



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: May 5, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton authorizing the City Manager to execute a funding agreement between the City of Denton and Giving Grace, Inc. to provide HOME Investment Partnership-American Rescue Plan (HOME-ARP) and HOME Investment Partnership (HOME) grant funds for Tenant Based Rental Assistance in Denton, Texas; authorizing the expenditure of funds in an amount not to exceed \$896,119.41; and providing an effective date.

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Foster Economic Opportunity and Affordability.

BACKGROUND

During the [July meeting \(linked\)](#), the Community Services Advisory Committee (CSAC) provided direction to allocate unprogrammed HOME Investment Partnership (HOME) funds for Tenant Based Rental Assistance (TBRA) to supplement HOME Investment Partnership Program American Rescue Plan (HOME-ARP) funds and extend the term of the program past April 2026. Staff have initiated the process to complete the substantial amendment to allocate the unprogrammed HOME funds to the TBRA program.

An ad for the Substantial Amendment was posted in the Denton Record Chronicle on Sunday, August 31, 2025, providing a summary of the amendments and notice of a 30-day comment period from September 1 through 30. A summary of the amendment was also posted on the Community Development webpage and sent via email to community members, previous housing program clients, committee members, local churches, participating lenders and realtors, neighborhood associations, and social services agencies. Two comments were received during the comment period. The substantial amendment was approved by the [City Council on November 18, 2025](#).

Below a breakdown of funding for the Tenant-Based Rental Assistance Program:

Allowable Expenditure	HOME-ARP Funding	HOME Funding
Tenant-Based Rental Assistance (TBRA)		
Rental Assistance (Up to 12 months over 24 months)		\$648,104.79
Security Deposit (For TBRA clients only)		
Utility Deposit (For TBRA clients only)		
Supportive Services		
Case Management (Staff Salary)	\$248,014.62	
Total	\$248,014.62	\$648,104.79

Tenant Based Rental Assistance (TBRA) and Supportive Services are HOME and HOME-ARP programs address gaps in services for people experiencing homelessness in obtaining permanent housing. Households enrolled in these programs are eligible to receive a broad range of supportive services and short-to-medium-term rental assistance.

The City of Denton currently has TBRA agreements with Our Daily Bread and Giving Grace, Inc. The agreements will terminate on April 30, 2026. Our Daily Bread elected to terminate the TBRA agreement on April 30, 2026, without amendment. Giving Grace, Inc. elected to enter into a new agreement that includes the balance of HOME-ARP funds and the unprogrammed HOME funds. Below is a timeline for the new TBRA agreement with Giving Grace.

Staff are seeking approval from Council for a funding agreement with Giving Grace an additional \$896,119.41 over two (2) years.

OPTIONS

- Approve the funding agreement.
- Do not approve the funding agreement.

ESTIMATED SCHEDULE OF PROJECT

- City Council Approves approval – May 5, 2026
- Agency initiates and completes the scope of work, request reimbursement for eligible activities –through April 30, 2028
- Community Services staff monitors agencies for compliance through monthly reporting requirements and onsite monitoring inspection until April 30, 2028.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Ordinance and Agreement

Respectfully submitted:

Jesse Kent

Director of Community Services

Prepared by:

Luisa Garcia

Community Development Manager