

2023-2027 City of Denton Consolidated Plan

FOR HOUSING
& COMMUNITY DEVELOPMENT

2026 ACTION PLAN

HOUSEHOLDS	PRIORITY
48	AFFORDABLE HOUSING
178	MAKING HOMELESSNESS RARE, BRIEF & NONRECURRING
2,073	PUBLIC SERVICES
1,956	PUBLIC FACILITIES, IMPROVEMENTS & INFRASTRUCTURE

**A REPORT FOR THE U.S. DEPARTMENT OF HOUSING &
URBAN DEVELOPMENT**

Community Development Block Grant (CDBG) Program
HOME Investment Partnership (HOME) Program

Executive Summary

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

1. Introduction

This document serves as the City of Denton's 2026 Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the City of Denton is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development. The plan outlines the specific projects and services that will be funded during the 2026-27 program year (October 1, 2026, through September 30, 2027) to address Denton's strategies stated in the 2023-2027 Consolidated Plan for Housing and Community Development. The 2026 Action Plan covers the fourth year of Denton's current 2023-2027 Consolidated Plan for housing and community development.

The City of Denton is currently an entitlement city for the Community Development Block Grant (CDBG) Program and a participating jurisdiction for the HOME Investment Partnership (HOME) Program. SF-424 applications and certifications for CDBG and HOME are available in the appendix section (ATTACHMENT 1). Also, included in the appendix are the HUD assurances and certifications.

The City of Denton's total federal and program income funding for 2026 is \$1,734,810.33 (including \$103,243.28 in CDBG Reprogrammed Funds and \$4,000 in CDBG estimated program income).

A total of \$1,457,958.33 in CDBG and HOME funds were allocated to eligible projects. The amount requested and eligible for HOME funds was less than the amount available, so \$187,946.05 is available as unprogrammed funds. The unprogrammed funds will be allocated through a substantial amendment process required by HUD.

Most of the 2026 CDBG and HOME activities will meet the HUD national objectives of benefitting low and moderate-income persons, except for administration activities. The table below provides a summary of the categories for benefitting low and moderate-income persons and the percentage of total funding available in the 2026-27 program year. A total of 82% of all CDBG funds and 51% of all HOME funds have been allocated to low and moderate-income activities. This percentage for the HOME grant will increase to 90% when the unprogrammed funds are allocated to eligible HOME projects.

AMENDMENTS:

The City of Denton is amending the following Action Plans:

- a) The 2021 Action Plan to reallocate \$25,057.82 in CDBG funds. The minor amendment would reallocate the balance from the Homebuyer Assistance Program to the Minor Repair Program.
- b) The 2024 Action Plan to reallocate \$78,185.46 in CDBG funds. The minor amendment would reallocate the Balance from the Carl Young Park Trail Project to the Minor Repair Program.

Funding Source	Funding Amount
Community Development Block Grant- Estimate	1,140,961.00
Community Development Block Grant- Program Income ¹	4,000.00
Community Development Block Grant- Reallocated Funds	103,243.28
CDBG TOTAL	1,248,204.28
HOME Investment Partnership Grant	486,606.05
HOME TOTAL	486,606.05
TOTAL	1,734,810.33
Funds Programmed to Activities in Action Plan	1,546,864.28
Unprogrammed Funds (CDBG)	187,946.05
¹ Reallocated funds are from completed 2021-and 2024 projects with residual funds. Estimated program income will be adjusted at the end of the program year based on the actual program received.	

Table 1 - CDBG/HOME Funding

National Objectives	CDBG Grant	% of Grant	HOME Grant	% of Grant
L/M Income Area Benefit	0	0%	0	0%
L/M Income Limited-Clientele	566,190	45%	0	0%
L/M Income Housing	453,822.28	36%	250,000	51%
TOTAL	1,020,012.28	82%	250,000	51%
Total Funds Available	1,248,204.28	100%	486,606.05	100%

Table 2 - National Objectives

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.

3. Evaluation of past performance

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

Below is a summary of the number of households or persons served through the CDBG and HOME grants from the 2024 Consolidated Annual Performance and Evaluation Report which is the most recently completed year. The 2024 Action Plan was the second year of Denton’s 2023-2027 Consolidated Plan. Staff focused on housing and public services with an emphasis on homeless assistance and public facility improvements. Below is an overview of the proposed priorities, actual accomplishments, and expenditures by grant including an expenditure rate. 2024 Action Plan goals focused on affordable housing (95 persons assisted), public facility improvements (1,770 persons assisted), and public services activities (583 persons assisted) with an emphasis on homeless assistance (415 persons assisted) for a total of 2,863 persons assisted.

2023-27 CONPLAN PRIORITY / ACTIVITY	PERSON ASSISTED	CDBG/CDBG-CV Expenditures	HOME/HOME-ARP Expenditures	Total Expenditures	Percent
Affordable Housing	95	\$456,252	\$185,166	\$641,418	30%
Making Homelessness Rare, Brief, and Nonrecurring	415	\$157,570	\$814,150	\$971,720	45%
Public Services	583	\$104,679	\$0	\$104,679	5%
Public Facilities, Improvements, and Infrastructure	1770	\$181,913	\$0	\$181,913	8%
Planning and Administration	0	\$204,018	\$47,199	\$251,217	12%
Total	2863	\$1,104,431	\$1,046,515	\$2,150,946	100%

Table 3 - HUD Expenditures and Persons Assisted by ConPlan Priorities

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation and stakeholder consultation are a key component to our City’s Action Plan. Community Services took the following measures to encourage citizen participation throughout the year and additional information and supporting documentation is available in the appendix (Attachment 2):

- Strategic Partnerships and Collaborations. The City of Denton has a very strong network of service providers including those providing housing, education, health care and other needed services. The City engages in ongoing active participation in various boards, coalitions, and committees with a commitment to building and maintaining strong collaborative relationships with community partners and interest groups. The City obtains real-time data on community needs from active, participating members of the community including representatives from organizations providing public services, community residents and engaged stakeholders. Over the past five years, the United Way of Denton County, the City of Denton, the Denton Independent School District, and

other organizations have joined together to review and discuss the provision of services in the Denton area to maximize the benefits derived from available resources.

- **Online Survey.** Web-based surveys are an effective means to complement paper-based or other traditional methods of data collection. Using web-based surveys allows us to reach a greater proportion of the population because they are easily distributed and reach people who rely exclusively on electronic media for news and information. The City collected surveys from October 1, 2025, through October 31, 2025, which generated 313 responses in total. The survey questions focused on housing and community development needs. Community Development utilized social media and solicited City Council, community partners (nonprofits, boards, coalitions, committees), and various city departments and housing providers to assist in distributing the survey across the community. Paper surveys were also made available upon request.
- **Funding Workshop.** The City hosted a Funding Priority Workshop on October 28, 2025, at 6 p.m. at the North Branch Library (3020 N. Locust St. Denton, TX 76209) to provide an update on current funding initiatives and obtain feedback from the community for the prioritization of funds. The workshop was promoted via email listserv, social media, the City's website, flyers posted in city facilities, and newspaper ad. Spanish translations were available. Staff made a presentation to review funds and annual performance and solicited comments on how federal funds should be utilized in the community. No comments were received.
- **Public Comment Period.** A draft of the 2026 Annual Plan was placed on public display for 30 days beginning from May 25, 2026, to June 23, 2026. Posted an advertisement in the Denton Record Chronicle. Posted draft plan on the City's website. Solicited comments through Constant Contact, social media, the City's website, flyers posted in city facilities, information circulated on the local Denton Television channel, and a newspaper ad.
- **Public Hearing.** Conducted a final public hearing on June 16, 2026, during the City Council Meeting Regular Session to obtain comments on the proposed use of funds for 2026 Action Plan. The public hearing was promoted through Constant Contact email blast, social media, a webform on the City's website, the City's local television channel, and an ad in the local paper. Spanish translations were available. See ATTACHMENT 2 for Comments.

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.

A summary of public comments received during the funding workshop, public hearing, and results of the public survey, during the 30-day comment period are available in attachment 2. The appendix also includes supporting documentation on the outreach methods (ATTACHMENT 2).

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

City Council, staff and the Community Services Advisory Committee (CSAC), an advisory council composed of Denton residents appointed by City Council, considered all public comments informing the development of the 2026 Action Plan.

7. Summary

The 2026 Action Plan was developed by requesting public input regarding the use of federal funds. Housing, Public Facility, and Human Services funding applications were released November 24, 2025. Application training was provided by the Community Services Staff on the combined community development funding application December 9, 2025. The CSAC reviewed and scored applications in February and March 2026, and the committee developed a set of funding recommendations May 8, 2026. The 2026 Action Plan was developed based on the CSAC recommendations.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Denton	Community Development Division
HOME Administrator	Denton	Community Development Division

Table 4 – Responsible Agencies

Narrative (optional)

The City of Denton Community Services is the lead agency responsible for overseeing the development of the Consolidated Plan for the City of Denton. Community Services also administers the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Grant.

Consolidated Plan Public Contact Information

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 Community Services
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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Denton encourages the participation of all citizens in the development of the Consolidated and Action Plans and in the review of progress in implementing planned activities. The City of Denton utilizes a variety of methods to consult with residents, social service providers, and community development organizations, and to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies.

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(I))

The participation process for the Consolidated Plan included public hearings, a 30-day public comment period, a community survey for citizens and non-profit agencies, participating in coalitions and committees including focus groups, consultation with various city departments, and consultation with housing providers.

The City particularly encouraged involvement by low- and moderate-income households residing in areas targeted for program activities as required by the Citizen Participation Plan. Special efforts are made to assure that low- and moderate-income persons, households in areas assisted by program activities, and persons with special needs have opportunities to participate.

The City enhances coordination between public and assisted housing providers and private and governmental health, mental health and service agencies by holding public meetings, utilizing public comment periods; administering community surveys accessible online and in print for citizens and non-profit agencies, through active participating in coalitions and committees, by maintaining ongoing consultation with various city departments; and ongoing consultation with housing providers including nonprofits and the Denton Housing Authority.

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 Continuum of Care (CoC) sets priorities for housing and supportive services to benefit people experiencing homelessness and people at risk of homelessness. The City actively participates in the Balance of State CoC and the local homeless coalition, the Denton County Homeless Coalition.

This collaboration supports developing the framework for local housing focused on strategies for making homelessness rare, brief, and nonrecurring. The collaboration (consultation) with the CoC has led to full

implementation of Denton’s Coordinated Entry System (CE), offering a centralized, community-wide coordinated system of prioritizing and moving people experiencing homelessness to permanent housing. CE data is collected and shared safely between service providers and allows our local system to quickly identify, assess, and refer unhoused folks to housing assistance and supportive services that promote housing stability based on their level of need and special population prioritization status (Veterans, Chronically Homeless, and Victims of Domestic Violence). Deidentified data on the CE is analyzed and disseminated through a dashboard provided to the public:
<https://www.unitedwaydenton.org/homelessness-data-denton-county>.

Working in collaboration and in support of the identified priorities, CoC grants are awarded locally to provide housing and supportive services. In Denton, these funds support permanent supportive housing projects, support for Coordinated Entry/HMIS, and Rapid Re-housing so individuals and families can transition out of homelessness into permanent housing.

Coordination with the Continuum of Care offers entities expanded access to funding, quality collaborative tools, and greater knowledge of resources. Coordination with the CoC offers several benefits to the City of Denton and the CoC. Collaboration includes improved data collection and better management of available resources by improving the Homeless Management Information System (HMIS). The City invests public funds for HMIS, including assistance with licenses and funding for a staff position at the United Way of Denton County for HMIS/Coordinated Entry support in Denton. CoC collaboration improves the relevance of data collected through the annual Point-in-Time (PIT) homeless count and annual Housing Inventory Count (HIC). In consultation with the CoC, the City of Denton staff work with private partners and neighboring entitlement communities to implement the PIT and HIC collaboratively across Denton County.

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

ESG consultation is not applicable since Denton does not receive ESG funds from HUD as an annual entitlement. However, Texas Department of Housing and Community Affairs (TDHCA) does manage the local competition for the State Entitlement ESG funds.

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	Committee on Persons with Disabilities
	Agency/Group/Organization Type	Other government - Local Special Needs Citizen Committee
	What section of the Plan was addressed by Consultation?	Public Services and Public Facilities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Review committee reports and actions, present to committee on City programs. OUTCOMES: Committee develops recommendations for improvement of local services and infrastructure for persons with disabilities.
2	Agency/Group/Organization	DENTON AFFORDABLE HOUSING CORP
	Agency/Group/Organization Type	CHDO
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DAHC participates with the DC Behavioral Health Leadership Team, DC Homelessness Leadership Team along with the City and distributed City online survey through DAHC. OUTCOMES: Partners with City and other organizations to create/preserve affordable rental housing.
3	Agency/Group/Organization	Denton County MHMR Center
	Agency/Group/Organization Type	Mental Health Service Organization
	What section of the Plan was addressed by Consultation?	Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	DCMHMR participates with the CoC, DC Behavioral Health Leadership Team, DC Homelessness Leadership Team along with the City and distributed City online survey through DCMHMR. OUTCOMES: To improve and expand Mental Health resources/services including PSH.

4	Agency/Group/Organization	Denton County Public Health Department
	Agency/Group/Organization Type	Public Health Department, Coalitions
	What section of the Plan was addressed by Consultation?	Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coalition of multiple local services providers including the City and distributed City online survey through DCPH. OUTCOMES: Identify community needs, address gaps in services, and expand resources. Engage in planning activities to improve, expand, and coordinate Healthy Community resources/services.
5	Agency/Group/Organization	Denton Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Affordable Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Requested information and data from DHA on public housing needs and distributed City online survey through DHA. OUTCOMES: Local housing organizations will work to provide additional affordable housing for Housing Choice Voucher holders and others. Opportunities for better coordination of affordable housing needs including planning.
6	Agency/Group/Organization	Denton County Food Insecurity Group
	Agency/Group/Organization Type	Public Services Assistance Group
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coalition of multiple local services providers including the City. City participates in biweekly meetings. OUTCOMES: Collaborate to identify community needs, address gaps in services, and expand resources to decrease food insecurity.

7	Agency/Group/Organization	Denton Independent School District
	Agency/Group/Organization Type	Services-Education Public Education Entity
	What section of the Plan was addressed by Consultation?	Economic and Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Joint City and DISD meetings are hosted. OUTCOMES: Increase intergovernmental collaboration and identify partnerships necessary to address community needs.
8	Agency/Group/Organization	Denton County Behavioral Health Leadership Team
	Agency/Group/Organization Type	Quasi-Governmental Collective Impact Initiative
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City works in collaboration with partners to increase intergovernmental collaboration and identify community needs. OUTCOMES: Enhance the behavioral health outcomes of all partners by facilitating a shared vision, shared measurements, mutually reinforcing activities, and continuous communication.
9	Agency/Group/Organization	Denton County Homelessness Leadership Team
	Agency/Group/Organization Type	Quasi-Governmental Collective Impact Initiative
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City in public-private partnership by funding the UW initiative. City works in collaboration with partners to increase intergovernmental collaboration and identify community needs. OUTCOMES: Making Homelessness Rare, Brief, and Nonrecurring.

10	Agency/Group/Organization	Denton County Workforce Success Leadership Team
	Agency/Group/Organization Type	Quasi-Governmental Collective Impact Initiative
	What section of the Plan was addressed by Consultation?	Economic Mobility, Financial Stability
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City works in collaboration with partners to increase intergovernmental collaboration and identify community needs. OUTCOMES: Enhance the workforce success outcomes of all partners by facilitating a shared vision, shared measurements, mutually reinforcing activities, and continuous communication.
11	Agency/Group/Organization	Texas Homeless Network
	Agency/Group/Organization Type	Lead Agency for the Balance of State CoC
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Public Service Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Continuous collaboration and consultation regarding homeless needs in the Denton area. OUTCOMES: Making Homelessness Rare, Brief, and Nonrecurring.
12	Agency/Group/Organization	Local Broadband Companies- Frontier Communications, Spectrum, and Charter Communications
	Agency/Group/Organization Type	Local Broadband Companies
	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?	Reviewed data from local broadband companies, including upload and download speeds, to determine the need for broadband wiring and connections for low and moderate-income households.

13	Agency/Group/Organization	Local Emergency Management-City and County of Denton Emergency Management, FEMA Region VI
	Agency/Group/Organization Type	Local Emergency Management Agencies
	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?	Agencies developed the Denton County Hazard Mitigation Action Plan that identified natural disasters as having the potential to cause damage in the county. The plan was reviewed to determine the impact on low- and moderate-income areas.

Table 5 – Agencies, groups, organizations who participated

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

The City made every effort to consult all Agency types, including Broadband and Emergency Management during the ConPlan process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
Assessment of Fair Housing	City of Denton (North Texas Regional Housing Assessment)	AFH-AFFH
Denton Plan 2040	City of Denton	Needs Assessment, Market Analysis, AFH-AFFH
Denton Development Code	City of Denton	Needs Assessment, AFH-AFFH
2022 Denton Mobility Plan	City of Denton	Needs Assessment, AFH-AFFH
Parks Master Plan	City of Denton	Needs Assessment
Collective Impact Initiatives	United Way of Denton County	Needs Assessment

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
ALICE (Asset Limited, Income Constrained, Employed)	United Way of Denton County	Needs Assessment
CHIP (Community Health Improvement Plan)	Denton County Health Department	Needs Assessment
County Health Rankings and Road Map	Denton County Health Department	Needs Assessment
Regional Data and Analysis	North Texas Council of Governments	Needs Assessment, Market Analysis
Denton County Hazard Mitigation Plan	Denton County Emergency Management	Needs Assessment
Broadband Plan	City of Denton	Needs Assessment

Table 6 – Other local / regional / federal planning efforts

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 City of Denton utilizes a variety of methods to encourage ongoing participation from residents, social service providers and community development organizations. To broaden the citizen participation process during the 2026 Action Plan, residents were able to access a brief survey regarding the use of CDBG, HOME, and other funding targeted to assist low and moderate-income individuals and households. The survey was promoted via email listserv, social media, the City’s website, flyers posted in libraries and recreation centers and an ad in the local paper. The survey was available October 2025, and the City received three-hundred thirteen responses (313). A summary of survey results is in the appendix (Attachment 2). The opportunity for residents to provide comments and ideas without attending a public hearing gave staff additional information on existing programs and what can be done to improve services. In the online survey, the top three needs in each category of housing assistance, infrastructure, and special populations that respondents stated the City should fund are as follows:

- Affordable Housing: Repair homes for low-income homeowners (81%); Provide housing for groups with limited access to resources (66%); and homebuyer assistance (59%)
- Making Homelessness Rare, Brief, and Nonrecurring: Improved mental health services (63%); Rental assistance to prevent evictions (47%); and job training and employment services (45%)
- Public Services: Health and mental health services (80%), affordable childcare (75%), and transportation services (52%)
- Public Improvements and Infrastructure Needs: Improve roads and sidewalks (81%); Improve accessibility (53%); and improve parks and recreation facilities (53%)

This Action Plan includes CDBG and HOME funds for many of the top needs that respondents stated that the City should fund, such as affordable housing, reducing and/or eliminating homelessness, childcare centers and services, health services, and transportation assistance. The city continues to allocate General Funds to also assist with the top needs such as services for neglected/abused children, health services, mental health, and homeless initiatives.

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)
4	Online Survey (1)	All city residents and organizations.	313 surveys were completed.	See summary of the comments. Attachment 2	Comments regarding City services not pertaining to eligible activities under CDBG or HOME funding were not incorporated into the plan(s).	Funding Priority Survey (Oct. 2025)
5	Social Media	All city residents and organizations	Residents were requested to attend hearings, complete surveys and provide comment.	Included with Sort Order 1 through 4 above as applicable.	N/A	Posting during survey and comment periods on social media.
6	Denton Television	All city residents and organizations.	Posted during survey and public comment periods.	Included with Sort Order 1 through 4 above as applicable.	N/A	Posting during survey and comment periods
7	Community Development Email Listserv (2 times)	Service providers, residents in low/mod areas, Neighborhood Associations and local churches.	Residents were requested to attend hearings, complete surveys and provide comment.	Included with Sort Order 1 through 4 above as applicable.	N/A	October 28, 2025, June 16, 2026

Table 7 – Citizen Participation Outreach

Expected Resources

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

Introduction

Details about how we intend to spend specific grant resources on specific activities which tie back to our larger Strategic Plan Goals. The anticipated federal resources below are based on final HUD allocation amounts.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Administration, Housing, Public Facility Improvements, and Public Services	1,140,961.00	4,000.00	103,243.28	1,248,204.28	2,496,408.56	2026APlan includes \$103,243.28 as prior year funds. \$25,057.82 from the 2021 Homebuyer Assistance Program that closed with residual funds. \$78,185.46 from 2024 Carl Young Park Trail Project that completed with residual funds. \$103,243.28 were allocated to the Minor Repair Program.
HOME	public - federal	Administration, Homebuyer assistance	486,606.05	0.00	0.00	486,606.05	973,212.10	

Table 8 - 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 CDBG and HOME activities leverage other funding sources to carry out various activities. For the 2026-27 program year, CDBG and HOME projects will leverage an additional \$63,561,430 in federal, state, local, and private funds and include the following:

Proposed General Funds for human services activities	\$415,000
Federal Funds for human services activities	\$14,744,891
State Funds for human services activities	\$23,589,903
Local Funds for human services activities	\$6,370,356
Private Funds for human services activities	\$18,441,280
Private Funds for affordable housing activities	\$0
Total Federal, State, Local, and Private Funding	\$63,561,430

Table 9 – Leverage Funding

The above list includes proposed General Fund allocations from the City of Denton. General fund recommendations will be considered during the normal budgeting cycle and considered for approval in September 2026.

The HOME program requires a participating jurisdiction to provide a 25% match of the federal HOME funds. The City of Denton's local match for the HOME program is \$62,500 for the 2026-27 program year. The 25% match of federal HOME grant excludes administrative allowances. The City of Denton will provide the match from a variety of sources, including the following:

- Residual balance of match from prior years.
- Local and state funding provided to Denton Affordable Housing Corporation and Habitat for Humanity of Denton County on eligible HOME projects, such as funds from the Federal Home Loan Bank, Denton County Housing Finance Corporation, and Texas Department of Housing and Community Affairs.

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

Not applicable.

Discussion

See discussion in previous sections.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2023	2027	Affordable Housing	Denton City Limits	Affordable Housing	CDBG: \$453,822.28 HOME: \$250,000.00	Public service activities for Low/Moderate Income Housing Benefit: 48 Households Assisted
2	Making Homelessness Rare, Brief and Nonrecurring	2023	2027	Homeless	Denton City Limits	Making Homelessness Rare, Brief and Nonrecurring	CDBG: \$50,000.00	Homeless Person Overnight Shelter: 178 Persons Assisted
3	Public Services	2023	2027	Non-Housing Community Development	Denton City Limits	Public Services	CDBG: \$121,144.00	Public service activities for Low/Moderate Income Housing Benefit: 2,073 Persons Assisted
4	Public Facilities, Improvements and Infrastructure	2023	2027	Non-Housing Community Development	Denton City Limits	Public Facilities, Improvements and Infrastructure	CDBG: \$395,046.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1,956 Persons Assisted
5	Planning and Administration	2023	2027	Planning and Administration	Denton City Limits	Planning and Administration	CDBG: \$228,192.00 HOME: \$48,660.00	

Table 10 – Goals Summary
Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Support the provision of quality housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding the following activities: Home Repair Programs; Homebuyer Assistance Programs; homelessness prevention (non-HOME rental assistance); rapid re-housing; and supportive services.
2	Goal Name	Making Homelessness Rare, Brief and Nonrecurring
	Goal Description	The City is providing support for the community's Collective Impact Initiative, the Denton County Homelessness Leadership Team that seeks to: <ul style="list-style-type: none"> a. Increase leadership, collaboration, and engagement, with a focus on providing and promoting collaborative leadership at all levels of government and across all sectors b. Strengthen the housing crisis response system's capacity to implement successful interventions to make Homelessness Rare, Brief and Nonrecurring. c. Increase access to housing, by providing emergency, affordable housing and permanent supportive housing. d. Increase economic security, by improving access to education and increasing meaningful and sustainable employment and improving access to mainstream programs and services to reduce financial vulnerability to homelessness.
3	Goal Name	Public Services
	Goal Description	The City will support nonprofit organizations in carrying out public service activities assisting low-income persons, children/youth, seniors, persons with disabilities, and persons experiencing or at-risk of homelessness. Services will address the following: economic stability, education access and quality, health care access and quality, neighborhood and built environment, and social and community context.
4	Goal Name	Public Facilities, Improvements and Infrastructure
	Goal Description	Provides funding for public facilities and infrastructure improvements. Public facility projects benefit LMI persons by creating/improving public services facilities such as ADA accessibility and increasing public service locations. Infrastructure improvement projects benefit LMI neighborhoods by improving existing infrastructure such as street improvements; installation of new sidewalk, water and sewer lines, and drainage improvements; improving and expanding park and recreational facilities.

5	Goal Name	Planning and Administration
	Goal Description	Planning, management, and operations related to developing, administering and carrying out the 2023-2027 Consolidated Plan Strategic Plan and Annual Goals and Objectives.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Denton is an entitlement for the Community Development Block Grant (CDBG) and a participating jurisdiction for the HOME Investment Partnerships (HOME) Program. For the 2026-27 program year, the city has an estimated total of \$1,734,810.33 in federal funds and program income, including \$103,243.28 in reprogrammed CDBG funds. Table 11 lists the funded projects for this year.

The 2026 HOME allocation was not fully program; a balance of \$187,946.05 will be programmed through a substantial amendment to HUD in Fall 2026.

2026 HOME Grant Allocation	\$486,606.05
Less: Homebuyer Assistance Program Funds	(\$250,000.00)
Less: HOME Administration Funds	(\$48,660.00)
Total 2026 HOME Unprogrammed Funds	\$187,946.05

Table 11 – 2026 HOME Unprogrammed Funds

Besides the federal funds, the City of Denton is also leveraging an additional \$1,345,526.00 in local funds from the City of Denton General Funds for public services and homeless council initiatives. The list below provides the funding recommendation with General Funds for the 2026-27 program year.

Project Name and Information

Agency Name	Service Type	Funding Amount	Projected Goal
Children’s Advocacy Center	Victim Services/Counseling	\$50,000	84
Court Appointed Special Advocates	Family Resources	\$40,000	200
Communities In Schools	Child Care/Education	\$36,000	840
Cumberland Youth and Family Services	Family Resources	\$25,000	44
Denton Christian Preschool, Inc.	Child Care/Education	\$25,000	46
Denton County MHMR Center	Behavioral Health	\$35,000	18
Giving Grace	Homeless Services	\$36,000	12
Heart of the City	Food Security	\$15,000	1,154
Our Daily Bread	Homelessness	\$40,000	48
Opening Doors International Services, Inc.	Immigration Services	\$16,000	100
Paisley Street Preschool	Childcare/Education	\$15,500	55
PediPlace	Healthcare	\$36,000	617
Refuge for Women	Victim Services	\$30,644	12
The Salvation Army	Homeless/Food Security	\$14,856	1,800
Total General Fund – Human Services Grant		\$415,000	5,030 persons

Projects

#	Project Name
1	2026 Community Development Administration
2	2026 Denton Community Shelter
3	2026 Denton County Friends of the Family
4	2026 Health Services of North Texas
5	2026 Minor Repair Program
6	2026 Homebuyer Assistance Program
7	2026 Paisley Street Preschool
8	2026 PARD Summer Kids Camp
9	2026 The Salvation Army of Denton

Table 12 - Project Information

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

The City's approach to prioritization of needs identified in the Consolidated Plan was the result of enhanced coordination between public and private partners and through organized citizen participation activities. (SP-25).

Allocations are based on needs analysis, the purpose and eligibility of Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs. As identified in the City's Consolidated Plan, funding allocation is prioritized for projects that address economic stability, education access and quality, health care access and quality, neighborhood, and built environment and social and community context that affect a wide range of health, functioning, and quality-of-life outcomes and risks. The City of Denton's CDBG and HOME allocations have not been sufficient to allow for the funding of extensive housing, economic development or public works projects. For the City's priority goals related to Affordable housing; Making Homelessness Rare, Brief and Nonrecurring; Public Services; Public facility and public improvement projects; each are prioritized by identified need and funding is allocated based on available funding and eligibility of projects.

AP-38 Project Summary
Project Summary Information

1	Project Name	2026 Community Development Administration
	Target Area	Denton City Limits
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$228,192.00 HOME: \$48,660.00
	Description	Program administration for the CDBG and HOME grants and include program planning, administering, operating, and monitoring associated with carrying out eligible activities. Program will be carried out by the Community Services Department.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Administration services are carried at the Community Development Division at 601 E. Hickory St., Denton Texas 76205.
	Planned Activities	Funds will be used to cover the cost of planning, administering, operating, and monitoring the CDBG and HOME grants.
2	Project Name	2026 Denton Community Shelter
	Target Area	Denton City Limits
	Goals Supported	Public Facilities, Improvements and Infrastructure
	Needs Addressed	Public Facilities, Improvements and Infrastructure
	Funding	CDBG: \$365,046.00
	Description	Project includes the repairs of shelter bathrooms; fixtures and countertops, HVAC, plumbing, floor, and ADA shower benches. Project will be carried out by Facilities Department using a bid-approved contractor for repairs.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	1,878 low to moderate income people
	Location Description	Denton Community Shelter, 909 N. Loop 288, Denton, TX 76209
	Planned Activities	Funds will cover the cost for the shelter bathrooms; fixtures and countertops, HVAC, plumbing, floor, and ADA shower benches.
3	Project Name	2026 Denton County Friends of the Family
	Target Area	Denton City Limits
	Goals Supported	Making Homelessness Rare, Brief and Nonrecurring
	Needs Addressed	Making Homelessness Rare, Brief and Nonrecurring
	Funding	CDBG: \$50,000.00
	Description	Project consists of providing a safe and trauma informed emergency shelter for survivors of domestic violence and sexual assault.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	178 Presumed Benefit Persons
	Location Description	Address is suppressed.
	Planned Activities	Funds will cover the cost of emergency night shelter stays.
4	Project Name	2026 Health Services of North Texas
	Target Area	Denton City Limits
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000.00
	Description	Provides quality primary medical care for impoverished and uninsured/underinsured patients of all ages (including women's health and prenatal care).
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	240 low-to-moderate income individuals
	Location Description	4401 N. I-35, Ste. 312, Denton, TX 76207
	Planned Activities	Funds will cover the cost of healthcare services for low to moderate-income individuals
5	Project Name	2026 Minor Repair Program
	Target Area	Denton City Limits
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$403,822.28
	Description	Program addresses urgently needed repairs of homes (repairs costing less than \$24,500). This program can stabilize a home within the city limits of Denton until rehabilitation can be done. Program will be managed by the Community Services Department. CDBG funds include \$25,057.82 in 2021 reallocated funds and \$78,185.46 in 2024 reallocated funds.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	38 low and moderate-income households
	Location Description	This is a city-wide program. Applications are taken at the Community Development Division at 601 Hickory St., Denton Texas 76205
Planned Activities	Funds will be used for rehabilitation costs for minor repairs.	
6	Project Name	2026 Homebuyer Assistance Program
	Target Area	Denton City Limits
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000.00 HOME: \$250,000.00

	Description	Project assists low to moderate income households with first time homebuyers' assistance that include closing costs, down payment assistance, and minor repairs to home, if necessary.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 households; 5 closing cost and down payment assistance and 5 with minor repairs
	Location Description	This is a city-wide program. Applications are taken at the Community Development Division at 601 Hickory St., Denton Texas 76205
	Planned Activities	HOME funds will cover closing costs and down payment assistance. CDBG funds will cover the cost for minor repairs to a home may be needed to pass inspection.
7	Project Name	2026 Paisley Street Preschool
	Target Area	Denton City Limits
	Goals Supported	Public Facilities, Improvements, and Infrastructure
	Needs Addressed	Public Facilities, Improvements, and Infrastructure
	Funding	CDBG: \$30,000.00
	Description	Project includes window repairs of facility to improve energy and temperature control.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	78 low-to-moderate income individuals
	Location Description	1603 Paisley St. Denton, TX 76209
	Planned Activities	Funds will cover the cost of window replacements to improve the quality of facility and energy use.
8	Project Name	2026 PARD Summer Kids Camp
	Target Area	Denton City Limits
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$50,000.00
	Description	City of Denton Summer Kids Camp will provide full or partial scholarships for a summer day camp program to income-eligible kids in need of quality care, mentoring, development of life skills, leadership, respect for others and respect for self. Program will be carried out by the Parks and Recreation Department.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	33 low and moderate-income persons
	Location Description	Denia Recreation Center, MLK Recreation Center, and up to 6 school sites
	Planned Activities	Funds will cover the cost of camp scholarships.
9	Project Name	The Salvation Army of Denton
	Target Area	Denton City Limits
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,144.00
	Description	Project provides meals to shelter guests and community. Also includes household supplies for food pantry guests.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,800 low and moderate-income persons
	Location Description	1508 E. McKinney St. Denton, TX 76209
	Planned Activities	Funds will cover the cost of meals and partial salaries.

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

The City of Denton’s CDBG and HOME allocations have not been sufficient to allow for the funding of large or extensive housing, economic development or public works projects. Geographic standards do not apply to city-wide home repair, homebuyer assistance, and public services grant programs.

As required by CDBG guidelines, public facilities and public improvement projects have been completed in residential areas meeting HUD’s low to moderate-income standards. All investments in public facilities and/or public improvements are based on requests received from residents of the low to moderate-income block groups and other areas of the city. After a request has been made, an assessment is made to determine the need for improvement and the project cost. With support of staff recommendation on the appropriate use of CDBG funds and available projects eligible under the CDBG allocation, the City’s Community Services Advisory Committee evaluates which requests meet the community development needs and make recommendations to City Council.

Geographic Distribution

Target Area	Percentage of Funds
Denton City Limits	100

Table 13 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Denton does not currently direct its investments in specific geographic areas.

Discussion

See above discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Based on the goal to assist thirty-eight (38) households in our Minor Repair Program and provide funding for the Homebuyer Assistance Program ten (10) households, the City’s one-year goal is to assist forty-eight (48) households in 2026-27 Program Year with CDBG and HOME.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	48
Special-Needs	0
Total	48

Table 14 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	43
Acquisition of Existing Units	5
Total	48

Table 15 - One Year Goals for Affordable Housing by Support Type

Discussion

As a requirement to receive federal funding from the U.S. Department of Housing and Urban Development (HUD), the City of Denton Community Services Department prepares and submits a five-year Consolidated Plan (ConPlan) and an annual Action Plan. The annual Action Plan outlines how federal Community Development Block Grant funds, HOME funds and other federal and non-federal program funds will be used by the City in the upcoming fiscal year.

As our community continues to grow, the City of Denton is committed to fostering **diverse housing options** and **opportunities for everyone in Denton**. City Council has prioritized fostering economic opportunity and affordability. As part of this effort, the City has prioritized supporting affordable housing as outlined in the Denton’s Housing Plan (Affordable Housing Strategic Toolkit), as well as other strategic planning documents, such as the Consolidated Plan for Housing and Community Development and Denton 2040 Plan.

City Council adopted Denton’s Housing Plan on February 15, 2022). The plan outlines five recommended strategies with targeted activities to deliver housing interventions.

The City has recently implemented the following strategies to address housing affordability:

- Passed a “Missing Middle Housing’ Amendment to the Denton Development Code, making Townhomes and Accessory Dwelling Units easier to build within City limits.
- Implemented and refined a zoning-based affordability incentive program.
- Revised the Housing Tax Credit Request for Resolution policy to prioritize homes that are Affordable for Denton, meaning below our naturally occurring market rate.

AP-60 Public Housing – 91.220(h)

Introduction

The Denton Housing Authority (DHA) was formed in 1970 to address the housing needs of low-income families in the city of Denton. DHA does not manage any public housing units. DHA currently administers 1,876 Housing Choice Vouchers (also referred to as Section 8 or HCV) and a Self-Sufficiency/Homeownership Program

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

See above discussion and in previous sections including NA-35 and MA-45.

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

Introduction

This section describes the activities planned during the 2026-27 program year to address the needs of persons who are homeless and other non-homeless needs. It includes CDBG/HOME and General Fund activities.

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

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

- **Increase Street Outreach efforts to connect with people experiencing homelessness living unsheltered.** Fund Street Outreach Program with General Funds to reach and assess individuals living unsheltered on the streets and in encampments. Fund a Stability Case Worker with General Funds to support engagement and case management for unhoused individuals. Fund Staff to support annual Point in Time Count with General Funds. The City will work with community partners to secure other funding sources

Addressing the emergency shelter and transitional housing needs of homeless persons

- **Increase the number of short-term supportive and long-term permanent affordable housing units for both individuals and families with children.** Fund the Denton Community Shelter, operated by Our Daily Bread with General Funds. Fund Denton County Friends of the Family Emergency Shelter with CDBG funds. The City will work with community partners to secure other funding sources

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

- **Increase funding for Rapid Re-Housing for families and individuals including housing location and stabilization resources.** Fund Giving Grace for Tenant Based Rental Assistance (“TBRA”) and supportive services with HOME and HOME-ARP Grants. Fund Interfaith – Utility Assistance with General Funds. Fund United Way Homeless Initiatives and Barriers Fund with General Funds, including the Housing Crisis Response System: Coordinated Entry (CE) and Housing Priority List

(HPL). The City will work with community partners to secure other funding sources.

- **Increase specialized housing for those in Permanent Supportive Housing (PSH) for those with prioritized special needs.** Fund United Way Homeless Initiatives and Barriers Fund with General Funds including Housing Crisis Response System: Coordinated Entry (CE) and Housing Priority List (HPL). The City collaborates with the TX Balance of State Continuum of Care Programs.
- **Making the transition to permanent housing and independent living.** Fund United Way Homeless Initiatives and Barriers Fund with General Funds including the Housing Crisis Response System: Coordinated Entry (CE) and the Housing Priority List (HPL). Collaboration with TX Balance of State Continuum of Care (CoC) and Housing Crisis Response System including collaboration with CoC funded PSH programs at Giving Grace and Denton County MHMR.
- **Shortening the length time that individuals and families experience homelessness.** Fund United Way Homeless Initiatives and Barriers Fund with General Funds including the Housing Crisis Response System: Coordinated Entry (CE) and the Housing Priority List (HPL), and fund Transitional Shelter.
- **Facilitating Access.** Fund United Way Homeless Initiatives and Barriers Fund with General Funds including the Housing Crisis Response System: Coordinated Entry (CE), the Housing Crisis Response System: Homeless Information Management System (HMIS), the Housing Crisis Response System: Housing Priority List (HPL), and the Housing Crisis Response System: Housing Navigator, Landlord Outreach Program

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.

- **Increase funding for Diversion (rapid resolution for diverting people from homelessness quickly).** Fund United Way Homeless Initiatives and Barriers Fund with General Funds. Including the Housing Crisis Response System: Coordinated Entry (CE) and the Housing Crisis Response System: Housing Priority List (HPL). Fund Street Outreach Program with required budget item for Diversion. The City will work with community partners to secure other funding sources

Discussion

The Housing Crisis Response System (HCRS) is the City's coordinated approach to addressing homelessness by identifying individuals in need, preventing homelessness, and quickly connecting people with housing and necessary services. While the 2026 Action Plan for HUD focuses on CDBG and HOME funds, the City also invests general fund resources to enhance the HCRS, aiming to make homelessness rare, brief, and nonrecurring. All resource sources are detailed above.

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

Introduction:

This section describes the activities planned during the 2026-27 program year to address barriers in affordable housing identified in the 2023-2027 Assessment of Fair Housing and Affirmatively Furthering Fair Housing Goals (AFH-AFFH).

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

Details regarding the actions committed to remove or ameliorate the Barriers to Affordable Housing Responses are reflected in the City's Assessment of Fair Housing and Affirmatively Furthering Fair Housing Goals (AFH-AFFH) in the 2023- 2027 Consolidated Plan.

The work plan includes 6 separate goals with proposed actions that are intended to remove barriers to affordable housing:

Increase access to affordable housing in high-opportunity areas

- Coordinate with Denton County Transportation Authority to improve access to transit resources (stops, route locations, schedules, and covered bus stops to provide shelter in inclement weather.)
- Continue housing programs Housing Tax Credit program, Home Repair and Home Buyer Assistance programs, and incentivization of private development through the implementation of the Affordable Housing Strategic Toolkit
- Provide public service funding that contributes to economic stability, neighborhood, education, food security, community, safety and social healthcare system to promote all areas of Denton.

Increase supply of affordable housing units

Continue to provide a Housing Tax Credit Application in support of the rental housing for low-income households.

- Continuation of high-performing housing programs designed to ensure that affordable, accessible housing is created and preserved in Denton. Seek opportunities to collaborate with housing service providers who support the creation of new housing and preservation of existing affordable housing, the revitalization of low-income neighborhoods, and encourage homeownership for low and moderate-income homeowners.
- Implement activities in support of the Denton Affordable Housing Strategic Toolkit's Five Strategies – infill development, zoning relief and variances, increase capacity and resources,

preservation, and increase access to information.

- Utilize 2023 Affordable Housing General Obligation Bond funds to implement strategies within the Affordable Housing Strategic Toolkit.

Increase supply of accessible, affordable housing for persons with disabilities

- Continued HOME funding provided to the City's Community Housing Development Organization, the Denton Affordable Housing Corporation, with an emphasis on accessible units.
- Ensure efforts to increase supply of affordable housing units include persons with disabilities.

Make investments in targeted neighborhoods to improve access to opportunity

- Support local networks working on social issues to create a strategy to improve access to opportunities for targeted neighborhoods.
- Coordinate with the Denton County Transportation Authority (DCTA) to improve access to transit resources.
- Implement activities in support of the Denton Affordable Housing Strategic Toolkit's
- Increase access to information and resources on fair and affordable housing
- Support training opportunities on the City's programs and Fair Housing for local real estate professionals, property owners, and managers.
- Attend fair housing training when available to keep staff apprised of any recent changes to fair housing laws
- Implement the City of Denton's non-discrimination ordinance.

Increase support and services for residents with housing assistance

- Provide public service funding that contributes to the following: economic stability, education access and quality, health care access and quality, neighborhood and built environment and social and community context.
- Improve the housing crisis response system programs for people experiencing or at-risk of experiencing homelessness.

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional effects the City will undertake during the 2026-27 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Please see sections AP-55, AP-65, and AP-75.

Actions planned to foster and maintain affordable housing

Please see sections AP-55 and AP-75.

Actions planned to reduce lead-based paint hazards

During the 2026-27 program year, the City actions will be:

- Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation construction activity performed by the City on homes constructed prior to 1978 including the Minor Repair Program, Rental Repair Program, Homebuyer Assistance Program, Habitat for Humanity of Denton County, and Denton Affordable Housing Corporation's Rental Rehabilitation and Denton County Friends of the Family Project.
- Seek opportunities to educate the public, housing services customers, and affordable housing partners, and contractors regarding the hazards of lead-based paint.

Actions planned to reduce the number of poverty-level families

During 2026-27 program year, the City actions will be:

1. Affordable housing assistance programs: Allocate CDBG and HOME funding to implement or provide grants for Preserving Affordable housing through Repair, Renovation and Rental Rehabilitation projects. Allocate General Funds to the Development Fee Grant to projects in support of the creation of Affordable Housing units. Allocate funding for utility assistance programs that increase Housing Stability and Prevent Homelessness (See also: AP-65): Allocate General funding for Public Services Grants for rental assistance increase Housing Stability and Prevent Homelessness. Implement Affordable Housing Assessment with Bond funds.
2. Allocate CDBG and General Funds for Public Services, Facility, and/or Infrastructure Grants to combat Food Insecurity.
3. Allocate CDBG and General Funds for Public Services, Facility, and/or Infrastructure Grants to increase availability and access to Health, Mental Health, and Behavioral Health Care.

4. Allocate CDBG and General Funds for Public Services, Facility, and/or Infrastructure Grants to improve Family Stability by improving safety, support, and opportunity including access to affordable childcare.
5. Allocate CDBG and General Funds for Public Services, Facility, and/or Infrastructure Grants to increase availability and access to services for special needs populations (seniors, disabled, veterans, abused and neglected children, and victims of domestic violence) (See also: AP-65).
6. Allocate CDBG and General Funds for Public Services, Facility and/or Infrastructure Grants to make homelessness rare, brief, and nonrecurring (See also: AP-65).
7. Intergovernmental collaboration and Public Services, Facility and/or Infrastructure Grants to increase access to Transportation, increasing housing and workforce stability.
8. Allocate CDBG and General Funds for Public Services Grants to increase access to mobility, educational programs, and workforce development for Economic security.

Actions planned to develop institutional structure

The City has defined the strategies below:

- Develop and maintain a coordination system across service sectors and cultivation of systems to better match services to identified need;
- Identify and continuously evaluate the strengths and gaps in housing and supportive services including improving systems to share best practices information across sectors; and
- Collect and utilize data that informs system-wide based decision making for prioritizing and selecting high performing projects.

During the 2026-27 program year, City actions related to institutional structures will be:

GOAL 1: Affordable Housing (See Also: AP-55, AP-75) Implementation of Affordable Housing Assessment with Bond funds.

GOAL 2: Make Homelessness Rare Brief and Nonrecurring (See Also: AP-65) Continue collaboration among governments and community partners. ACTIONS: Financial and Human Resources in Support of Denton County Homelessness Leadership Team in partnership with the United Way. ACTIONS: Financial and Human Resources to Improve Housing Crisis Response System.

GOAL 3: Non-Housing Community Development: Public Services (See Also: AP-55, AP-65, and AP-75) Continue collaboration among governments and community partners. ACTIONS: Financial and Human Resources in Support of local nonprofits through grants and other programs. ACTIONS: Participate in Intergovernmental groups, local Coalitions, and Community Meetings to discuss solutions for improved community response systems to complex social issues.

GOAL 4: Non-Housing Community Development: Public Facilities, Public Improvements and Infrastructure. Coordinate Public Facilities, Public Improvements and Infrastructure projects to improve neighborhoods.

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

The City of Denton has a very strong network of service providers including those providing housing and supportive services. The City has a partnership with the United Way of Denton County, in three Collective Impact projects, the Denton County Behavioral Health Leadership Team, Denton County Homelessness and Housing Leadership Team, and the Denton County Workforce Success Leadership Team. These projects bring public and private agencies together to review and discuss the provision of services in the Denton area to improve systems and maximize the benefits derived from available resources.

In addition, Denton has several work groups, committees, collaborations, and coalitions that have been developed to assist in enhancing coordination of services:

- Denton County Behavioral Health Leadership Team and Homelessness Leadership Teams
- Denton County Homeless Coalition
- Committee on Persons with Disabilities
- Denton County Food Security Task Force Healthy Communities Coalitions (specific issues discussed including mental health)

City of Denton staff including Community Development staff will continue to actively participate in the above committees during the 2026-27 program year. The City is part of a strong team of service providers who are working to improve services.

Discussion:

While the 2026 Action Plan submitted to HUD may only include the goals for CDBG and HOME funds, the City invests general fund resources to address residents' housing and community development needs. Therefore, all resources by source are described above.

Program Specific Requirements

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

Introduction:

Below are specific requirements for the Community Development Block Grant and the HOME Investment Partnership Program.

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. 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. | 0.00% |

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

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

The City of Denton does not utilize other forms of investment beyond those identified in 92.205(b). The City will not permit other forms of investment without the prior approval of HUD.

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:

The City of Denton will utilize recapture for homebuyers for the HOME program including any projects funded with HOME Program Income (PI). The policy provides guidelines that will be used for recapture of HOME funds when used for homebuyer activities under the Homebuyer Assistance Program as required in 24 CFR 92.254.

All homebuyers sign a HOME agreement with the City, detailing the affordability period and recapture provisions based on any HOME subsidy provided. If a homebuyer sells the property during the affordability period, a portion of the net sales proceeds must be returned to the City of Denton. The amount subject to recapture decreases over time based on how long the homebuyer has resided in the home.

Repayment is capped at the subsidy given for closing costs and is limited to the net proceeds from the sale, which includes the sales price minus the first lien and seller-paid closing costs, and covers brokers' commissions, reasonable attorney fees, and any applicable transfer or recording fees. All homebuyers sign a HOME agreement with the City, detailing the affordability period and recapture provisions based on any HOME subsidy provided. If a homebuyer sells the property during the affordability period, a portion of the net sales proceeds must be returned to the City of Denton. The amount subject to recapture decreases over time based on how long the homebuyer has resided in the home.

In cases of a sale, short sale, or foreclosure, the recaptured amount is limited to the available net sales proceeds. If there aren't sufficient funds, the City may recapture less than the total due. Recapture mechanisms are documented with a promissory note and deed of trust that specify the affordability period.

Repayment is capped at the subsidy given for closing costs and is limited to the net proceeds from the sale, which includes the sales price minus the first lien and seller-paid closing costs, and covers brokers' commissions, reasonable attorney fees, and any applicable transfer or recording fees.

In all cases, the amount to be repaid is the subsidy provided directly to or on behalf of the homebuyer for closing costs and is limited to the net proceeds of the sale, which is defined as the sales price minus the first lien and seller paid closing costs and includes only the following items to the extent actually incurred: brokers commission, reasonable attorney fees, and any transfer tax or recording fee payable by the seller.

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:

Federal assistance will be provided in the form of a 0% interest, forgivable deferred payment loan (DPL) and will be secured by a HOME Written Agreement, fully executed and dated by all applicable parties and a Promissory Note and Deed of Trust. The Deed of Trust is recorded in the Real Property Records of Denton County.

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 Denton does not currently use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

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

The City of Denton currently does not fund an activity utilizing 2026 HOME funds for TBRA activities.

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

The City of Denton currently does not fund an activity utilizing 2026 HOME funds for TBRA activities.

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).