBG-Funded Housing and Community Development:

- Minor Housing Rehabilitation Program: Staff launched the second round of applications to support homeowners through this project in Summer 2025. During Fall 2025 and Winter 2026 staff worked to ensure eligibility for the project and for homeowners and utilized donated time by a 3rd party to create scopes of work on each home. Staff worked with internal departments to collect bids to hire a qualified contractor to complete all homes and solidified a contract during Summer 2026. HVAC repairs, replacements, and installations will be completed on 14 LMI homeowner occupied households in Summer 2026 for staff to be able to expend allocated funds and report in CAPER later this year.
- United Way of Denton County HVAC Equipment: The City supported the purchase of equipment for replacement of two HVAC systems at United Way of Denton County, as a service provider for Lewisville residents and agencies. UWDC has finished their HVAC replacements through the help of a qualified contractor and has drawn the project balance (\$19,539) from the City. UWDC is now within the reporting period of the grant to provide statuses on residents and nonprofits served following the replacement of the system to ensure the facility is safe and habitable. Upon completion this project will serve 130 Lewisville residents and host a variety of backbone support meetings and efforts for Lewisville nonprofits to benefit from.
- Boys and Girls Club of Greater Tarrant County HVAC Equipment: The City allocated funding for the purchasing of HVAC equipment for four HVAC units to be installed at the Boys and Girls Club's Lewisville facility to ensure a safe and habitable facility for residents and their children to access. The contract for this project was finalized in May 2026. Staff anticipates the agency will purchase equipment within

the next quarter and begin reporting residents served following those purchases and installation paid for by the entity. Upon completion this project will serve 450 unique youth annually following the opening of the facility.

- Denton County Friends of the Family - Family Justice Center: Staff has been working with internal departments to create a contract for this project to ensure access to services for Lewisville through the only Domestic Violence provider in Denton County. The anticipated contract start date is August 2026. Upon completion this project will serve 500 Lewisville residents.
- Historical Fox Hembry Cemetery Restoration: Staff has been working with internal departments to create a contract for this project to ensure access to this historical cemetery for Lewisville residents. The anticipated contract start date is August 2026. Upon completion this project will provide access to all Lewisville residents and surrounding communities to this historical landmark.
- Manufactured Home Community Communal Space: Staff attempted contact and rapport building with Manufactured Home Communities in Lewisville, based on insight provided by residents of communities of a need to provide community space improvements. The City has been unable to secure a partner to support the project at this time. Funds will be reallocated to program submissions from the FY 26/27 or FY27/28 Public Infrastructure application process.

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

CDBG-Funded Public/ Social Services:

- 417 hours of mobile clubhouse programming was provided to 104 youth/children through Boys & Girls Club of Greater Tarrant County through CDBG funds. In total over the grant period, 1,330 total mobile clubhouse services were provided to 110 Lewisville children.
- 404 hours of advocacy activities were provided to 9 youth/children experiencing abuse through CASA of Denton County through CDBG funds. In total over the grant period, 642.25 advocacy hours were provided to 9 Lewisville children.
- 82 shelter days were provided to 2 family members experiencing domestic violence and/or sexual assault victimization through Denton County Friends of the Family through CDBG funds. In total over the grant period, 768 shelter days were provided to 11 Lewisville residents.
- 358 pediatric office visits were provided to 102 youths through PediPlace through CDBG funds. In total over the grant period, 7,941 office visits were provided to 2,130 Lewisville youths.

- 4,939 congregate meals and 7,407 home-delivered meals were provided to 111 senior and disabled residents through SPAN through CDBG funds. In total over the grant period, 10,988 congregate meals and 9,321 home-delivered meals were provided to 221 Lewisville residents.

City-Funded Public/ Social Services:

- 111 summer reading kits were provided to 111 Lewisville ISD elementary school students through Book Drive for Kids through General Funds. In total over the grant period, 200 reading kits were provided to 200 LISD students.
- 669 victim services were provided to 91 children experiencing abuse through Children's Advocacy Center for North Texas through General Funds. In total over the grant period, 2,654 victim services were provided to 607 Lewisville residents.
- 1,558 volunteer hours were completed by 18 Lewisville volunteers through Chisholm Trail RSVP through General Funds. In total over the grant period, 4,206 hours were provided through 32 Lewisville volunteers.
- 696 intake or case management encounters for Family Assistance Services were provided to 464 Lewisville residents through Christian Community Action through General Funds. In total over the grant period, 2,440 encounters were provided to 607 Lewisville residents.
- 601 half-hour case management services were provided to 17 at-risk LISD students through Communities in Schools of North Texas through General Funds. In total over the grant period, 66,424 services were provided to 1,763 Lewisville students.
- 65 hours of non-residential services were provided to 11 victims of domestic violence and/or sexual assault victimization through Denton County Friends of the Family through General Funds. In total over the grant period, 2,571 services were provided to 296 Lewisville residents.
- 113 hours of counseling were provided to 19 adult and youth Lewisville residents through Denton County MHMR Center. In total over the grant period, 301 hours were provided to 41 Lewisville residents.
- 79 medical visits were provided to 23 low/moderate income Lewisville residents through Health Services of North Texas through General Funds. In total over the grant period, 96 visits were provided to 96 Lewisville residents.
- 344 hours of case management services were provided to 1 at-risk/homeless teen through Journey to Dream through General Funds. In total over the grant period, 23,207 services were provided to 36 Lewisville teens.
- 296 hours of street outreach case management to 9 individuals experiencing homelessness in Lewisville through Metro Relief. In total over the grant period, 394 hours were provided to 21 individuals experiencing homelessness.
- 112 pediatric office visits were provided to 32 youths through PediPlace through General Funds. In total over the grant period, 3,887 office visits were provided to 1,905 Lewisville youths.

- 915 hours of day habilitation services were provided to 5 Lewisville residents through Special Abilities of North Texas through General Funds. In total over the grant period, 24,023 hours were provided to 30 Lewisville residents.

HOME-Funded Housing:

- City staff continues to work with internal departments and hired consultants to build out its first HOME funded contract to support the Denton Affordable Housing Corporation's launch into Lewisville, TX through middle-sized affordable housing access.

4. Summary of Citizen Participation Process and consultation process:

Summary from citizen participation section of plan.

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

Lewisville's Citizen Participation Plan was updated in 2025 to clarify processes and to allow a process for the distribution of a public survey to gather resident feedback on the prioritization of community needs. All feedback received is provided to the City of Lewisville's CDBG Advisory Committee, which is made up of seven Lewisville residents appointed by the City Council to provide resident input, prior to the receipt of applications or considerations for funding for the 2026-2027 year.

The City held two public hearings on November 12, 2025 and December 2, 2025 to get additional resident input on community needs and concerns prior to the formation of the Action Plan. A notice was published in the Denton Record Chronicle on July 2, 2026 that this Action Plan was made available for public review and comment at Lewisville City Hall, the Lewisville Public Library, and the City website.

A public hearing will be held by the City Council on August 3, 2026 before formal adoption.

5. Summary of public comments:

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

The City of Lewisville held two public hearings on November 12, 2025 and December 2, 2025 requesting comments from residents regarding community needs and concerns before the allocation of funds for the 2026-2027 Program Year. Staff led the two public hearings providing education on the grants and eligible uses and taking community feedback, and then provided the feedback to the CDBG Advisory Committee for their review and consideration prior to the receipt of applications for funding for the 2026-2027 year.

November 12, 2025 Public: 9 total attendees, including 2 members of the CDBG Advisory Committee and representatives from 3 local nonprofit organizations.

December 2, 2025 Public Hearing: 6 total attendees, including representatives from 2 local nonprofit organizations.

The City also released a Federal Grant Priorities Survey for the first time to gather additional community feedback outside of public hearings. The survey was made available online and could be made available in-person at City Hall for individuals needing accommodations. Promotion of the survey was included with promotion of the public hearings, included in the Denton Record Chronicle, email notices to the Neighborhood Services contact lists, the City of Lewisville's website and social media pages, and in-person tabling at a Lewisville 2035 Community Vision Workshop.

Lewisville Federal Grant Priorities Survey: Open from November 10 through December 5 with 17 total questions. 73 responses received.

A summary of the responses received from the public hearings and the Federal Grant Priorities Survey are available in the 2025 Community Input packet attached.

An additional public hearing for the AAP will be held on August 3, 2026 at the Lewisville City Council meeting.

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

All comments were accepted during the November 12, 2025 and December 2, 2025 public hearings and the Lewisville Federal Grant Priorities Survey.

The document will be updated to reflect any public comments received at the August 3, 2026 public hearing or during the 30-day public comment period that the plan was available for review.

7. Summary:

The City of Lewisville solicited comments from the public for the proposed 2026-2027 Annual Action Plan by posting a legal notice in the Denton Record Chronicle to announce the public comment period and public hearing, posting the plan to the city website and in-person at two City facilities, and holding one public hearing during the public comment period in addition to the publicly available survey and two public hearings held the previous fall to gain resident input. All comments were accepted and recorded. All comments represent actual needs. Several of the needs are addressed in the Action Plan and through on-going collaborations.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional):

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

Consolidated Plan Public Contact Information:

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Consultation

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

1. Introduction:

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

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

The City of Lewisville continues to enhance coordination between public and private housing, health, and service agencies through a variety of means, including membership or holding appointee status on the Denton County Housing and Homelessness Leadership Team, Denton County Homeless Coalition, Denton County Behavioral Health Leadership Team, Cross Care Collaborative (joining housing and behavioral health entities and strategies) as well as many more collaborative and strategic workgroups or coalitions within the County. The City of Lewisville provides referrals to the Denton Housing Authority and referrals to Low-Income Housing Tax Credit properties in the City as well. The City supports collective initiatives with the Denton County Public Health (DCPH) Department by partnering in the continued outreach of the localized digital resource HUB called Find Help as well as encouraging participation from DCPH and the WIC office to attend local events and increase access/knowledge to services. The City has also supported the development of a WIC specific grocery store to be opened in the City for residents ease of access as well.

The City also offers a variety of technical service activities for non-profits, coalitions and neighborhood groups interested in developing housing or activities related to the CDBG or HOME programs and other community development efforts. Coordination includes social service roundtables, locally developed committees and workgroups, and various non-profit organizations in addition to the seventeen agencies the City funds using CDBG and local funding. The City's request for proposals process is open to all non-profit organizations. Created in 2023, the City's Public Facility Corporation (PFC) has approved one project and this development is expected to open its first phase of leasing by the end of Summer 2026. The City of Lewisville also provides Resolutions of Support for 9% Low Income Housing Tax Credit applications. In recent years, the City has supported three applications that were approved and are currently under construction to bring an additional 250 affordable units to Lewisville.

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

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

Understanding the importance of collaboration between the City and local agencies serving people experiencing homelessness, the City has supported nonprofits during several critical Continuum of Care (CoC) funded changes and/or timelines over the past year. The City took into consideration the FY 2025 CoC Funding NOFO from HUD that was released in the Fall/Winter of 2025 and adjusted the City's CDBG application timelines for nonprofits to ensure the City was not putting undue strain on nonprofits during that critical federal funding period. During the FY 2026 CoC Funding NOFO, the City has actively collaborated with a nonprofit transitioning their grant from a Rapid Rehousing Program to a Transitional Housing (TH) Program and has begun planning internally how the City can assist this nonprofit in overcoming federal hurdles in regard to local governments and/or public housing authorities being involved in the deployment of funding under a TH program.

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

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

- Denton County Friends of the Family - serving individuals and families who have experienced domestic violence or sexual assault, including those that are experiencing or at risk of experiencing homelessness because of their victimization through shelter, counseling, legal advocacy, housing programs, and supportive services.
- Christian Community Action - serving individuals and families experiencing or at risk of experiencing homelessness, including those that are Veterans or are chronically experiencing homelessness through supportive and housing service programming.
- Journey to Dream - serving unaccompanied youth experiencing homelessness through shelter and supportive services.
- Metro Relief - serving unhoused individuals and families through street outreach efforts to identify immediate challenges and barriers to housing
- Saint Vincent de Paul - serving individuals and families experiencing or at risk of experiencing homelessness, including those that are Veterans or are chronically experiencing homelessness through emergency financial assistance.
- The Salvation Army - serving individuals and families experiencing or at risk of experiencing homelessness, including those that are Veterans or are chronically experiencing homelessness through emergency financial assistance.

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

The City of Lewisville does not receive ESG funds. However, the City of Lewisville works closely with the only ESG funded agency located in Denton County, Denton County Friends of the Family, to supplement their ESG funded programs with CDBG and City funds. City staff have supported sharing resources from the one other ESG provider that covers Denton County but is located in Austin as client eligibility is identified. As mentioned previously, the City of Lewisville actively collaborates on policies and standards in regard to funding and operations in the Denton County Housing Crisis Response System by participating in the Denton County Homeless Coalition, Denton County Housing and Homelessness Leadership Team, and related entities.

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

1	Agency/Group/Organization	United Way of Denton County
	Agency/Group/Organization Type	Services - Housing Services - Homeless Regional Organization Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need. Collaboration with United Way of Denton County includes General Funds for economic mobility and opportunity programming for Lewisville individuals approaching retirement and EMPathways coaching for Lewisville based entities.
2	Agency/Group/Organization	Christian Community Action
	Agency/Group/Organization Type	Services - Housing Other - Food

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need. This agency was also consulted through invitations to provide feedback and other input at a public meeting regarding the plan. The agency spoke at a public meeting, advocating for further housing and financial assistance. Continuing City Fund support for services for family assistance services and creating partnership for additional rental assistance opportunity through HOME funds.
3	Agency/Group/Organization	St Vincent de Paul
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to provide feedback and other input at a public meeting regarding the plan. The agency spoke at a public meeting, advocating for further housing and financial assistance. Creating a new partnership with City Fund support for services for rental assistance programming.
4	Agency/Group/Organization	PediPlace
	Agency/Group/Organization Type	Services - Health

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to provide feedback and other input at a public meeting regarding the plan. The agency spoke at a public meeting, advocating for further healthcare and food assistance. Continuing CDBG and City Fund support for healthcare services.
5	Agency/Group/Organization	Boys & Girls Clubs of Greater Tarrant County
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to provide feedback and other input at a public meeting regarding the plan. The agency spoke at a public meeting, advocating for further youth and after school programs, including life skills and workforce development, and food assistance. Continuing CDBG support for mobile youth programming and CDBG support for the opening of a clubhouse location in Lewisville.
6	Agency/Group/Organization	Land O' Lakes Quilt Guild
	Agency/Group/Organization Type	Other - Community Group
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted through invitations to provide feedback and other input at a public meeting regarding the plan. The agency spoke at a public meeting, advocating for further workforce development and life skills support, as well as affordable housing for seniors.

7	Agency/Group/Organization	Grow America
	Agency/Group/Organization Type	Other - Nonprofit Community and Economic Development Consultant
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency acts as a consultant for the City of Lewisville staff in regards to the development of the Consolidated Plan and the Lewisville Housing Toolkit. This agency has participated in the Housing Collaborative and provided guidance and feedback regarding the use of funds available for housing initiatives.
8	Agency/Group/Organization	Greater Lewisville Association of REALTORS
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Members of this agency were consulted through participation in the Lewisville Housing Collaborative. The Housing Collaborative meets quarterly to discuss topics related to affordable housing needs in Lewisville and approaches or opportunities to address gaps in needs. Anticipated outcomes include increased collaboration and connectivity in regards to future housing initiatives and connecting programs to residents in need.

Table 2 – Agencies, groups, organizations who participated

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

The City of Lewisville made every attempt to be inclusive in its consultation efforts throughout the planning process. No agency types were excluded from the consultation process as the City of Lewisville had an open invitation and announcement for community-wide feedback on the plan, including local agencies of all service types. The agencies reflected in Table 2 participated in the community-wide call for feedback by

attending public hearings to consult on the plan, took the publicly available survey, or participated in the City of Lewisville Housing Collaborative to provide feedback and guidance to the City regarding efforts to address affordable housing needs.

The City of Lewisville Information Technology Services Department and Parks and Recreation Department are currently focused on collaborative efforts to create better access to broadband internet services. The Neighborhood Services Department did not consult with a broadband internet service provider in the development of this Annual Action Plan since efforts are underway through other City departments. An application for 2026 CDBG funds was made public to both external agencies and internal departments, so when eligible project opportunities arise regarding broadband services, departments are encouraged to apply. The City of Lewisville works closely with the US Army Corps of Engineers in regard to public land and water resources, especially in regards to Lewisville Lake and surrounding public land. The City currently has no entities interested in funding in regard to supporting activities on public land or water resources, so none were directly consulted in regards to this Annual Action Plan. If entities were interested in projects regarding public land or water resources, they would be invited to attend any public hearing or feedback session and potentially apply for eligible projects.

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional):

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

Participation

AP-12 Participation – 91.105, 91.200(c)

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

The resident participation process included various steps to gather resident and stakeholder feedback including: two public hearings and one publicly available feedback survey in fall of 2025 prior to the development of the plan, notice of which was sent to over 570 community partners and stakeholder contacts, was posted on social media, and posted in the Denton Record Chronicle; regular meetings of the CDBG Advisory Committee made up of seven community members responsible for giving resident feedback and guidance; and following the release of the draft document, a public hearing will be held on August 3, 2026. Email notification was sent to over 320 community partners and stakeholder contacts to notify them of the release of the drafted plan, the public comment period, and the public hearing. Feedback from fall 2025 hearings and the survey were considered by the CDBG Advisory Committee and staff in developing projects and considering priorities and subrecipient proposals.

Efforts made in the past year to broaden citizen participation for the development of the 2026 plan included the first-time release of a publicly available survey seeking input on priority areas/needs in the community, and the formalized process of this survey feedback and feedback from the public hearings being utilized by the CDBG Advisory Committee to update the prioritization list for social service categories prior to the receipt of applications.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle on October 28, 2025 to notify of upcoming public feedback sessions.	No comments received	All comments were accepted	https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/e-edition-upload/notice_nHb00a8nLLNH53Rrkbii/affidavit_nHb00a8nLLNH53Rrkbii_3f02.725d1.pdf
2	Internet Outreach	Non-targeted/ broad community	7 total social media posts on the City of Lewisville's Facebook and Instagram and emails sent to Neighborhood Services department contacts to promote the November and December public hearings and the Federal Grant Priorities Survey.	No comments received	All comments were accepted	https://www.facebook.com/cityoflewisville/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Non-targeted/ broad community	Federal Grant Priorities Survey made publicly available on the City of Lewisville's website and promoted through social media, email, and Denton Record Chronicle notices. 73 total responses.	Areas to prioritize federal funds including the most needed social services, public infrastructure or facility improvements, housing rehabilitation and LMI neighborhood needs, and affordable housing needs. Full summary of responses can be found in the 2025 Community Input Packet attached.	All comments were accepted	https://www.cityoflewisville.com/city-hall/city-departments/neighborhood-services/community-development
4	Public Meeting	Non-targeted/ broad community	Public hearing and feedback session held on November 12, 2025. 9 total attendees.	Areas to prioritize federal funds including the most needed social services, public infrastructure or facility improvements, housing rehabilitation and LMI neighborhood needs, and affordable housing needs. Full summary of input can be found in the 2025 Community Input Packet attached.	All comments were accepted	https://www.cityoflewisville.com/Home/Components/Calendar/Event/82905/668?curm=11&cury=2025

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle on November 18, 2025 to notify of upcoming public hearing and feedback sessions and Federal Grant Priorities Survey.	No comments received	All comments were accepted	https://res.cloudinary.com/dgqq2xsfd/image/upload/enotice-production/e-edition-upload/notice_nBXqNkYmGuCLQn8UzLON/affidavit_nBXqNkYmGuCLQn8UzLON_5c4b.0f4d1.pdf
6	Public Meeting	Non-targeted/ broad community	Public hearing and feedback session held on December 2, 2025. 6 total attendees.	Areas to prioritize federal funds including the most needed social services, public infrastructure or facility improvements, housing rehabilitation and LMI neighborhood needs, and affordable housing needs. Full summary of input can be found in the 2025 Community Input Packet attached.	All comments were accepted	https://www.cityoflewisville.com/Home/Components/Calendar/Event/82907/668?curm=12&cury=2025

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Internet Outreach	Non-targeted/ broad community	Plan and request for public comment posted to the City of Lewisville website at beginning of Annual Action Plan public comment period.	No comments yet received	N/A	https://www.cityoflewisville.com/city-hall/city-departments/neighborhood-services/community-development
8	Newspaper Ad	Non-targeted/ broad community	Legal notice posted in the Denton Record Chronicle July 2, 2026 to notify of Annual Action Plan public comment period and public hearing.	No comments yet received	N/A	Will be updated once URL is made available.
9	Public Hearing	Non-targeted/ broad community	Public Hearing held on August 3, 2026 at City Hall during City Council meeting.	No comments yet received	N/A	Will be updated once URL is made available.

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction:

The City of Lewisville anticipates receiving \$821,411 in CDBG funds and \$373,536.84 in HOME funds for FY 2026, the fifth year of the Consolidated Plan. The total expected amount available for the remainder of the Con Plan is the FY 2026 \$821,411 in CDBG funds and \$373,536.84 in HOME funds, as this is the fifth and final year of the 2022-2026 Consolidated Plan. The Annual Allocation field below does not accept cents, so the below Annual Allocation for HOME reflects \$373,536.

Anticipated Resources:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Admin & Planning Economic Development Housing Public Improvements Public Services	\$821,411	\$0.00	\$0.00	\$821,411	\$821,411	No funding expected aside from FY 2026 annual allocation listed since this is the fifth and final year of the 2022-2026 Consolidated Plan.
HOME	Public - Federal	Admin & Planning Housing	\$373,536	\$0.00	\$0.00	\$373,536	\$373,536	No funding expected aside from FY 2026 annual allocation listed since this is the fifth and final year of the 2022-2026 Consolidated Plan.

Table 1 - Expected Resources – Priority Table

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

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

- **Collaborate with government representatives, persons receiving portable housing subsidies (vouchers or emergency rental assistance), and landlords in the North Texas region related to housing, employment and transportation access** – Housing vouchers serve to dramatically increase a low- or moderate-income household's ability to pay for housing. 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. The City collaborates with these partners through quarterly Housing Collaborative meetings and ongoing membership in County-wide Leadership and Workgroup meetings and initiatives.

- **Collaborate with lenders to increase home purchase opportunities** – Numerous federal and lender-specific resources are available to assist low- and moderate-income homebuyers. By working closely with lenders to identify and market these resources, the City of Lewisville can help expand the pool of homebuyers who are accessing available, but potentially under-utilized resources.
- **Development code changes that allow for development of missing middle housing and implement strategies that facilitate development of missing middle housing have been finalized** – City regulations can create barriers to the development of types of housing that are sold or rented at lower price points. By amending city regulations to allow for such development, this will open up opportunities for private investment in housing units that are sold or rented at lower price points. Now that these changes have been approved by City Council, staff will continue to look at ways to promote development of the missing middle housing.
- **Review applications submitted by housing developers seeking to build subsidized rental housing units via the Low Income Housing Tax Credit Program** – The Low-Income Housing Tax Credit program incentivizes private investment in affordable housing units through allocations of federal tax credits. By providing a Resolution of Support or No Objection for high-quality, transit-oriented LIHTC developments that are seeking an allocation of tax credits from the State of Texas, the City of Lewisville has opened up opportunities for private investment in housing units that are mandated to be affordable.
- **Community Housing Development Organization (CHDO) contribution** – Federal HOME funds will leverage additional funding through partnering CHDOs. The CHDO with which the City of Lewisville is partnering with for the rehabilitation of rental units anticipates matching HOME and CDBG funds brought to the projects by City of Lewisville with additional federal, local, and private funding.
- **Public Service subrecipient match** - As a part of the annual application process and award follow up with public service entities, subrecipients are required to submit a letter verifying the 25% match requirement for public service funding within CDBG.
- **Public Infrastructure subrecipient match** - As a part of the annual application process and award of public infrastructure funds, subrecipients are required to submit documentation verifying they are able to provide the required 25% match for the project.
- **Affordable Housing Development** - The City of Lewisville utilizes the Public Facilities Corporation and City fee waivers to leverage funds for match requirements for both CDBG and HOME projects.

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

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

Discussion:

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information:

Goal Number	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitate Existing Housing Stock	2022	2026	Affordable Housing	Citywide	Preservation of Affordable Housing	CHDO Set Aside - Operating - HOME: \$56,031 Total Funding: \$56,031	0 Households anticipated to be served through FY 26-27 funding.
2	Public Services to Increase Housing Stability	2022	2026	Non-Housing Community Development	Citywide	Housing Stability, Access to Vital Social Services	Denton County Friends of the Family Public Services- CDBG: \$16,000 Christian Community Action TBRA Program - HOME: \$280,152.84 Total Funding: \$296,152.84	<i>Public service activities other than Low/Moderate Income Housing Benefit:</i> Denton County Friends of the Family Public Services - Benefit: 5 persons Christian Community Action TBRA Program - Benefit: 15 persons Total Benefit: 20 persons

3	Public Services to Strengthen Economic Stability	2022	2026	Non-Housing Community Development	Citywide	Housing Stability, Access to Vital Social Services	Boys and Girls Clubs of Greater Tarrant County Public Services - CDBG: \$15,000 CASA of Denton County Public Services - CDBG: \$26,000 PediPlace Public Services - CDBG: \$41,211 Unallocated Public Services - CDBG: \$25,000 Children's Advocacy Center of North Texas Public Infrastructure Facility Repairs and Refurbishment - CDBG: \$84,047 Journey to Dream Public Infrastructure Facility Repairs - CDBG: \$79,480 Total Funding: \$270,738	<i>Public service activities other than Low/Moderate Income Housing Benefit:</i> Boys and Girls Clubs of Greater Tarrant County - Benefit: 87 persons CASA of Denton County - Benefit: 9 persons PediPlace - Benefit: 79 persons Children's Advocacy Center of North Texas Public Infrastructure Facility Repairs and Refurbishment - Benefit: 320 persons Journey to Dream Public Infrastructure Facility Repairs - Benefit: 100 persons Total Benefit: 595 persons
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4	Improve Public Infrastructure	2022	2026	Non-Housing Community Development	Citywide	Enhanced infrastructure, public facilities, and historic properties	Parks and Recreation Alvin Turner Sr. Park Refurbishment - CDBG: \$158,991 Parks and Recreation Raldon Park Pedestrian Bridge - CDBG: \$211,400 Total Funding: \$370,391	Parks and Recreation Alvin Turner Sr. Park Refurbishment - Benefit: 2,185 persons Parks and Recreation Raldon Park Pedestrian Bridge - Benefit: 3,135 persons Total Benefit: 5,320
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Table 2 – Goals Summary

Goal Descriptions:

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

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

15 low-to-moderate-income households will be provided affordable housing through HOME TBRA funds in the City of Lewisville. Local market conditions as outlined in Lewisville's 2022-2026 Consolidated Plan identified that low-income tenants are facing increasing cost burdens in Lewisville. At the same time, Emergency Rental Assistance and other funds for rental assistance programs have dwindled, leading to a growing need for rental assistance programming despite limited resources. This led to the creation of the Consolidated Plan goal of providing public

services to increase the housing stability of households.

Projects

AP-35 Projects – 91.220(d)

Introduction:

This is the fifth year of the City of Lewisville’s 5-year planning cycle related to the HUD Consolidated Plan. Feedback and outreach for the development of the new Consolidated Plan will be underway during the 2026-2027 year.

Projects:

#	Project Name
1	PY26 Administration
2	Alvin Turner Sr. Park Refurbishment
3	Raldon Park Pedestrian Bridge
4	Children’s Advocacy Center for North Texas Facility Repair and Refurbishment
5	Journey to Dream Facility Repair
6	Boys and Girls Clubs of Greater Tarrant County - Mobile Clubhouse
7	CASA of Denton County - Court Advocacy
8	Denton County Friends of the Family - Emergency Shelter
9	PediPlace - Pediatric Healthcare
10	Unallocated Public Services
11	Tenant-Based Rental Assistance
12	CHDO Set Aside - Operating

Table 3 - Project Information

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

Funding was allocated to the listed priority projects to further efforts towards reaching underserved members of the community by addressing access to community parks and repairs to existing nonprofit facilities, as well as supporting nonprofit organizations serving vulnerable populations.

Funding was allocated to both the Alvin Turner Sr. Park Refurbishment and the Raldon Park Pedestrian Bridge by improving the safety, quality,

and usability of two neighborhood parks in the City of Lewisville, by connecting low to moderate income neighborhoods to greenspace access. Obstacles could include potential time constraints and costs in the construction of the pedestrian bridge at Raldon Park and of new park surface and lighting at the Alvin Turner Sr. Park.

Funding was allocated to two local nonprofit organizations with facilities located within Lewisville serving Lewisville youth, Journey to Dream and Children's Advocacy Center of North Texas. Both facilities will have repairs and/or refurbishment of the external aspects of their building to not only meet health and safety requirements but comfortability for clients as well. Obstacles could include costs associated with repairs to both facilities as the City will not be the sole source of funding for either project .

The CHDO operating funds will allow for our local CHDO to launch programming from prior two years of HOME funding to support community needs. Obstacles to addressing needs within this includes the high cost of acquisition and rehabilitation that limits the impact of the funding from prior years. The majority of the City's HOME funding for this FY will be allocated towards Tenant Based Rental Assistance program operated by a local nonprofit. This funding will fill a needed gap in assisting residents with services such as rental assistance and wrap around care. Potential obstacles include program development timeline to ensure both federal requirements are met while ensuring the nonprofit feels comfortable with services they will provide to residents.

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

Project Summary

AP-38 Project Summary

Project Summary Information:

1	Project Name	PY26 Administration
	Target Area	Citywide
	Goals Supported	Rehabilitate Existing Housing Stock Public Services to Increase Housing Stability Public Services to Strengthen Economic Stability Improve Public Infrastructure
	Needs Addressed	Preservation of affordable housing Housing stability, access to vital social services Enhanced infrastructure, public facilities, and historic properties
	Funding	CDBG: \$164,282 HOME: \$37,353
	Description	CDBG funds will be used to fund 1.45 Full Time positions in the Neighborhood & Inspection Services Department, Community Grants Division. These positions are responsible for administrative and planning activities related to the Lewisville CDBG program. This project is subject to the CDBG 20% administrative cap. HOME funds will be used to fund 0.20 of a Full Time position in the Neighborhood & Inspection Services Department, Community Grants Division. This position is responsible for administrative and planning activities related to the Lewisville community grants and services. This project is subject to the HOME 10% administrative cap.
	Target Date for Completion	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Not applicable.
2	Project Name	Alvin Turner Sr. Park Refurbishment
	Target Area	Citywide
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Enhanced infrastructure, public facilities, and historic properties
	Funding	CDBG - \$158,991
	Description	This project will improve park quality, safety, and accessibility for residents in Lewisville accessing this City Park. Alvin Turner Sr. Park, located within a census tract that just over 57% of its residents are low to moderate income, will be enhanced through the installation of trail light bollards, a recreational backstop for open play, and replacement of the playground's pour in place surface. These improvements will create a safer, more inviting, and more functional park for nearby residents and families. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
	Target Date for Completion	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	3,830 Lewisville residents are expected to benefit from the park improvements occurring in their census tract, with 57.05% of households being considered to be low to moderate income. The park will be open to the public so households in surrounding census tracts may also access this park and its improvements. This park surrounds an older, established residential neighborhood with largely single family homes built between 1950-1970's that have generationally handed down ownership through families. The park acts as a natural separation for this residential neighborhood and the nearby light industrial businesses along a state highway.
	Location Description	700 Hembry Lewisville TX, 75057
	Planned Activities	Purchasing and installation of trail light bollards, recreational backstop, and pour and play surface on playground.
3	Project Name	Raldon Park Pedestrian Bridge
	Target Area	Citywide
	Goals Supported	Improve Public Infrastructure
	Needs Addressed	Enhanced infrastructure, public facilities, and historic properties
	Funding	CDBG - \$211,400
	Description	The project will fund the construction of a pedestrian bridge to connect local neighborhoods to the park and enhance recreational accessibility, connectivity, and quality of life for nearby residents. The park itself is located on the East side of a storm drain ditch that disconnects an entire block group within the census tract from connecting to the park by foot, with a pedestrian bridge the City of Lewisville will improve safe and equitable access for all residents. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
	Target Date for Completion	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	5,235 Lewisville residents are expected to benefit from the park improvements occurring in their census tract, with 59.89% of households being considered to be low to moderate income. The park will be open to the public so households in surrounding census tracts may also access this park and its improvements. This park is surrounded by dense residential neighborhoods with majority single family homes built in 1970's-1980's and a couple of multifamily complexes built in the 1980's-1990's.
	Location Description	800 Foxwood Place Lewisville TX
	Planned Activities	Purchasing equipment and construction of pedestrian bridge over storm ditch.
4	Project Name	Children's Advocacy Center for North Texas Facility Repair and Refurbishment
	Target Area	Citywide
	Goals Supported	Public Services to Strengthen Economic Stability
	Needs Addressed	Housing Stability, Access to Vital Social Services
	Funding	CDBG - \$84,047
	Description	The project will support repairs to the parking lot, fire suppressant compressor, and wiring required for communication infrastructure, and refurbishing the outside of the facility by repainting and landscaping improvements. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project will support 320 LMI Lewisville residents by ensuring the facility is physically and psychologically safe for children and families according to Texas Standards for Children Advocacy Centers. Children and families accessing the Children's Advocacy Center have become clients of this nonprofit following experiencing any form of child abuse.
	Location Description	1854 Cain Drive, Lewisville TX 75077

	Planned Activities	Procure exterior painting and landscaping services, purchase and install fire suppressant compressor and communication infrastructure rewiring equipment, procure materials and services for parking lot repairs.
5	Project Name	Journey to Dream Facility Repair
	Target Area	Citywide
	Goals Supported	Public Services to Strengthen Economic Stability
	Needs Addressed	Housing Stability, Access to Vital Social Services
	Funding	\$79,480
	Description	The project will support repairs to Denton County's only youth shelter, located in the City of Lewisville. The repairs include roof and siding, supporting a safer physical environment for teens experiencing homelessness. A portion of allocated funds will allow for staff costs to be charged for the oversight and review of project and federal requirements related.
	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	100 Lewisville youth accessing emergency shelter and/or wrap around care at Lewisville's shelter for youth experiencing homelessness.
	Location Description	The shelter is located at an undisclosed location in Lewisville.
	Planned Activities	Procure exterior rehabilitation services and materials for roof and siding replacements
6	Project Name	Boys & Girls Clubs of Greater Tarrant County - Mobile Clubhouse
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services

	Funding	CDBG: \$15,000
	Description	The Mobile Clubhouse program delivers accessible, community-based youth development programming that supports social-emotional wellness and positive mental health for eligible youth. Programming provides structured academic support, promotes healthy lifestyles, and builds character and leadership skills in safe, supervised environments.
	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 374 hours of Mobile Clubhouse programming to 87 persons.
	Location Description	Various locations within the City
	Planned Activities	Mobile Clubhouse programming provides year-round out-of-school enrichment opportunities for children and teens. The Mobile Clubhouse model delivers structured, supervised activities at schools, apartment complexes, community centers, and neighborhood gathering spaces. Mobile programming mirrors the same standards, curriculum, and youth development practices used in Club facilities, ensuring consistency in quality and outcomes across all service locations. Programming and services include: Academic enrichment and pre-college programs, STEAM learning opportunities, mentoring, leadership, and workforce readiness programs, outreach and community-based services through the Mobile Clubhouse, and youth development and supportive services.
7	Project Name	CASA of Denton County - Court Advocacy
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: \$26,000

	Description	CASA of Denton County's Court Advocacy Program recruits, trains, and supports community volunteers to advocate in the civil court system on behalf of children affected by abuse and neglect. Volunteers will find resources to improve family functioning, make informed recommendations to support children's well-being, and ensure each child's best interests are protected in court.
	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 287 hours of Child Advocacy Activities for 9 persons.
	Location Description	Various locations within the City
	Planned Activities	CASA advocates are volunteers who serve as guardians ad litem for children who have been removed from their homes by Child Protective Services due to abuse and/or neglect - they advise the court on matters of the child's best interests, making informed recommendations for services and supports, as well as the child's permanent placement.
8	Project Name	Denton County Friends of the Family - Emergency Shelter
	Target Area	Citywide
	Goals Supported	Public services to increase housing stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: \$16,000
	Description	Denton County Friends of the Family (DCFOF) provides emergency shelter and comprehensive support services for victims of domestic violence and sexual assault who have no safe alternative living situation. The program offers immediate safety, trauma-informed advocacy, counseling, legal support, and case management to help survivors stabilize, heal, and rebuild their lives.

	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 179 shelter days for 5 persons.
	Location Description	The shelter is located in an undisclosed location in Denton County
	Planned Activities	The program provides comprehensive services to victims of domestic violence and sexual assault through the provision of emergency shelter, crisis intervention, advocacy, case management and legal advocacy to both adults and children who were Lewisville residents who have become homeless as a result of domestic violence and/or sexual assault victimization.
9	Project Name	PediPlace - Pediatric Healthcare
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: \$41,211
	Description	PediPlace provides quality, cost-effective primary pediatric healthcare to children from birth through 18 years of age. This program provides access to pediatric physical and behavioral/mental health services for low-income pediatric clients who are uninsured or who receive Medicaid/CHIP benefits.
	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds will be used to provide 300 pediatric healthcare appointments for 79 persons.
	Location Description	502 S Old Orchard Lane, Ste. 126. Lewisville, TX 75067

	Planned Activities	The provision of primary pediatric healthcare and behavioral/mental health services to children from birth through 18 years of age.
10	Project Name	Unallocated Public Services
	Target Area	Citywide
	Goals Supported	Public services to strengthen economic stability
	Needs Addressed	Housing stability, access to vital social services
	Funding	CDBG: \$25,000
	Description	Funds will be utilized for an eligible CDBG Public Services activity, but is not yet committed to a specific nonprofit partner program at this time. The City of Lewisville is completing an evaluation of an applicant for 2026-2027 Public Services funding. The funding will be committed to the applicant if deemed eligible following the evaluation, or will be reallocated to other eligible applicants at that time.
	Target Date for Completion	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number and type of families to benefit from the activity will be updated following the allocation of funds to an eligible project after the conclusion of the City of Lewisville's applicant evaluation.
	Location Description	To be determined
	Planned Activities	Planned activities will be updated following the allocation of funds to an eligible project after the conclusion of the City of Lewisville's applicant evaluation.
11	Project Name	Tenant-Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Provide public services to increase housing stability for households
	Needs Addressed	Housing stability and access to vital social services

	Funding	HOME: \$280,152.84
	Description	Tenant-Based Rental Assistance program targeted towards seniors and elderly persons at or below 60% of the area median income. Program to be administered in partnership with Christian Community Action who will also offer support services to program participants to assist with long-term self-sufficiency.
	Target Date for Completion	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	15 senior or elderly person households at or below 60% of the area median income
	Location Description	Various rental housing locations within the City.
	Planned Activities	HOME funds for Tenant-Based Rental Assistance for seniors or elderly persons living in rental housing in Lewisville.
12	Project Name	CHDO Set Aside - Operating
	Target Area	Citywide
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Preservation of affordable housing
	Funding	HOME: \$56,031
	Description	Funding will be utilized in conjunction with FY 24/25 and FY 25/26 HOME Funding awarded to support the acquisition and rehabilitation of housing stock by the City's local CHDO. Funding will be utilized for operations to ensure projects previously funded come to fruition.
	Target Date for Completion	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	This funding source will not serve households directly.
	Location Description	Location(s) undetermined
	Planned Activities	HOME funding will support an eligible CHDO in launching affordable tenancy in the City of Lewisville following the acquisition and rehabilitation of site(s) purchased or repaired with HOME Funds.

Geographic Distribution

AP-50 Geographic Distribution – 91.220(f)

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

Programs will be directed citywide.

Geographic Distribution:

Target Area	Percentage of Funds
Citywide	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically:

The City of Lewisville intends to maintain its strategy of distributing CDBG and HOME funds throughout the city based on a variety of factors, including the level of need and the capacity to meet the needs. Although projects serving higher need areas or focus areas of the city were and will continue to be provided priority over areas not meeting those credentials, funds will continue to be available citywide. Tenant-Based Rental Assistance funds are not targeted to a specific area, but locations of assistance will be based on client eligibility and landlord participation in the program.

Discussion:

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction:

Based on the goal to assist fifteen (15) households through the newly funded Tenant Based Rental Assistance Program and this program prioritization of Lewisville seniors, the City of Lewisville estimates serving fifteen (15) non-homeless special-needs (senior or elderly persons) households.

One Year Goals for the Number of Households to be Supported	
Homeless:	0
Non-Homeless:	0
Special-Needs:	15
Total:	15

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance:	15
The Production of New Units:	0
Rehab of Existing Units:	0
Acquisition of Existing Units:	0
Total:	15

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

Discussion:

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

- Tenant-Based Rental Assistance - Supporting 15 households with rental assistance and self-sufficiency programming

Public Housing
AP-60 Public Housing – 91.220(h)

Introduction:

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion:

Homeless and Other Special Needs Activities

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

Introduction:

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

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

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

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

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

Data Driven Decision Making: The United Way of Denton County manages the Denton County Homelessness Data Dashboard, which is made possible through the collaboration of nonprofit partners in Denton County to uniformly identify, assess and prioritize neighbors experiencing homelessness for available housing resources through a process called Coordinated Entry. The use of shared processes and

a shared database allows users to analyze and improve Denton County's Housing Crisis Response System and adapt programs based on data and gaps found. The dashboard is updated with monthly data throughout the year to make it as real time as possible.

The Point-In-Time (PIT) Count is an annual, nationwide census of people experiencing homelessness that provides a snapshot of the homeless experience on a given day. The PIT Count provides self-reported data of the experiences and needs of people experiencing homelessness in our community. The City of Lewisville is an active supporter of the Denton County Homeless Coalition and the Denton County Housing and Homelessness Leadership Team with active City representation in each group, helping to plan and implement the PIT Count. The City of Lewisville in 2025 and 2026 offered Volunteer Time Off to all City employees who volunteered for the PIT Count to survey individuals experiencing homelessness in Lewisville, aiming to increase the volunteer capacity for the PIT Count in Lewisville and support data collection and outreach efforts.

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

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

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

The City of Lewisville has one emergency shelter/transitional housing program inside its city limits, Journey to Dream's Kyle's Place, this program specifically serves youth ages 14-17 years old. The City of Lewisville typically provides city-funded Social Service grant support to Journey to Dream to support the operations of Kyle's Place, and in FY 2026 the City of Lewisville will provide CDBG Public Infrastructure grant funds to support the exterior rehabilitation of the shelter facility. The City of Lewisville has limited mainstream shelter availability locally and actively participates in countywide efforts to improve shelter access for residents, including actively participating in the Denton County Housing and

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

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

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

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

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

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

- Christian Community Action - General Funds for basic needs assistance for individuals and families who are unstably housed
- Denton County Friends of the Family - General Funds and CDBG funds for emergency shelter and non-residential services for victims of domestic violence and sexual assault
- Metro Relief - General Funds for street outreach for unhoused individuals
- Saint Vincent de Paul - General Funds for emergency rental assistance to individuals and families who are unstably housed
- The Salvation Army - General Funds for emergency rental assistance to individuals and families who are unstably housed

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

The City will provide general fund dollars to homelessness prevention programs through Christian Community Action (CCA), The Salvation Army, and Saint Vincent de Paul. The City continues to provide funding for health services through Health Services of North Texas and PediPlace, with Health Services of North Texas also being represented on the DCHHLT to be a healthcare representative for people experiencing or at risk of experiencing homelessness. The City continues to participate in regional collaboration efforts to address diversion needs and identify opportunities for system improvements to support those being discharged from systems of care.

Discussion:

Barriers to Affordable Housing

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

Introduction:

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

The City of Lewisville continuously reviews and revises its policies to mitigate barriers to affordable housing development. Key actions include:

- In 2022 - Regulatory Streamlining and Flexible Residential Infill Provisions: The City Council approved a Unified Development Code (UDC) that consolidated separate zoning and land development regulations into a single document. This streamlined the development process, reducing procedural timelines and overhead costs passed on to renters and buyers. The UDC introduced targeted zoning and building code relief to increase housing supply and lower entry costs such as:
 - Reduced Minimum Square Footage: Lowered minimum dwelling sizes to 1,000 sq. ft. across all zoning districts to encourage smaller, entry-level homes.
 - Accessory Dwelling Units (ADUs): Permitted "backyard cottages" by-right or via special permit to boost rental supply and provide cost-burdened homeowners with supplemental income.
 - Duplex Integration: Allowed duplexes by-right in three single-family zoning districts to maximize land-use efficiency.
 - Material Fee Relief: Eliminated strict masonry requirements for residential exteriors, allowing builders to utilize more cost-effective, durable alternative materials.
- In 2024 - Community Engagement & Funding: The Neighborhood Services and Planning departments secured a \$15,000 AARP grant to launch a design competition and public awareness campaign. This initiative aimed to build community buy-in and accelerate the adoption of ADU/infill development.
- In 2026 - Following low or flat initial adoption rates for middle-housing and ADUs, City staff pivoted to reignition of barrier analysis. In 2026, Lewisville hosted a DFW-regional policy panel with community stakeholders and neighboring municipalities to share best practices, optimize internal approval processes, and identify further policy adjustments to improve local development timelines and affordability.

Discussion:

Other Actions

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs:

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

Actions planned to foster and maintain affordable housing:

The City of Lewisville actively partners with local lenders and realtors to host bi-monthly classes on homeownership and current market information and will continue to do so in PY26-27.

The City of Lewisville will continue to finalize agreements and identify properties to utilize PY24 and PY25 HOME funding to support a local CHDO in creating and building a footprint and affordable housing portfolio locally. The CHDO will utilize this HOME funding and other sources of subsidy or external funding to support the City of Lewisville's goal or preservation of affordable housing.

The City will explore the possibility of increasing the number of landlords who accept VASH vouchers by amending its Fair Housing ordinance to align with state law and to prohibit the refusal to lease or rent a housing accommodation to a military veteran because of the veteran's lawful

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

Actions planned to reduce lead-based paint hazards:

The City will continue to provide information to housing renovation projects paid for utilizing general funds that may be at risk of lead-based paint, as well as providing adequate mitigation for any projects undertaken by City efforts. Tenant-Based Rental Assistance will be targeted towards rental units built in 1978 or newer to remove risk for TBRA recipients being impacted by lead-based paint hazards. The City of Lewisville is overseeing a CDBG funded homeowner HVAC repair or replacement program from FY 24/25 and FY 25/26 funds. This program is expected to finalize serving 14 households during this year's application cycle, 6 of these homes have potential for lead-based paint hazards because of the age of their home. These homes will be provided a lead inspection and report completed by a third party, paid for by the City of Lewisville, and any mitigation identified from these inspections shall be completed at no cost to the resident as well prior to the HVAC repairs or replacements.

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

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

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

Through HOME funds, Lewisville plans to utilize the Tenant-Based Rental Assistance program in partnership with a local nonprofit organization to support individuals in poverty and provide financial and self-sufficiency services to reduce the number of households in critical financial crises.

Actions planned to develop institutional structure:

The City remains committed to fostering enhanced coordination among all agencies operating within Lewisville. Through collaborative efforts in seeking external funding, including grants from federal and foundational sources, the City aims to maximize resources. Through the Housing Collaborative there is improved public and private sector coordination that will ensure that community needs are effectively addressed and resources are utilized to their fullest potential.

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

The City will continue efforts to cooperate at a regional level to learn from and share information with government representatives, nonprofit organizations, 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 Housing Collaborative aligns with these efforts by seeking to bring together representatives from the local housing authority, lenders, real estate agents, transportation agencies, and social service providers to discuss affordable housing needs and opportunities in Lewisville. Through this collaborative valuable connections have been established, including connections between service providers and real estate professionals that spurred outside discussions and opportunities for social service providers to educate real estate professionals on the Denton County Housing Crisis Response System, landlord engagement, and ways real estate representatives can support these efforts.

Discussion:

Program Specific Requirements

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

Introduction:

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income <i>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.</i>	100%

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

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

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

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

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

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

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

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

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

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

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

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

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

$(\text{Downpayment} + \text{Capital Improvements}) \times (\text{Current Median Sales Price} / \text{Median Sales Price at Original Home Purchase}) = \text{Fair Return}$

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

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

Recapture guidelines will ensure affordability of units acquired with HOME funds through the loan period which is the same as the affordability period. The HOME investment amount will be reduced on a pro-rata basis for the amount of time the homeowner owned and occupied the property measured against the affordability period, after which point the loan is forgiven. If the homeowner sells the property before the end of the affordability period, the HOME investment funds will be recaptured using a shared net proceeds basis. Recaptured funds will be reinvested into preserving the affordability of other housing units.

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

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

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

The planned HOME TBRA activity for the 2026 year will be run in partnership with a local nonprofit organization and designed to provide assistance directly to low income seniors or elderly persons in Lewisville, in accordance 24 CFR 92.209(c)(2)(i). The program will include self-sufficiency services to support program participants in identifying opportunities to improve their overall financial wellbeing.

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

The preference for seniors or elderly persons through Lewisville's HOME TBRA program addresses a population that is burdened by fixed income in a climate facing continually growing housing and healthcare costs. Seniors rely on fixed incomes and are disproportionately cost burdened as benefit programs such as Social Security do not keep pace with rent inflation and other cost of living increases. By prioritizing seniors for Lewisville's HOME TBRA program, it provides financial support and specialized self-sufficiency services to a population group often unable to increase their income through traditional education and employment avenues. Providing a cap on the tenant contribution towards rent during program participation frees up cash from rent and allows a severely cost burdened group to set aside funds for prescriptions, nutrition, and other needs. Programs like Social Security and rent-controlled senior Low Income Housing Tax Credit properties are still unable to keep seniors out of poverty, and HOME TBRA support will help to narrow the gap in benefits available to seniors.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)).

Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a):

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

Discussion: