

ORDINANCE NO. 25-193

AN ORDINANCE OF THE CITY OF DENTON AUTHORIZING THE CITY MANAGER TO SIGN AND SUBMIT TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT A 2025 ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT WITH APPROPRIATE CERTIFICATIONS, AS AUTHORIZED AND REQUIRED BY THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND THE NATIONAL AFFORDABLE HOUSING ACT OF 1990, AS AMENDED; AUTHORIZING THE DIRECTOR OF COMMUNITY SERVICES, OR DESIGNEE, TO SIGN RELEASES OF LIENS AND SUBORDINATION AGREEMENTS UPON CERTAIN CONDITIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Denton is concerned with the development of viable urban communities, including decent housing, a suitable living environment, and expanded economic opportunities; and

WHEREAS, the City of Denton has a special concern for persons of low and moderate income; and

WHEREAS, the City of Denton, as a Community Development Block Grant Entitlement City and a HOME Investment Partnerships (“HOME”) Participating Jurisdiction, has prepared, in accordance with its approved 2023-2027 Consolidated Plan for Housing and Community Development and through a citizen participation process, a program for utilizing its 2025 program year entitlement funds, program income, and reallocated funding from previous years in the approximate amount of \$2,322,832.05 (the “2025 Action Plan”); and

WHEREAS, citizen participation requirements, including the holding of public hearings, have been met; and

WHEREAS, implementation of the 2025 Action Plan will require the execution of releases of liens or subordination agreements related to funding provided in connection with the Home Improvement Program, Homebuyer Assistance Program, Rental Repair Program and certain CDBG and HOME-related programs; NOW THEREFORE:

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are found to be true and incorporated herein by reference.

SECTION 2. The City Manager is hereby authorized to sign and submit to the Department of Housing and Urban Development the 2025 Action Plan, application, and appropriate certifications, attached hereto as Exhibit A and incorporated herein by reference, for entitlement funds under the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, as amended.

SECTION 3. The Director of Community Services is hereby authorized to handle all fiscal and administrative matters related to the 2025 Action Plan, application and certifications, including any proportional increases or decreases in project or program funding required to match allocation amounts.

SECTION 4. The Director of Community Services, or designee, is hereby authorized to execute releases of liens, as approved by the City Attorney's Office, related to the funding provided through the 2025 Action Plan and the satisfaction of applicable program requirements.

SECTION 5. The Director of Community Services, or designee, is hereby authorized to execute subordination or similar agreements, as approved by the City Attorney's Office, related to the funding provided through the 2025 Action Plan and the satisfaction of applicable program requirements.

SECTION 6. The City Secretary is hereby authorized to furnish copies of the approved ordinance to all interested parties.

SECTION 7. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. The ordinance was passed and approved by the following vote [\_\_\_ - \_\_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
LAUREN THODEN, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY:  \_\_\_\_\_  
Scott Bray  
Deputy City Attorney

# 2023-2027 City of Denton Consolidated Plan FOR HOUSING & COMMUNITY DEVELOPMENT

## 2025 ACTION PLAN

HOUSEHOLDS	PRIORITY
56	AFFORDABLE HOUSING
421	MAKING HOMELESSNESS RARE, BRIEF & NONRECURRING
467	PUBLIC SERVICES
8,000	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 2025 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 2025-26 program year (October 1, 2025, through September 30, 2026) to address Denton's strategies stated in the 2023-2027 Consolidated Plan for Housing and Community Development. The 2025 Action Plan covers the third 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 2025 is \$2,322,832.05 (including \$545,619.45 in CDBG and HOME Reprogrammed Funds and CDBG program income). In the previous year, the City of Denton also allocated an estimated HOME program income during the annual Action Plan. The City of Denton will allocate the actual HOME program income received during the 2024-25 program year during the following program year in the 2025 Action Plan. The table provides a breakdown of available funding by grant.

### CDBG/HOME Funding

FUNDING SOURCE	FUNDING AMOUNT
Community Development Block Grant – Estimate	1,049,336.00
Community Development Block Grant – Program Income <sup>1</sup>	4,000.00
Community Development Block Grant – Reallocated Funds	103,578.26
<b>CDBG TOTAL</b>	<b>1,156,914.26</b>
HOME Investment Partnership Grant	462,239.32
HOME Investment Partnership Grant – Actual Program Income <sup>1</sup>	265,637.28
HOME Reallocated Funds <sup>2</sup>	438,041.19
<b>HOME TOTAL</b>	<b>1,165,917.79</b>
<b>TOTAL</b>	<b>2,322,832.05</b>
<b>Funds Programmed to Activities in Action Plan</b>	<b>1,674,727.06</b>
<b>Unprogrammed Funds (HOME)</b>	<b>648,104.79</b>

Table 1 – CDBG/HOME Funding

<sup>1</sup>Based on HUD's recommendation the actual 2023-24 Program Income will be allocated in the 2025 Action Plan. Also, 2022-23 Program Income was not programmed in 2023-25 AP, so will be allocated in the 2025-26 AP.

<sup>2</sup>Reallocated funds are from completed 2022-2024 projects with residual funds and cancellation of a program.

A total of \$1,674,727.26 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 \$648,104.79 is available as unprogrammed funds. The unprogrammed funds will be allocated through a substantial amendment process required by HUD by the end of the year.

Most of the 2025 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 2025-26 program year. A total of 82% of all CDBG funds and 40% of all HOME funds have been allocated to low and moderate-income activities. This percentage for the HOME grant will increase to 96% when the unprogrammed funds are allocated to eligible HOME projects.

### National Objectives

National Objectives	CDBG Grant	% of Grant	HOME Grant	% of Grant
L/M Income Area Benefit	\$268,000.00	23%		
L/M Income Limited-Clientele	\$157,400.00	14%		
L/M Income Housing	\$521,647.26	45%	\$471,590.00	40%
Total	\$947,047.26	82%	\$471,590.00	40%
Total Funds Available	\$1,156,914.26		\$1,165,917.79	

**Table 2 - National Objectives**

Amendments:

The City of Denton is amending the following Action Plans:

- a) The 2022 Action Plan to reallocate \$100,000 in CDBG funds. The substantial amendment would reallocate the balance from the Rental Repair Program to the Minor Repair Program. The Rental Repair Program has not received enough applications to allocate the CDBG funds.
- b) The 2024 Action Plan to reallocate \$424,793.36 in HOME funds that were unprogrammed in the 2024 Action Plan. The substantial amendment would reallocate the unprogrammed funds to the Denton Affordable Housing Corporation 2025 project.

## 2. Evaluation of past performance

Below is a summary of the number of households or persons served through the CDBG and HOME grants from the 2023 Consolidated Annual Performance and Evaluation Report which is the most recently completed year. The 2023 Action Plan was the first 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. 2023 Action Plan goals focused on affordable housing (88 persons assisted), public facility improvements (2,400 persons assisted), and public services activities (547 persons assisted) with an emphasis on homeless assistance (314 persons assisted) for a total of 3,349 persons assisted.

#### HUD Expenditures and Persons Assisted by ConPlan Priorities

2023-27 CONPLAN PRIORITY / ACTIVITY	PERSON ASSISTED	EXPENDITURES				
		CDBG	HOME	HOME- ARP	Total	%
Affordable Housing	88	\$434,770	\$211,342	\$0	\$646,112	41%
Making Homelessness Rare, Brief, and Nonrecurring	314	\$49,834	\$0	\$248,028	\$297,862	19%
Public Services	547	\$91,267	\$0	\$0	\$91,267	6%
Public Facilities, Improvements, and Infrastructure	2400	\$304,728	\$0	\$0	\$304,728	19%
Planning and Administration	0	\$180,668	\$58,619	\$1,646	\$240,934	15%
Total	3,349	\$1,061,267	\$269,961	\$249,674	\$1,580,902	100%

Table 3 - HUD Expenditures and Persons Assisted by ConPlan Priorities

#### 4. Summary of Citizen Participation Process and consultation process

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 24, 2024, through November 29, 2024, which generated 39 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 November 13, 2024, at 6 p.m. at the Development Service Center (401 N. Elm St. Denton, TX 76201) 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 a newspaper ad. Spanish translations were available. Staff presentations include a review of funding, 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 2025 Annual Plan was placed on public display for 30 days beginning from May 19, 2025, to June 20, 2025. 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 17, 2025, during the City Council Meeting Regular Session to obtain comments on the proposed use of funds for 2025 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**

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. Attachment 2 also includes supporting documentation on the outreach methods.

## 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 2025 Action Plan.

## **7. Summary**

The 2025 Action Plan was developed by requesting public input regarding the use of federal funds. Housing and public facility funding applications were released December 2, 2024, and Human Services funding applications were released December 13, 2024. Application training was provided by the Community Services Staff on the combined community development funding application December 19, 2024. The CSAC reviewed and scored applications in March and April 2025, and the committee developed a set of funding recommendations May 2, 2025. The 2025 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

#### Responsible Agencies

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

City of Denton  
Community Services  
401 N. Elm Street  
Denton, Texas 76201  
Phone: (940) 349-7726  
Fax: (940) 349-7753  
E-mail: [communitydevelopment@cityofdenton.com](mailto:communitydevelopment@cityofdenton.com)  
Website: <http://www.cityofdenton.com>

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

### **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(l))**

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 effort is 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 persons experiencing homelessness. The City actively participates in the Balance of State CoC, and participates in the local homeless coalition, the Denton County Homeless Coalition.

This collaboration supports the development of 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). This data is collected 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 priorities, CoC grants are awarded locally to provide housing and supportive services. In Denton, these fund 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 both 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**

See table below for a list of groups organizations and other.

**Agencies, groups, organizations who participated**

Agency/Group/ Organization Type	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Committee on Persons with Disabilities	Special Needs Citizen Committee	Public Services and Public Facilities	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.
Denton Affordable Housing Corporation	CHDO	Affordable Housing Needs	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.
Denton County MHMR	Mental Health Service Organization	Public Services Needs	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.
Denton County Public Health - Healthy Communities Coalition	Public Health Department, Coalitions	Public Services Needs	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.

<b>Agency/Group/ Organization Type</b>	<b>Agency/Group/ Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Denton Housing Authority	PHA	Affordable Housing Needs	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.
Denton County Food Insecurity Biweekly	Public Services Assistance Group	Public Services	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.
Denton Independent School District	Public Education Entity	Economic and Public Services Needs	Joint City and DISD meetings are hosted. OUTCOMES: Increase intergovernmental collaboration and identify partnerships necessary to address community needs.
Denton County Behavioral Health Leadership Team	Quasi- Governmental Collective Impact Initiative	Homelessness Strategy, Public Services Needs	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.
Denton County Homelessness and Housing Leadership Team & Workgroups: Data, Denton County Homeless Coalition, Housing, Shelter Planning	Quasi- Governmental Collective Impact Initiative	Homelessness Strategy, Public Services Needs	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:

Agency/Group/ Organization Type	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			Making Homelessness Rare, Brief, and Nonrecurring.
Denton County Workforce Success Leadership Team	Quasi- Governmental Collective Impact Initiative	Economic Mobility, Financial Stability	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.
Texas Homeless Network	Lead Agency for the Balance of State CoC	Homelessness Strategy, Public Service Needs	Continuous collaboration and consultation regarding homeless needs in the Denton area. OUTCOMES: Making Homelessness Rare, Brief, and Nonrecurring.

**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.

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

**Other local / regional / federal planning efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<a href="#">Assessment of Fair Housing</a>	City of Denton (North Texas Regional Housing Assessment)	AFH-AFFH
<a href="#">Denton Plan 2040</a>	City of Denton	Needs Assessment, Market Analysis, AFH-AFFH
<a href="#">Denton Development Code</a>	City of Denton	Needs Assessment, AFH-AFFH
<a href="#">2022 Denton Mobility Plan</a>	City of Denton	Needs Assessment, AFH-AFFH
<a href="#">Parks Master Plan</a>	City of Denton	Needs Assessment
<a href="#">Collective Impact Initiatives</a>	United Way of Denton County	Needs Assessment
<a href="#">ALICE</a> - (Asset Limited, Income Constrained, Employed)	United Way of Denton County	Needs Assessment
<a href="#">CHIP</a> - Community Health Improvement Plan	Denton County Health Department	Needs Assessment
<a href="#">County Health Rankings and Road Map</a>	Denton County Health Department	Needs Assessment
<a href="#">Regional Data and Analysis</a>	North Texas Council of Governments	Needs Assessment, Market Analysis

**Table 6 – Other local / regional / federal planning efforts**

**Narrative (optional)**



## **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. In order to broaden the citizen participation process during the 2025 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 2024 through November 2024, and the City received thirty-nine responses (39). A summary of survey results is located 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 community services, housing assistance, infrastructure and special population that respondents stated the City should fund are as follows:

- **Affordable Housing: Provide housing for vulnerable populations (80%); New affordable rental units (62%); and homebuyer and homeowner repair assistance (62%)**
- **Making Homelessness Rare, Brief, and Nonrecurring: Increase transitional housing (54%); Increase permanent supportive housing (54%); and increase and improvement to mental health services (54%)**
- **Public Services: Health and mental health services (82%), affordable childcare (62%); and transportation services (49%)**
- **Public Improvements and Infrastructure Needs: Improve roads and sidewalks (77%); assist non-profits with improving their facilities (64%); and new or improved community centers (44%)**

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

### Citizen Participation Outreach

	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 Ads		Requested Public Comment by Phone, Email, Online Survey, or Hearing/Meeting.	Included with 2, 3, and 4 below as applicable.	N/A	October 24, 2024
2	30-day Comment Period		Nine comments were received from a homeowner.	See pages 4-6 for a list of comments received.	See pages 4-6 for a list of City comments.	May 19, 2025, through June 20, 2025
3	In-Person Public Hearing (2)		No attendees	No comments	N/A	November 13, 2024
			3 public comments were received	All comments in support of Action Plan activities.	All comments accepted	June 17, 2025
4	Online Survey (1)	All city residents and organizations.	39 surveys were completed.	See summary of the comments. Attachment 2	Comments regarding City services not pertaining to eligible activities under CDBG/HOME funding were not incorporated into the plan.	Funding Priority Survey (Oct. 2024 to Nov. 2024)
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		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 (3 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	December 16, 2024, January 10, 2025, and (May 13, 2025)

**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 in specific activities which tie back to our larger Strategic Plan Goals. The anticipated federal resources below are based on final HUD allocation amounts.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	Public-federal	<ul style="list-style-type: none"> <li>▪ Administration</li> <li>▪ Housing</li> <li>▪ Public Improvements</li> <li>▪ Public Services</li> </ul>	\$1,049,336	\$4,000	\$103,578.26	\$1,156,914	\$2,098,672
HOME	Public-federal	<ul style="list-style-type: none"> <li>▪ Administration</li> <li>▪ Housing</li> </ul>	\$462,239	\$265,637.28	\$438,041.19	\$1,165,917.47	\$924,478

**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 2025-26 program year, CDBG and HOME projects will leverage an additional \$27,220,564 in federal, state, local, and private fund and include the following:

Proposed General Funds for human services activities	\$377,955
Federal Funds for human services activities	\$3,784,058
State Funds for human services activities	\$5,553,985
Local Funds for human services activities	\$2,724,985
Private Funds for human services activities	\$13,675,852
Private Funds for affordable housing activities	\$1,103,729
<b><u>Total Federal, State, Local, and Private Funding</u></b>	<b><u>\$27,220,564</u></b>

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 2025.

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 \$106,219.75 for the 2025-26 program year. The 25% match of federal HOME grant excludes administrative allowances of 10%, program income, and CHDO operating funds. 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.
- General Funds provided on eligible HOME projects through the Affordable Housing Fee Grant Program.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan** Not applicable.

**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	CDBG/HOME Funding	Goal Outcome Indicator
1	Affordable Housing	2024	2027	Affordable Housing	Denton City Limits	Affordable Housing	\$521,647.26 CDBG \$471,590 HOME	52 LMI Households/ Individuals
2	Making Homelessness Rare, Brief and Nonrecurring	2024	2027	Homelessness	Denton City Limits	Homelessness and At-Risk	\$45,437 CDBG	240 Homeless/At-Risk Households/Individuals
3	Non-Housing Community Development: Public Services	2024	2027	Non-Housing Community Development	Denton City Limits	Public Services	\$157,400 CDBG	900 LMI Households/ Individuals
4	Non-Housing Community Development: Public Facilities, Public Improvements and Infrastructure	2024	2027	Non-Housing Community Development:	Denton City Limits	Public Facilities, Public Improvements and Infrastructure	\$268,000 CDBG	8320 LMI Households/ Individuals
5	Planning and Administration	2024	2027	Planning	Denton City Limits	Administration	\$209,867 CDBG \$46,223 HOME	N/A

**Table 9 – Goals Summary**

## **Goal Descriptions**

1. **Affordable Housing** - 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; new construction of affordable housing; homelessness prevention (non-HOME rental assistance); rapid re-housing; and supportive services.
2. **Making Homelessness Rare, Brief and Nonrecurring** - The City is providing support for the community's Collective Impact Initiative, the Denton County Homelessness Leadership Team that seeks to:
  - 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. **Non-Housing Community Development: Public Services** - 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. **Non-Housing Community Development: Public Facilities, Public Improvements and Infrastructure** - Provides funding for public facility 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. **Planning and Administration** - 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 currently a Community Development Block Grant (CDBG) entitlement and a participating jurisdiction for the HOME Investment Partnership (HOME) Programs. Applications for Federal Assistance for CDBG and HOME are available in the appendix section. The City of Denton's estimated total federal funds and program income funding for the 2025-26 program year is \$2,322,832 and includes \$541,619.45 in CDBG and HOME reprogrammed funds from prior year funds. Besides the federal funds, the City of Denton is also leveraging an additional \$1,316,405 in local funds from the City of Denton General Funds for public services and homeless council initiatives.

Please note that Table 10 shows the list of projects that are recommended to be funded with General Funds for the 2025-26 fiscal year. Table 11 is the list of projects that will be funded with federal funds from the U.S. Department of HUD for the 2025-26 program year.

#### Recommended funding for General Fund

Project Name	Amount
Children's Advocacy Center	\$40,388
Court Appointed Special Advocates	\$35,340
Communities in Schools	\$35,340
Cumberland Youth and Family Services	\$16,155
Denton Christian Preschool	\$30,291
Denton City County Day School	\$15,145
Denton County MHMR Center	\$30,291
Giving Grace	\$36,854
Our Daily Bread	\$39,378
Opening Doors International Services, Inc.	\$15,145
PediPlace	\$35,339
Refuge for Women	\$15,360
SPAN, Inc.	\$7,687
The Salvation Army	\$25,242
<b>Total General Fund - Human Services Grant</b>	<b>\$377,955</b>

Table10- Recommended funding for General Fund

## Projects

#	Project Name
1	2025 Community Development Administration
2	2025 Denia Park Shade Structures Project
3	2025 Denton Affordable Housing Corporation Homebuyer New Construction
4	2025 Denton County Friends of the Family
5	2025 Denton County Friends of the Family Project
6	2025 Fred Moore Park Scoreboards Project
7	2025 Health Services of North Texas
8	2025 Minor Repair Program
9	2025 PARD Summer Camp
10	2025 SPAN, Inc.

**Table 11 - 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 were 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 addresses 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	<b>Project Name</b>	<b>2025 Community Development Administration</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$209,867 HOME: \$46,223
	<b>Description</b>	Program administration for the CDBG and HOME grants and includes program management, coordination, and monitoring associated with carrying out eligible activities. Program will be carried out by the Community Services Department.
	<b>Target Date</b>	10/1/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Administration services are carried at the Community Development Division at 401 N. Elm St, Denton Texas 76201
2	<b>Planned Activities</b>	Funds will be used to cover the cost of planning, administering, operating and monitoring the CDBG and HOME programs.
	<b>Project Name</b>	<b>Denia Park Shade Structures Project</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Public Facilities, Public Improvements, and Infrastructure
	<b>Needs Addressed</b>	Public Facilities, Public Improvements, and Infrastructure
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Project includes the purchase and installation of a shade structure at Denia Park to provide areas of shade for park visitors. Project will be carried out by the Parks and Recreation Department. Project is located in a low-moderate income area
	<b>Target Date</b>	10/01/2025

	<b>Estimate the number and type of families that will benefit from the proposed</b>	5,595 low to moderate income people
	<b>Location Description</b>	Denia Park, 1001 Parvin St, Denton, TX 76205 Census Tract 208.00 Block Group 2 and 3 Census Tract 209.00 Block Group 2 Census Tract 210.00 Block Group 4 Census Tract 213.04 Block Group 2
	<b>Planned Activities</b>	Funds will cover the cost of purchase and installation of a shade structure.
<b>3</b>	<b>Project Name</b>	<b>2025 DAHC Homebuyer New Construction</b>
	Target Area	City of Denton, TX
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$471,590
	Description	Project consists of housing development and homebuyer assistance of three single-family homes for low-income homebuyers. Funding also includes \$46,711 for CHDO Operating Costs. Project will be carried out by Denton Affordable Housing Corporation, a certified CHDO. HOME funds include \$438,041.19 in 2024 reallocated funds.
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	3 low-to-moderate income households
	Location Description	418 Robertson St., Denton Texas
	Planned Activities	Funds will cover the cost for new housing construction and homebuyer assistance for three single-family homes. Funds will also be used for CHDO operating expenses for DAHC.
<b>4</b>	<b>Project Name</b>	<b>2025 Denton County Friends of the Family</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Making Homelessness Rare, Brief and Nonrecurring
	<b>Needs Addressed</b>	Homelessness and At-Risk
	<b>Funding</b>	CDBG: \$45,437

	<b>Description</b>	Provide shelter that is equipped to improve clients' sense of safety, provide support in overcoming the impact of violence and abuse and begin the process of helping the client achieve and maintain self-sufficiency free from family violence.
	<b>Target Date</b>	10/01/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	240 Presumed Benefit persons
	<b>Location Description</b>	Address is suppressed.
	<b>Planned Activities</b>	Funds will partially cover the cost of the Shelter Director salary.
<b>5</b>	<b>Project Name</b>	<b>2025 Denton County Friends of the Family Project</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Making Homelessness Rare, Brief and Nonrecurring
	<b>Needs Addressed</b>	Homelessness and At-Risk
	<b>Funding</b>	CDBG: \$53,000
	<b>Description</b>	Project consists of making needed repairs to the home including adding ADA accessibility features. The home will be available as a transitional house when a family leaves emergency shelter and increase housing stability. Project will be carried out by the Denton County Friends of the Family.
	<b>Target Date</b>	10/01/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 Presumed Benefit household
	<b>Location Description</b>	Address is suppressed
	<b>Planned Activities</b>	Funds will cover the cost of the home repairs including adding accessibility features.
<b>6</b>	<b>Project Name</b>	<b>Fred Moore Scoreboards Project</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Public Facilities, Public Improvements, and Infrastructure
	<b>Needs Addressed</b>	Public Facilities, Public Improvements, and Infrastructure

	<b>Funding</b>	CDBG: \$18,000
	<b>Description</b>	Project includes the purchase and installation of scoreboards for the football and softball fields at the Fred Moore Park. Project will be carried out by the Parks and Recreation Department. Project is located in a low-moderate income area.
	<b>Target Date</b>	10/1/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,725 low- and moderate-income persons
	<b>Location Description</b>	701 Wilson St. Denton, TX 76205 Census Tract 21202 Block Group 1 and 2
	<b>Planned Activities</b>	Funds will cover the cost and installation of scoreboards for the football and softball fields.
<b>7</b>	<b>Project Name</b>	<b>2025 Health Services of North Texas</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,485
	<b>Description</b>	Provides quality primary medical care for impoverished and uninsured/underinsured patients of all ages (including women's health & prenatal care).
	<b>Target Date</b>	10/01/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	201 low-to-moderate income individuals
	<b>Location Description</b>	4401 N. I-35, Ste. 312, Denton, TX 76207
	<b>Planned Activities</b>	Funds will cover the cost of healthcare services for low to moderate-income individuals
<b>8</b>	<b>Project Name</b>	<b>2025 Minor Repair Program</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Affordable Housing

	<b>Needs Addressed</b>	Home Repair
	<b>Funding</b>	CDBG: \$468,647.26
	<b>Description</b>	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 a rehabilitation can be done. Program will be managed by the Community Services Department. CDBG funds includes \$138,578.26 in 2022 reallocated funds.
	<b>Target Date</b>	10/01/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	48 low and moderate-income households
	<b>Location Description</b>	This is a city-wide program. Applications are taken at the Community Development Division at 401 N. Elm St., Denton Texas 76201
	<b>Planned Activities</b>	Funds will be used for rehabilitation costs for minor repairs.
9	<b>Project Name</b>	<b>2025 PARD Summer Kids Camp</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$43,922
	<b>Description</b>	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.
	<b>Target Date</b>	10/01/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	57 low and moderate-income persons low and moderate-income households

	<b>Location Description</b>	Civic Center, Denia Recreation Center, McMath Middle School, and MLK Recreation Center
	<b>Planned Activities</b>	Funds will cover the cost of camp scholarships.
<b>10</b>	<b>Project Name</b>	<b>2025 SPAN, Inc.</b>
	<b>Target Area</b>	City of Denton, TX
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Food Security
	<b>Funding</b>	CDBG: \$17,556
	<b>Description</b>	Special Programs for Aging Needs (SPAN), Inc. to provide senior nutrition program providing nutritional home delivered and congregate meals for senior adults in Denton.
	<b>Target Date</b>	10/01/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	402 persons low and moderate-income persons.
	<b>Location Description</b>	1800 Malone St. Denton, TX 76201
	<b>Planned Activities</b>	The funds will cover a portion of the cost of meals.

**Table 12- Project Summary Information**

## **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 facility 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 the 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 recommendation to City Council.

### **Geographic Distribution**

Target Area	Percentage of Funds
City of Denton, TX (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 forty-eight (48) households in our Minor Repair Programs, assist one (1) households with rental repairs through Denton County Friend of the Family, and provide funding for the CHDO's New Construction program assisting three (3) households, the City's one-year goal is to assist fifty-two (52) households in 2025-26 Program Year with CDBG and HOME.

#### **One Year Goals for Affordable Housing by Support Type**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1
Non-Homeless	51
Special-Needs	0
Total	52

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	49
Acquisition of Existing Units	0
Total	52

**Table 14 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

In addition to CDBG/HOME activities, the City also fund \$135,000 for a Development Fee Grant program through the general fund to assist nonprofit housing developers. The grant reduces development costs by covering development fees to support new construction of Affordable Housing Units. The city expects to receive applications for 7-9 projects in the 2025-26 fiscal year.

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.

When the City helps homeowners for HOME-assisted housing units, the purchase price and appraisal value may not exceed 95% of the median purchase price for the city. The HUD-derived formula for determining home values used data from July 2016 through June 2021 and was



implemented beginning in June 2022. These data lagged the market and have limited what activities the city can fund based on these lower values. The city, per HUD guidelines, performed its own market study to determine more accurate values using more recent data. The proposal was submitted in the 2023 Action Plan, and we intend to also include the higher values for the 2025 Action Plan.

The City is updating the median home values for use in HOME programs. The HUD derived data for use with HOME grant funding and homebuyer assistance programs used home sales data from July 2016 through June 2021 with implementation beginning in June 2022. Historically, home sale data from such a recent study would provide data accurate enough to effectively operate the programs. However, given that home values and purchase prices are increasing rapidly, the HUD data is low compared to the current market. As per HUD guidelines, the city performed its own market study to determine home values for the city of Denton for use in determining HOME value limits. HOME-assisted housing units may not exceed 95% of median purchase price for the city. The newer data from the city's market study increases that threshold providing a wider variety of housing for which the city may provide assistance.

*City of Denton Proposed New Value Limits*

**City of Denton, Texas Compilation of Single Family Existing Real Estate Sales for a 12-Month Period March 2022 – February 2023**

<b>Unit Type</b>	<b>Data Range</b>	<b>Sales Volume</b>	<b>Median Value</b>	<b>95% Median</b>
Single Family – Existing & New	3/1/2022-2/28/2023	1712	\$395,000	\$375,250

Insufficient data available for new construction; new construction and existing single-family home value are combined.

## **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. DHA administers various public facility corporations and tax credits to operate other multi-family properties such as the Veranda, Eighteen51 Brinker, Ridgecrest Apartments, The Beverley, The Hightone, The Woodlands of Denton, Square 9 Apartments, 16Ten East, Discovery Park, Mayhill Crossing, Elan Denton and Renaissance Courts Townhomes. In addition, DHA operates Heritage Oaks and the Pecan Place Apartments which provides affordable housing for seniors.

**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 2025-26 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
  - Fund a Stability Case Worker with General Funds to support engagement and case management for unhoused folks
  - 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 Our Daily Bread with General Funds and ARPA Funds
  - Fund Our Daily Bread and Giving Grace for TBRA and supportive services with HOME ARP Grant
  - 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 TBRA and Supportive Services Programs with HOME-ARP Grant

- Fund Interfaith – Utility Assistance with General Funds
  - Fund United Way Homeless Initiatives and Barriers Fund with General Funds
    - Housing Crisis Response System: Coordinated Entry (CE)
    - Housing Crisis Response System: 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
      - Housing Crisis Response System: Coordinated Entry (CE)
      - Housing Crisis Response System: Housing Priority List (HPL)
    - Collaboration with 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
      - Housing Crisis Response System: Coordinated Entry (CE)
      - Housing Crisis Response System: Housing Priority List (HPL)
    - Collaboration with TX Balance of State Continuum of Care (CoC)
    - Housing Crisis Response System: 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
      - Housing Crisis Response System: Coordinated Entry (CE)
      - Housing Crisis Response System: Housing Priority List (HPL)
      - Fund Transitional Shelter (ARPA)
- **Facilitating Access.**
    - Fund United Way Homeless Initiatives and Barriers Fund with General Funds
      - Housing Crisis Response System: Coordinated Entry (CE)
      - Housing Crisis Response System: Homeless Information Management System (HMIS)
      - Housing Crisis Response System: Housing Priority List (HPL)
      - 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
    - Housing Crisis Response System: Coordinated Entry (CE)
    - 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 approach for a coordinated systems approach to identifying those experiencing homelessness, preventing homelessness when possible, connecting people with housing quickly and providing services when needed. While the 2025 Action Plan submitted to HUD may only include the goals for CDBG and HOME funds, the City invests general fund resources to strengthen the HCRS as a part of our goal to Make Homelessness Rare, Brief, and Nonrecurring. Therefore, all resources by source are described above.

## **AP-75 Barriers to Affordable Housing – 91.220(j)**

### **Introduction**

This section describes the activities planned during the 2025-26 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, education access and quality, health care access and quality, neighborhood and built environment and social and community context 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 services providers who support the creation of new housing and preservation of existing affordable housing,
  - 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 included in the Denton Affordable Housing Strategic Toolkit
- **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 supports 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 2025-26 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 2025-26 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, 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 2025-26 program year, the City actions will be:

1. Affordable housing assistance programs:
  - a. Allocate CDBG and HOME funding to implement or provide grants for Preserving Affordable housing through Repair, Renovation and Rental Rehabilitation projects.
  - b. Allocate General Funds to the Development Fee Grant to projects in support of the creation of Affordable Housing units
  - c. Allocate funding for utility assistance programs that increase Housing Stability and Prevent Homelessness (See also: AP-65):
  - d. Allocate General funding for Public Services Grants for rental assistance increase Housing Stability and Prevent Homelessness.
  - e. 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 2025-26 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 2025-26 program year. The City is part of a strong team of service providers who are working to improve services.

#### **Discussion**

While the 2025 Action Plan submitted to HUD may only include with 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(l)(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(l)(1)**

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

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

#### **Other CDBG Requirements**

1. The amount of urgent need activities	\$0
---	-----

#### **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 written agreement with the City outlining the affordability period and recapture provisions. For HOME-assisted homebuyer units the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

Recapture provisions will be used when the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability. If the home is transferred during the affordability period, a portion of the net sales proceeds, if any, are returned to the City of Denton. The amount subject to recapture is reduced based on a pro rata reduction during the affordability period. The funds returned are equal to the amount of HOME funds invested less the amount for each full month that the homebuyer has occupied the house as principal residence. Any funds remaining after the distribution of the net sales proceeds to all lien holders, including the City of Denton, will be returned to the homeowner.

In the event of a sale, short sale or foreclosure, the amount recaptured will be limited to the amount of net sales proceeds' available at the time of such occurrence. If there are insufficient funds remaining from the sale of the property, the City will recapture less than or none of the recapture amount due and maintain data in each individual file that provides the amount of the sale and the distribution of the funds.

The Recapture mechanisms used to secure the affordability of the HOME-assisted unit are recorded in accordance with state law with a promissory note, deed of trust and written agreement with the City of Denton. The affordability period stated in the note and deed of trust is the minimum period for the project.

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 multi-family housing that is being rehabilitated with HOME funds.

5. 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 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 HOME funds for TBRA activities.

## Application for Federal Assistance SF-424

\*1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\*2. Type of Application

- ☐ New  
☒ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify)

\*3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

\*5b. Federal Award Identifier:

B25MC480036

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\*a. Legal Name: City of Denton

\*b. Employer/Taxpayer Identification Number (EIN/TIN):  
75-6000514

\*c. UEI:  
NAQBJ67VUM95

### d. Address:

\*Street 1: 215 E. McKinney St.

Street 2:

\*City: Denton

County/Parish:

\*State: TX

\*Province:

\*Country: USA: United States

\*Zip / Postal Code 76201-4229

### e. Organizational Unit:

Department Name:  
Community Services

Division Name:  
Community Development

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix: \*First Name: Luisa

Middle Name:

\*Last Name: Rodriguez-Garcia

Suffix:

Title: Community Development Manager

Organizational Affiliation:  
City of Denton, Texas

\*Telephone Number: 9403497238

Fax Number: (940) 349-7753

\*Email: Luisa.Garcia@cityofdenton.com

## Application for Federal Assistance SF-424

**\*9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government



Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

\*Other (Specify)

**\*10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14-218

CFDA Title:

CDBG

**\*12. Funding Opportunity Number:**

\*Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**\*15. Descriptive Title of Applicant's Project:**

City of Denton plans to utilize CDBG funding for programs that are offered to households below the 80% AMI to assist with the following social determinants of health: access to education and healthcare, increase in social context, economic growth and stability, and neighborhood and built environments.

2025/26 Action Plan activities including the following: housing repair, park improvements, human services, and program administration.

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\*a. Applicant: TX-013

\*b. Program/Project: TX-013

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\*a. Start Date: 10/01/2025

\*b. End Date: 09/30/2026

**18. Estimated Funding (\$):**

*a. Federal	\$ 1,049,336 .00
*b. Applicant	\$ 0
*c. State	\$ 0
*d. Local	
*e. Other	\$ 103,578 .26
*f. Program Income	\$ 4,000 .00
*g. TOTAL	\$ 1,156,914 .26

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_.
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\*20. Is the Applicant Delinquent On Any Federal Debt?**☐ Yes ☒ No

If "Yes", explain:

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: \_\_\_\_\_ \*First Name: Sara \_\_\_\_\_

Middle Name: \_\_\_\_\_

\*Last Name: Hensley \_\_\_\_\_

Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: 9403498307

Fax Number: 9403498596

\* Email: Sara.hensley@cityofdenton.com

\*Signature of Authorized Representative:

\*Date Signed:



## Application for Federal Assistance SF-424

\*1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\*2. Type of Application

- ☐ New  
☒ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify)

\*3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

\*5b. Federal Award Identifier:

M25MC480036

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\*a. Legal Name: City of Denton

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75-6000514

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NAQBJ67VUM95

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\*Country: USA: United States  
\*Zip / Postal Code: 76201-4229

### e. Organizational Unit:

Department Name:  
Community Services

Division Name:  
Community Development

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix: \*First Name: Luisa  
Middle Name:  
\*Last Name: Rodriguez-Garcia  
Suffix:

Title: Community Development Manager

Organizational Affiliation:  
City of Denton, Texas

\*Telephone Number: 9403497238

Fax Number: (940) 349-7753

\*Email: Luisa.Garcia@cityofdenton.com

**Application for Federal Assistance SF-424****\*9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government



Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

\*Other (Specify)

**\*10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME

**\*12. Funding Opportunity Number:**

\*Title:

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):****\*15. Descriptive Title of Applicant's Project:**

City of Denton plans to utilize HOME funding for programs that are offered to households below the 80% AMI to assist with the following social determinants of health: economic growth and stability, and neighborhood and built environments.

2025/26 Action Plan activities including the following: homebuyer new construction with homebuyer assistance, CHDO operating costs, and program administration.

**Attach supporting documents as specified in agency instructions.**

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\*a. Applicant: TX-013

\*b. Program/Project: TX-013

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\*a. Start Date: 10/01/2025

\*b. End Date: 09/30/2026

**18. Estimated Funding (\$):**

*a. Federal	\$ 462,239 .32
*b. Applicant	\$ 0
*c. State	\$ 0
*d. Local	
*e. Other	\$ 438,041 .19
*f. Program Income	\$ 265,637 .28
*g. TOTAL	\$ 1,165,917 .79

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_.
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\*20. Is the Applicant Delinquent On Any Federal Debt?**☐ Yes ☒ No

If "Yes", explain:

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: \_\_\_\_\_ \*First Name: Sara \_\_\_\_\_

Middle Name: \_\_\_\_\_

\*Last Name: Hensley \_\_\_\_\_

Suffix: \_\_\_\_\_

\*Title: City Manager

\*Telephone Number: 9403498307

Fax Number: 9403498596

\* Email: Sara.hensley@cityofdenton.com

\*Signature of Authorized Representative:

\*Date Signed:

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 Program Year [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

City Manager

\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
Title

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

City Manager

\_\_\_\_\_  
Title



## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Applicant and Recipient  
Assurances and Certifications****U.S. Department of Housing  
and Urban Development**OMB Number: 2501-0044  
Expiration Date: 2/28/2027**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Sara Hensley

\*Title: City Manager

\*Applicant/Recipient Organization:

City of Denton, Texas

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an

applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(iii)).**

\* Signature:

\* Date: (mm/dd/yyyy):

---

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD-424B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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**Applicant and Recipient  
Assurances and Certifications****U.S. Department of Housing  
and Urban Development**OMB Number: 2501-0044  
Expiration Date: 2/28/2027**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:

Sara Hensley

\*Title: City Manager

\*Applicant/Recipient Organization:

City of Denton, Texas

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

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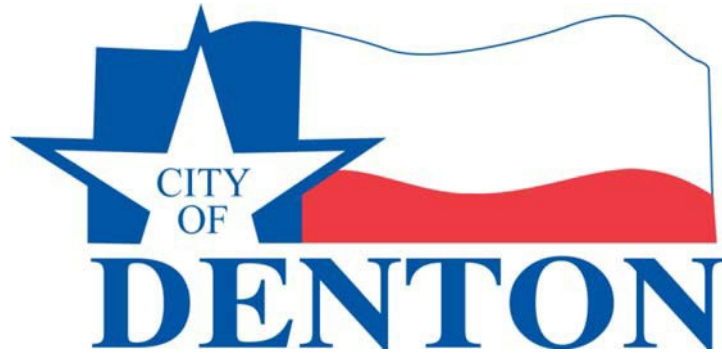
\* Signature:

\* Date: (mm/dd/yyyy):

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# CITIZEN PARTICIPATION OUTREACH & PUBLIC COMMENTS

PREPARED BY:

COMMUNITY DEVELOPMENT

401 N. Elm

Street Denton,

TX 76201

Phone: (940) 349-7726

June 2025



# PUBLIC NOTICE

## 2025-26 ACTION PLAN

### HOUSING AND COMMUNITY DEVELOPMENT

The City of Denton's 2025 Action Plan for Housing and Community Development is available for citizen review from May 19 to June 20, 2025. Citizens may review the plan online at:

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The 2025 Action Plan is the City's annual application for federal funds from the U.S. Department of Housing and Urban Development (HUD). The estimated funding available in Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), HOME reallocated funds, and local program income are \$2,298,296.09. Based on the final allocation amounts from HUD, initial funding recommendations may be proportionally adjusted.

The City plans to undertake the following activities during the 2025-2026 program year to assist low and moderate-income persons.

#### PROJECTS

##### Community Development

- Administration \$250,208
- Minor Repair Program \$446,359.26

**Denton Affordable Housing Corp.**  
\$471,590.00

**Denton County Friends of the Family** \$45,000

**Denton County Friends of the Family Project**  
\$53,000

**Health Services of North Texas** \$50,000

##### Parks and Recreation

- Summer Kids Camp \$43,500
- Denia Park Shade Structure Project \$250,000
- Fred Moore Park Scoreboards Project \$18,000

**SPAN, Inc.** \$13,757

**Unprogrammed HOME Funds** \$656,881.83

**TOTAL FUNDING: \$2,298,296.09**


#### PUBLIC HEARING INFORMATION

**Tuesday, June 17, 2025,  
at 6:30 p.m.  
City Council  
Meeting  
Regular Session,  
215 E. McKinney St.**

**The purpose of the meeting is to receive citizen input on the 2025 Action Plan and hear your views on the City of Denton's proposed projects in the next year.**

**Traductores de español estarán disponibles.**

**Amendments:** The City of Denton is amending previous Action Plans to reallocate a total of \$100,000 in CDBG funds and \$424,793.36 in HOME funds. The 2022 Action Plan will move the CDBG funds from the Rental Repair Program to the Minor Program due to lack of applications. The 2024 Action Plan will reallocate the unprogrammed HOME funds to the Denton Affordable Housing 2025 project.

**For information, call (940) 349-7726** 

Comments may be submitted to  
Community Development by **mail:** 401 N. Elm St., Denton, TX 76201,  
**fax:** (940)-349-7753,  
**email:** [CommunityDevelopment@cityofdenton.com](mailto:CommunityDevelopment@cityofdenton.com),  
or **phone:** (940)-349-7726.

# DRC MEDIA COMPANY

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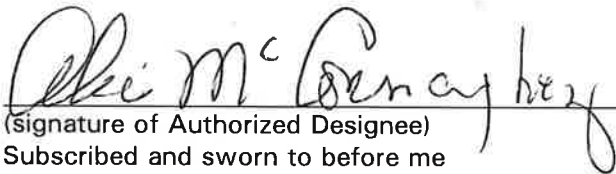
3555 Duchess Drive  
P.O. Box 369  
Denton, TX 76202  
940-387-3811

Publication(s): Denton Record-Chronicle

### PROOF OF PUBLICATION

Being duly sworn (s)he is the Publisher/authorized designee of Denton Record-Chronicle, in City of Denton/surrounding areas in Denton County; Newspaper of general circulation which has been continuously and regularly published for a period of not less than one year preceding the date of the attached notice, and that the said notice was published in said newspaper Denton Record-Chronicle on the following dates below:

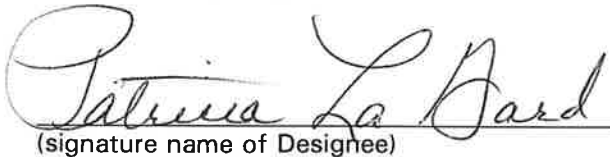
05/18/2025

  
(signature of Authorized Designee)

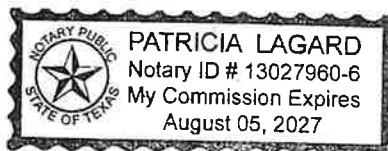
Subscribed and sworn to before me  
this 18th day of May, 2025 by

  
(printed name of Designee)

Witness my hand and official seal:

  
(signature name of Designee)

Notary Public, Denton County, Texas



DENTON CITY COMMUNITY SERVICES  
401 N ELM ST  
DENTON TX 76205

Ad Number: 58564

Price: \$565.00



**DRC MEDIA COMPANY**

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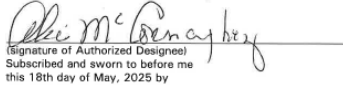
3555 Duchess Drive  
P.O. Box 368  
Denton, TX 76202  
940-387-3811

Publication(s): Denton Record-Chronicle

**PROOF OF PUBLICATION**

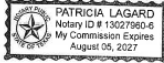
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05/18/2025

  
(signature of Authorized Designee)  
Subscribed and sworn to before me  
this 18th day of May, 2025 by

  
(printed name of Designee)  
Witness my hand and official seal:

  
(signature name of Designee)  
Notary Public, Denton County, Texas



DENTON CITY COMMUNITY SERVICES  
401 N ELM ST  
DENTON TX 76205

Ad Number: 58564 Price: \$565.00



**PUBLIC NOTICE**

**2025-26 ACTION PLAN**

**HOUSING AND COMMUNITY DEVELOPMENT**

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Regular Session,  
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Traductores de español estarán disponibles.

For information, call (940) 349-7726

Comments may be submitted to  
Community Development by mail: 401 N. Elm St., Denton, TX 76201,  
fax: (940)-349-7753,  
email: [CommunityDevelopment@cityofdenton.com](mailto:CommunityDevelopment@cityofdenton.com),  
or phone: (940)-349-7726.

ADA/EOA/ADEA | TDD (800) 735-2889 | Pub. 05/2025  
[www.cityofdenton.com](http://www.cityofdenton.com)

- 2- Public Hearings: Promoted via Newspaper Ad (see part 1), Social Media (see part 4), Website (see part 5), and Email Listserv (see part 6)
  - 3- Online Survey: Promoted via Social Media (see part 4), Email Listserv (see part 6)
  - 4- Social Media/Nextdoor Posting
- 



## COMMUNITY DEVELOPMENT PUBLIC HEARING & FEEDBACK SURVEY

*Seeking feedback to help decide how federal community development funds should be spent in Denton.*

### FUNDING PRIORITY SURVEY

The annual Funding Priority Survey is available October 25, through November 29, 2024. Complete the survey online at [cityofdenton.com/communitydevelopment](https://cityofdenton.com/communitydevelopment).

*Printed copies available upon request at  
401 N. Elm St., Denton, TX 76201.*

### PUBLIC HEARING

A Public Hearing will be held Wednesday, November 13, 2024, at 6 p.m., at the Denton Development Service Center (401 N. Elm Street).

*Traductores de español estarán disponibles.*



**PUBLIC HEARING &  
COMMENT PERIOD**

**The City of Denton's 2025 Action Plan for Housing and Community Development is available for citizen review from May 19 to June 20, 2025**

Visit [www.cityofdenton.com/communitydevelopment](https://www.cityofdenton.com/communitydevelopment) to view and comment on the plan.

Attend the Public Hearing Tuesday, June 17th at 6:30 p.m. City Council Regular Session

*Traductores de español estarán disponibles.*

City of Denton | ADA/EQA/ADEA | TDD (800) 735-2989 | [www.cityofdenton.com](https://www.cityofdenton.com) | 05/25

# City of Denton

Welcome to the official Nextdoor page for the City of Denton, Texas! We're here to engage with the community on the latest happenings in Denton. For more ways to connect with us, visit <https://www.cityofdenton.com>. Comments posted to this page will be monitored. The City reserves the right to delete or hide comments that: contain false information, obscene language or sexual content, threaten or defame any person or organization, support or oppose political candidates, political organizations or ballot propositions, promote illegal activity, commercial services or products, infringe on copyrights or trademarks or are not topically related to the particular posting. Following or "liking" persons or organizations comments is not an endorsement by the City and is only intended as a means of communication. All content of this site and all comments submitted to this page and its list of fans are public and may be subject to disclosure pursuant to the Texas Public Information Act. Privacy Policy: <http://bit.ly/2RSmXub>

[cityofdenton.com](https://www.cityofdenton.com)

[More info...](#)

Subscribe

## Activity



### **The City's draft 2025 Action Plan for Housing and Community Development is available for public review and comment until June 20, 2025.**

Deputy Director of Marketing and Communications Kayla Herrod from City of Denton · 1 day ago

The plan serves as Denton's annual application for federal housing and community development funds and outlines proposed projects for the 2025-26 program year meant to fund community service needs. Approximately \$2.3 million in federal funding is anticipated, with final allocations subject to adjustment.

Residents may review the plan, including a list of projects the City plans to undertake during the 2025-26 program year, online at [www.cityofdenton.com/communitydevelopment](http://www.cityofdenton.com/communitydevelopment)... can be submitted via mail (401 North Elm Street, Denton, TX 76201), email ([CommunityDevelopment@cityofdenton.com](mailto:CommunityDevelopment@cityofdenton.com)), fax (940) 349-7753 or phone (940) 349-7726 or in person during the public hearing on Tuesday June 17th at 6:30pm City Council Meeting Regular Session, 215 E. McKinney St. For more information and to provide feedback visit [www.cityofdenton.com/communitydevelopment](http://www.cityofdenton.com/communitydevelopment)....

1 day ago · Subscribers of City of Denton in General

THANK

REPLY



## Linking Policy

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### Press Releases

Posted on: May 22, 2025

## City of Denton Releases Draft 2025 Housing and Community Development Action Plan for Public Feedback

**DENTON, TX, May 22, 2025** – The City of Denton has released its draft 2025 Action Plan for Housing and Community Development, now available for public review and comment through June 20, 2025. The annual plan outlines proposed projects for the 2025–2026 program year and serves as Denton’s application for federal funding to support housing and community development initiatives.

Approximately \$2.3 million in federal funds is anticipated to support a range of community service needs, though final allocations are subject to change.

The draft Action Plan, including a full list of proposed projects, is available [online](#). Residents are encouraged to review the plan and share feedback through one of several methods:

- **Mail:** 401 North Elm Street, Denton, TX 76201
- **Email:** [CommunityDevelopment@cityofdenton.com](mailto:CommunityDevelopment@cityofdenton.com)
- **Fax:** (940) 349-7753
- **Phone:** (940) 349-7726
- **In-Person:** During the public hearing at the City Council Regular Session on Tuesday, June 17 at 6:30 p.m., held at 215 E. McKinney St.

For more information and to submit comments, visit [www.cityofdenton.com/communitydevelopment](http://www.cityofdenton.com/communitydevelopment).

**Contact:** Dustin Sternbeck, (940) 349-8251, [dustin.sternbeck@cityofdenton.com](mailto:dustin.sternbeck@cityofdenton.com)

**(About Denton)** Denton is a community like no other – we’re welcoming, innovative, creative, diverse, unique and authentic. The City is a vibrant and growing community with many opportunities, no matter what your interest or passion. You’re free to be whoever you are in a friendly atmosphere with a small-town vibe that’s just a short drive away from the big city. And we invite your friends to discover Denton, too!

###

Visit [www.cityofdenton.com](http://www.cityofdenton.com) for more news and to stay updated.



### Module Search

Word or Phrase



All categories



### Tools

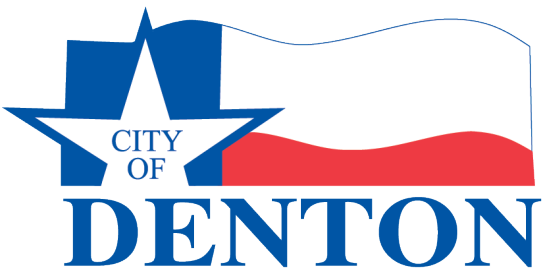
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### Categories

- All Categories
- Home
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- Public Safety Press Releases
- Internal Audit
- Economic Development
- Development Notices
- Parks and Recreation
- Friday Staff Report to City Council

**From:** City of Denton Community Services <communitydevelopment@cityofdenton.com>  
**Sent:** Tuesday, May 13, 2025 11:30 AM  
**To:** Riley, Nathan  
**Subject:** 2025 Action Plan Public Hearing & Comment Period

This message has originated from an **External Source**. Please be cautious regarding links and attachments.



Community Services

Social Services | Housing Services | Neighborhood Services | Animal Services

Visit our Website

PUBLIC HEARING & COMMENT PERIOD

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Visit [www.cityofdenton.com/communitydevelopment](http://www.cityofdenton.com/communitydevelopment) to view and comment on the plan.

Attend the Public Hearing Tuesday, June 17th at 6:30 p.m. City Council Regular Session



Comment on the 2025 Action Plan

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- Fred Moore Park Scoreboards Project \$18,000

**SPAN, Inc.** \$13,757

**Unprogrammed HOME Funds** \$656,881.83

**TOTAL FUNDING: \$2,298,296.09**

**Provide Comment and Attend the Public Hearing!**

Help ensure community needs are being addressed by reviewing the plan linked below and providing comment in writing to Community Development by:

- **Mail** to 401 N Elm St., Denton, TX 76201
- **Phone** to (940) 349-7726 or **fax** to (940) 349-7753
- **Email** to [CommunityDevelopment@cityofdenton.com](mailto:CommunityDevelopment@cityofdenton.com)

or at the upcoming Public Hearing on:

- Tuesday, June 17, 2025, at 6:30 p.m. City Council Meeting Regular Session, 215 E. McKinney St.

2023-2027  
City of Denton  
Consolidated  
FOR HOUSING  
& COMMUNITY DEVELOPMENT

2024 ACTION PLAN

HOUSEHOLDS	PRIORITY
56	AFFORDABLE HOUSING
421	MAKING HOMELESS BRIEF & NONRECURRING

Review the 2025-26 Action Plan

The City of Denton’s 2025-26 Action Plan for Housing and Community Development are available for citizen comment from May 19 to June 20.

**REVIEW THE PLAN**

[Read more](#) about current Community Development activities, and share the 2025-26 Action Plan with the community.



**ADA/EOE/ADEA ~ TDD (800) 735-2989**  
[www.cityofdenton.com/communitydevelopment](http://www.cityofdenton.com/communitydevelopment)



## PUBLIC COMMENTS RECEIVED:

### 1. Public Hearing #1 on 11/13/2024

No comments were received.

### 2. Public Hearing #2 on 6/17/2025:

Three comment cards in support of the 2025 Action Plan were received during the public hearing on June 17, 2025.

### 3. 30-day Comment Period:

One citizen provided multiple comments after the public hearing closed, and the city's response follows:

- a) Allocate more funds to the Our Daily Bread-partnered homeless projects, including administration and staffing.  
City Response: The Action Plan includes General funding for homeless organizations such as Our Daily Bread.
- b) Allocate more to Denton Parks and Rec Afterschool and summer programs for scholarships.  
City Response: The Action Plan allocates CDBG funds for the Summer Camp Scholarships.
- c) Do NOT allocate any programmed or unprogrammed funds to new development and infrastructure, including land purchasing, contracting, construction, ROW purchases, contractual tax credits, etc., to sponsors of multifamily complexes with less than 100% proposed affordable housing.  
City Response: The Action Plan did not allocate funding for multifamily complexes unit.
- d) Allocate more to the First-time home buyer program along with marketing the program and much less to the Rental Rehab Program. The program indicates it will pay for the construction of three new homes, but the allocated amount will not allow for one newly constructed home unless the land is gifted, which would raise the cost substantially. More money can go to more recipients as a larger down payment assistance forgivable loan.  
City Response: City currently manages the City's Homebuyer Assistance Program with residual CDBG and HOME funds. The project was incorrectly named Rental Rehab Program and was changed to the DAHC Homebuyer New Construction Project for constructions costs and homebuyer assistance. The non-profit organization has previously purchased the land and only needs assistance with the construction and homebuyer assistance to ensure that the purchase is affordable.
- e) Allocate a portion to current Homeowner repairs for low—to moderate-income homeowners so that one catastrophe does not end in foreclosure.  
City Response: Action Plan allocates CDBG funds to fund a homeowner repair program.
- f) Allocate a portion to oversight and compliance of ALL active PFCs, including required audits of ALL 100% tax-exempt properties filing taxes under a PFC.

City Response: Denton City Public Facility Corporation will be required to provide an annual audit once it has entered into a tax-exempt partnership. When applicable, audit information will be publicly posted on the city website.

- g) 2025 DCFOF-is this for an existing or future shelter? Only allocate funding for a director of an active, existing shelter currently in use by Denton residents.

City Response: The Action Plan includes funding to partially fund the Shelter Director for existing shelter and rehabilitate a single-family home for Denton County Friends of the Family for transitional housing.

- h) Allocate funds to feed Denton kids breakfast and lunch all summer.

City Response: The Action Plan allocates CDBG and General Funds for meals through SPAN Inc. and Salvation Army. The Texas Department of Agriculture, Food and Nutrition Division also provides summer meal programs in Denton.

#### 4. Online Survey Results and Comments:

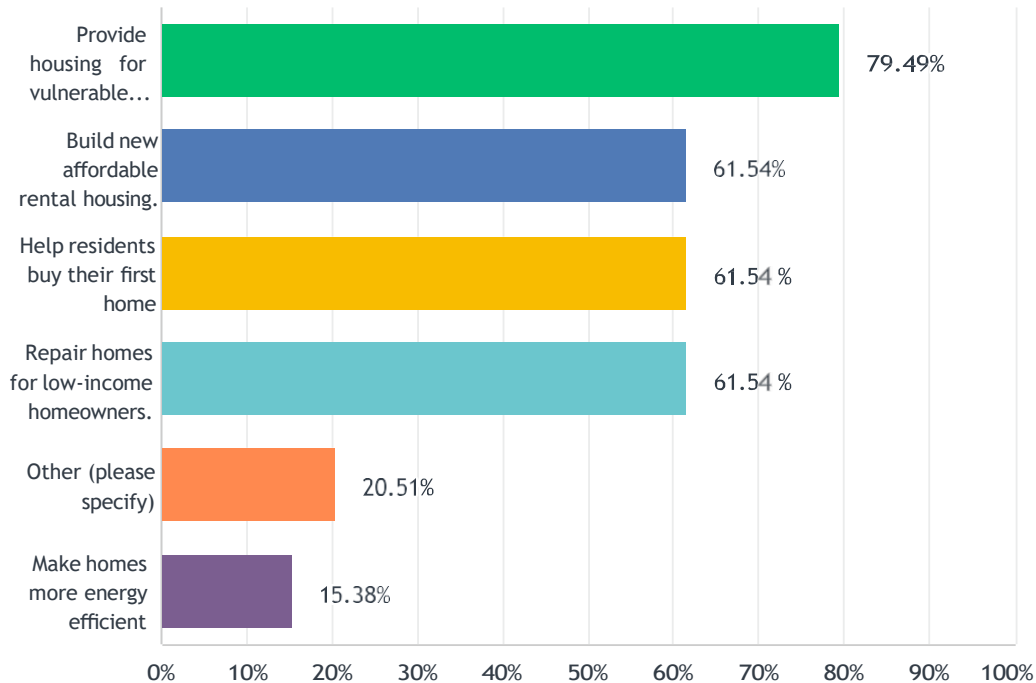
Below is a summary of the results and comments received.

Comments regarding City services not pertaining to eligible activities under CDBG or HOME were not incorporated into the plan.



## Q1, Affordable Housing: Please choose your top three priorities for Affordable Housing needs in Denton.

Answered: 39 Skipped: 0

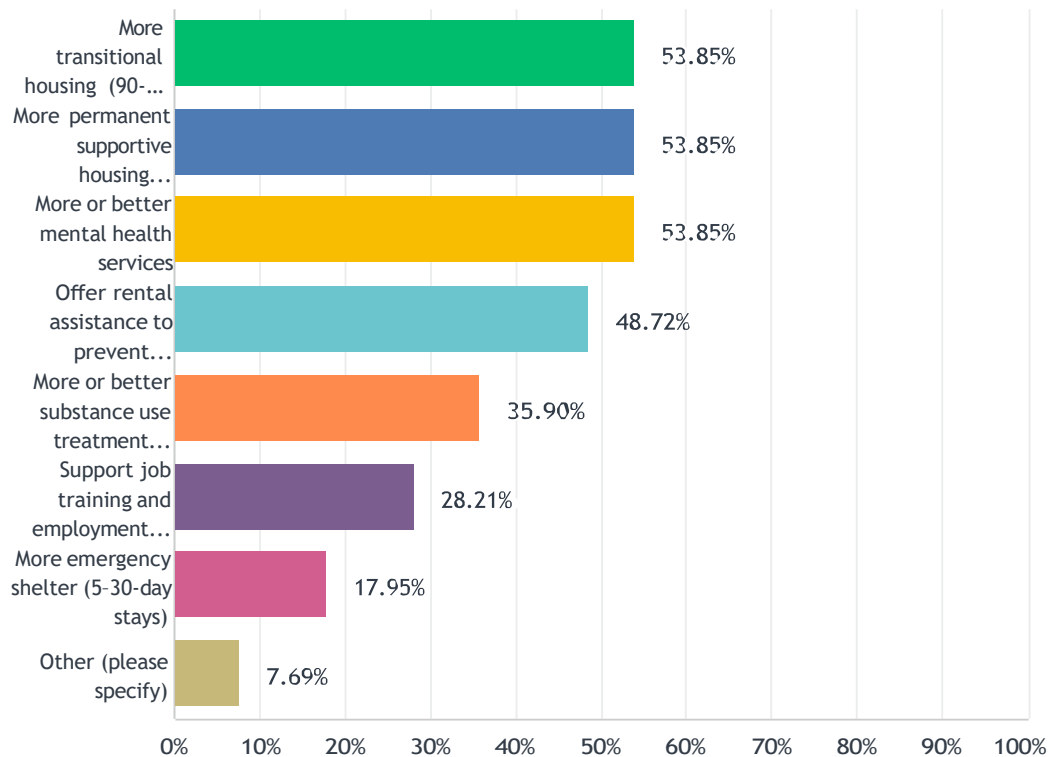


ANSWER RANKINGS	RESPONSES	
1. Provide housing for vulnerable populations (seniors, people with disabilities, large families, etc.)	79.49%	31
2. Build new affordable rental housing	61.54%	24
3. Help residents buy their first home	61.54%	24
3. Repair homes for low-income homeowners	61.54%	24
Other (please specify)	20.51%	8
Make homes more energy efficient.	15.38%	6

#	OTHER (PLEASE SPECIFY)
1	Shelters and temporary housing for persons facing abuse
2	Rezone to allow higher density for purchase options (missing middle housing)
3	supportive housing programs with wraparound services for mental health and other needs
4	Create more housing for people with felonies, prior evictions, etc.
5	More funding for transitional living services
6	Bridge programs like transitional housing, sober housing, etc.
7	Work with existing organizations who can ensure vulnerable populations earn, maintain and housing.
8	Assist with rental & housing payments

## Q2, Making Homelessness Rare, Brief, and Nonrecurring: Please choose the top three actions the City of Denton should take to help reduce homelessness.

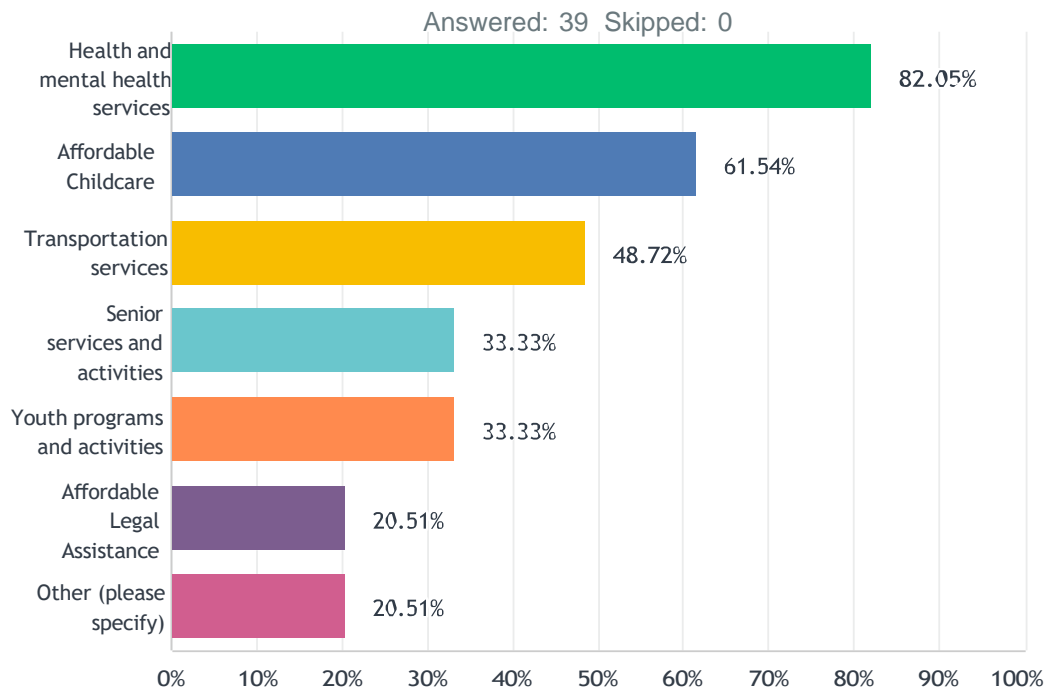
Answered: 39 Skipped: 0



ANSWER RANKINGS		RESPONSES	
1.	More transitional housing (90-120 days)	53.85%	21
1.	More permanent supportive housing (long-term rent assistance based on income and disability status)	53.85%	21
1.	More or better mental health services	53.85%	21
2.	Offer rental assistance to prevent evictions (1-6 months of rental assistance/arrears)	48.72%	19
3.	More or better substance use treatment programs	35.90%	14
4.	Support job training and employment services	28.21%	11
5.	More emergency shelter (5-30-day stays)	17.95%	7
6.	Other (please specify)	7.69%	3

#	OTHER (PLEASE SPECIFY)
1	A home for pregnant teens and their infants
2	Use a Section 108 Loan to build permanent housing south of the square
3	More available funding for people needing Substance Abuse Treatment

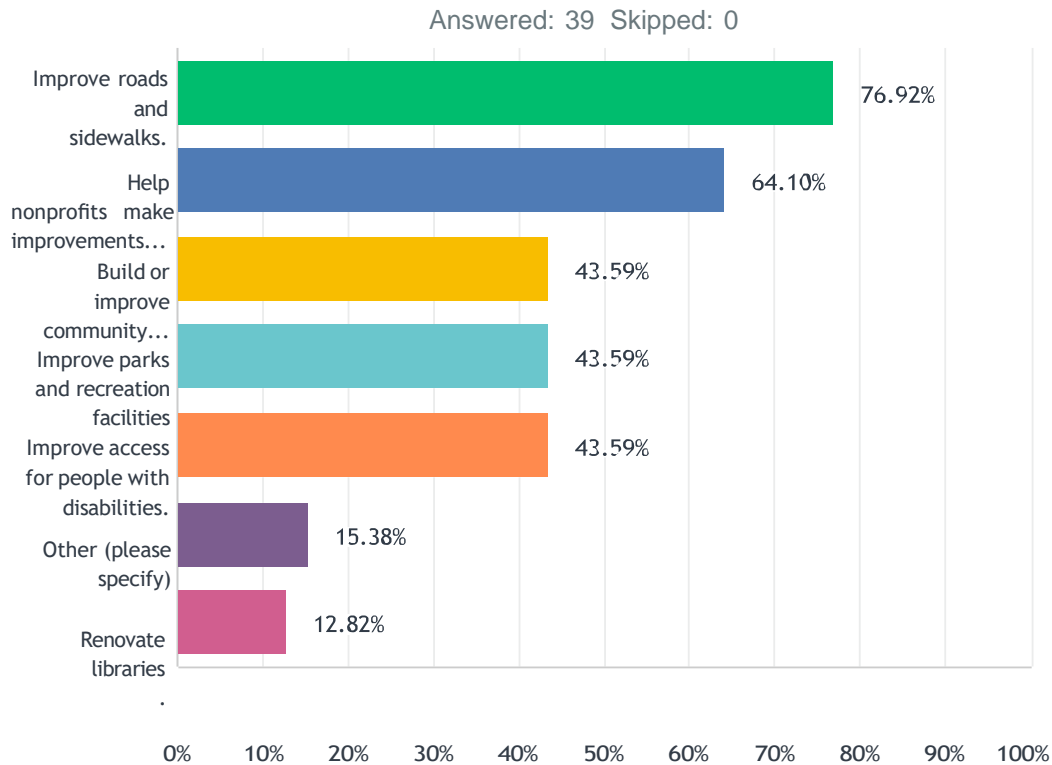
**Q3, Public Services (also known as social services or human services):**  
**Please choose the top three services that would most help your community in Denton.**



ANSWER RANKING		RESPONSES	
1.	Health and mental health services	82.05%	32
2.	Affordable Childcare	61.54%	24
3.	Transportation services	48.72%	19
4.	Senior services and activities	33.33%	13
5.	Youth programs and activities	33.33%	13
6.	Affordable Legal Assistance	20.51%	8
6.	Other (please specify)	20.51%	8

#	OTHER (PLEASE SPECIFY)
1	Services for Abused children and their families in the CPS system
2	Support for families in crisis and abused or neglected children
3	More support for families in crisis and abused children
4	Job coaching, how to apply, how to dress, how to interview, etc.
5	Substance use aid
6	Free detox – funding for existing free detox programs
7	Focus needs to be on chemical dependency treatment and prevention
8	Low-cost medical care

## Q4, Public Facilities, Public Improvements, and Infrastructure: Please choose the top three improvements or facilities that should be a priority for Denton.

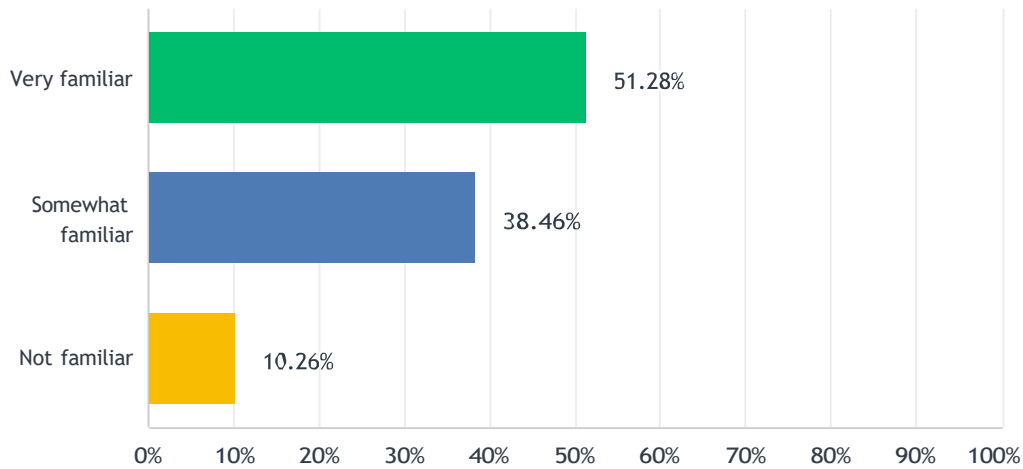


ANSWER CHOICES	RESPONSES	
Improve roads and sidewalks	76.92%	30
Help nonprofits make improvements to their facilities	64.10%	25
Build or improve community centers	43.59%	17
Improve parks and recreation facilities	43.59%	17
Improve access for people with disabilities	43.59%	17
Other (please specify)	15.38%	6
Renovate libraries.	12.82%	5

#	OTHER (PLEASE SPECIFY)
1	Install solar/wind collectors/batteries in all public buildings.
2	power lines in older neighborhood are vulnerable during storms
3	Denton needs to be cautious about spending money on other people's buildings
4	build protected bike lanes and sidewalks in older neighborhoods that qualify as LMI
5	Substance use recovery
6	Sobering center as a middleman between treatment and incarceration

**Q5, How familiar are you with programs and services offered by nonprofit funded by the City of Denton to support affordable housing, public services, and community improvements?**

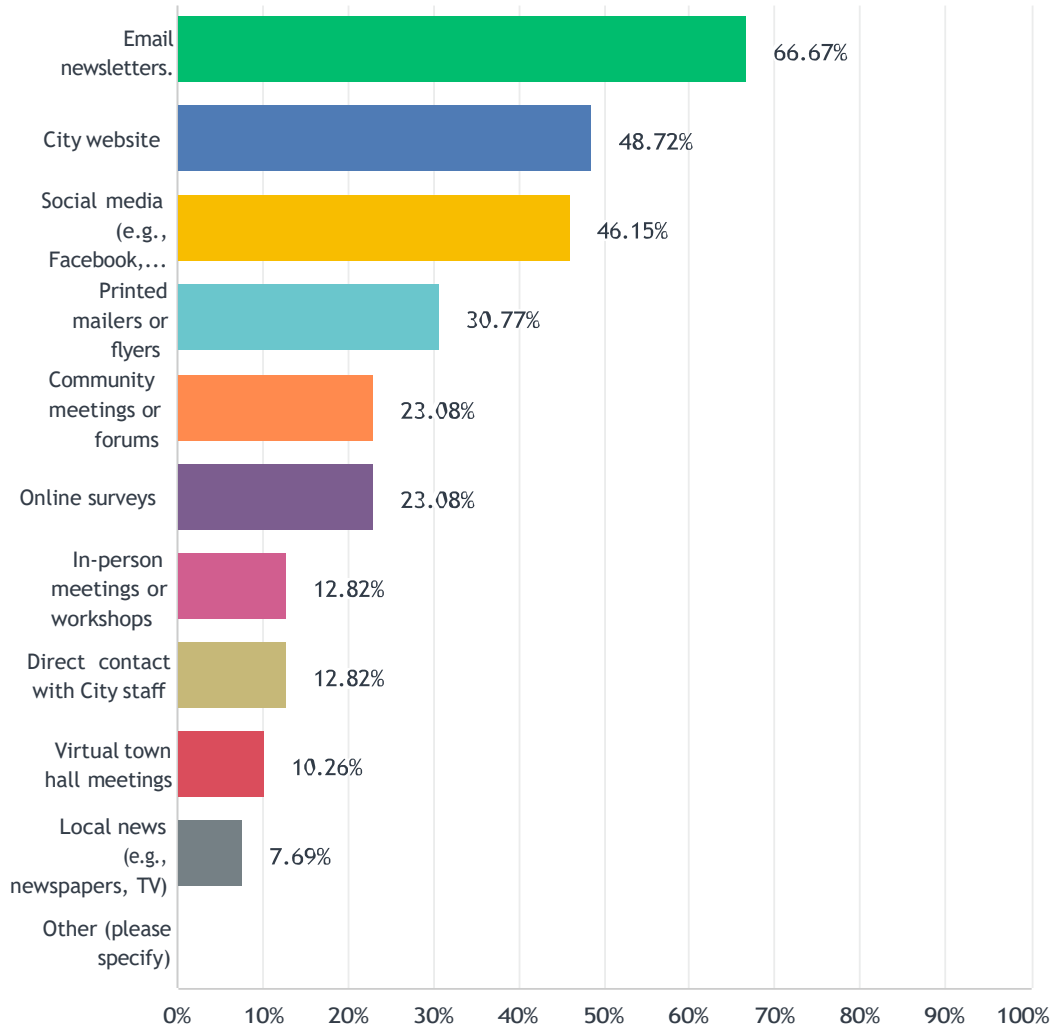
Answered: 39 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very familiar	51.28%	20
Somewhat familiar	38.46%	15
Not familiar	10.26%	4
TOTAL		39

## Q6, What are your top three preferred ways to receive information and provide feedback about community programs and funding opportunities? (Select up to three)

Answered: 39    Skipped: 0



ANSWER CHOICES	RESPONSES	
Email newsletters	66.67%	26
City website	48.72%	19
Social media (e.g., Facebook, Twitter)	46.15%	18
Printed mailers or flyers	30.77%	12
Community meetings or forums	23.08%	9
Online surveys	23.08%	9
In-person meetings or workshops	12.82%	5
Direct contact with City staff	12.82%	5
Virtual town hall meetings	10.26%	4

Local news (e.g., newspapers, TV)	7.69%	3
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## Q7, Do you have any suggestions on how the City of Denton could better engage with residents on community development activities?

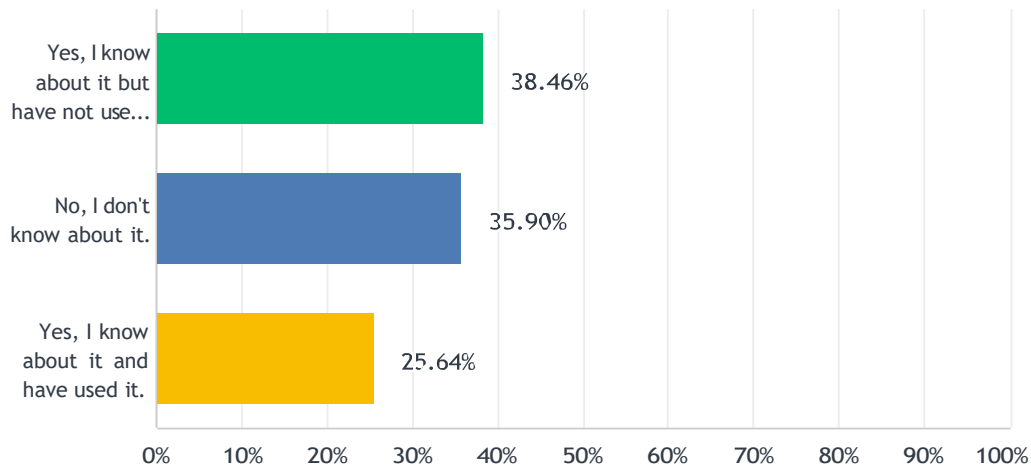
Answered: 21    Skipped: 18

#	RESPONSES
1	Community outreach programs
2	broader forms of communication- many people in need do not have access to internet- emails, etc.
3	you do a great job
4	Have a "What's New" page on the website. Include updates that are easy to find, if you have attachments make sure they can be enlarged for easy viewing, have links to related updates as appropriate--don't make it so hard to find things on the website.
5	Online surveys such as this are helpful!
6	More localized informational meetings in neighborhood facilities such as churches, businesses etc. in addition to community wide online forums and public hearings in city venues.
7	N/A
8	flyers or bulletins
9	Be present, have a rep from the city at events
10	Hold more public events in the evenings or on weekends. Advertise extensively.
11	na
12	Include information about Denton activities with the utility bill or more mailers/flyers.
13	Advertise within "wind up joints". Where do your community members wind up in their day-to-day lives? Grocery stores, convenience stores, shopping areas, bus stops, etc.
14	Stop talking about homelessness all the time...it's much deeper than that. We have a homeless shelter. Good job. There needs to be a focus on WHY people get into trouble- substance abuse, legal, lack of ability to get a job, lack of ability to afford housing
15	Expand online engagement with dedicated tools like interactive project story maps, hold more community outreach events and meetings, use more Interactive engagement virtual tools and in-person workshops, more transparency and communication on specific projects, empower more community participation by offering opportunities to give back to their neighborhoods.
16	Meet with people where they live
17	Service days that support nonprofits and engage people across sectors of society (like college and high school students working alongside off duty police officers, corporate groups, elders in the community, etc.)
18	Open city council meetings where they actually listen to residents instead of the mayor!
19	Have more city-wide events with residents to make aware of development. Implement a monthly newsletter so all residents can be made aware of what's going on.
20	I feel informed by the City of Denton through mailers. Perhaps more information on social media.
21	I think you are doing a great job!



**Q8, Do you know about FindHelp Denton County  
(findhelp.dentoncounty.gov), a free website to find local help for things like  
housing, food, and healthcare?**

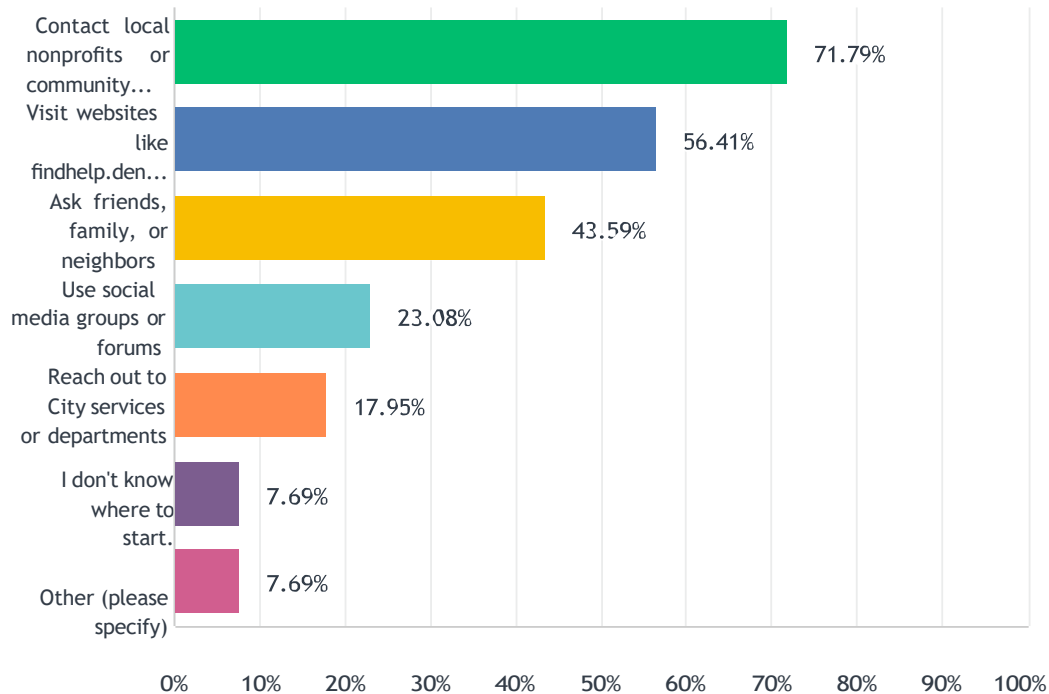
Answered: 39 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I know about it but have not used it.	38.46%	15
No, I don't know about it.	35.90%	14
Yes, I know about it and have used it.	25.64%	10
TOTAL		39

## Q9 If you or someone you know needs help with housing, food, healthcare, or other services, how do you usually get help (Select all that apply)

Answered: 39 Skipped: 0

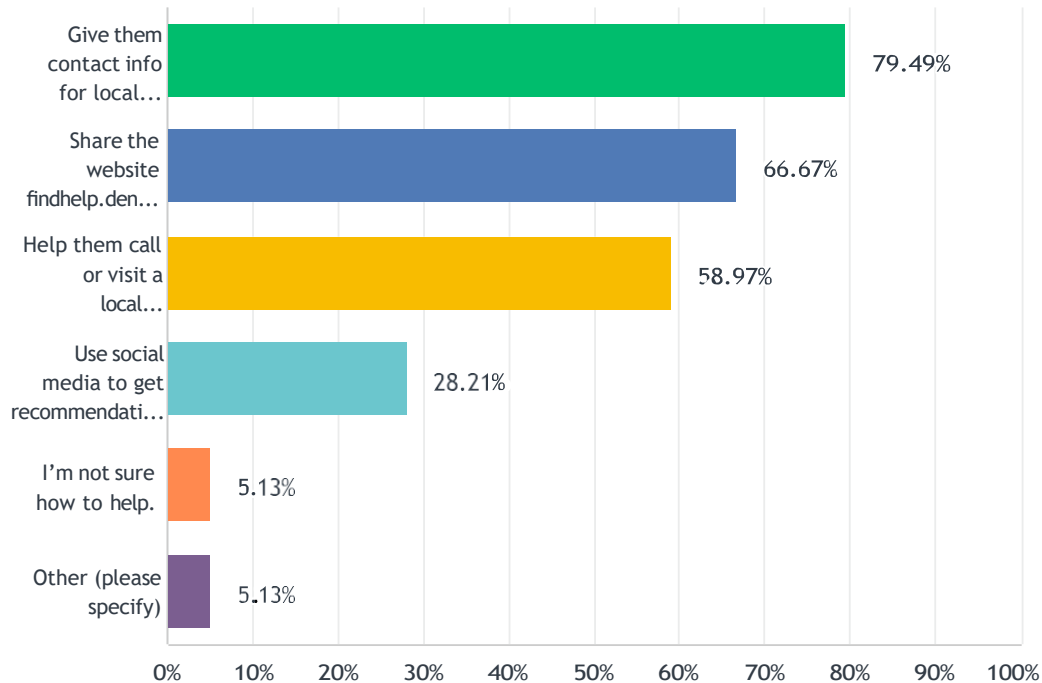


ANSWER CHOICES	RESPONSES	
Contact local nonprofits or community groups	71.79%	28
Visit websites like findhelp.dentoncounty.gov or 211.org	56.41%	22
Ask friends, family, or neighbors	43.59%	17
Use social media groups or forums	23.08%	9
Reach out to City services or departments	17.95%	7
I don't know where to start	7.69%	3
Other (please specify)	7.69%	3
Total Respondents: 39		

#	OTHER (PLEASE SPECIFY)	DATE
1	Go through my local church and Serve Denton	11/18/2024 8:47 AM
2	Google search	10/30/2024 11:34 PM
3	Serve Denton	10/30/2024 5:34 PM

## Q10 How do you, or how would you, help someone find local services? (Select all that apply)

Answered: 39 Skipped: 0



ANSWER CHOICES	RESPONSES	
Give them contact info for local nonprofits or City departments	79.49%	31
Share the website findhelp.dentoncounty.gov with them	66.67%	26
Help them call or visit a local organization	58.97%	23
Use social media to get recommendations or share resources	28.21%	11
I'm not sure how to help	5.13%	2
Other (please specify)	5.13%	2
Total Respondents: 39		

#	OTHER (PLEASE SPECIFY)	DATE
1	Go through my local church or Serve Denton	11/18/2024 8:47 AM
2	Google	10/30/2024 6:23 PM

# Q11 What can the City of Denton do to help residents find and get the help they need more easily? (For example, more advertising, simple websites, in-person events, etc.)

Answered: 28 Skipped: 11

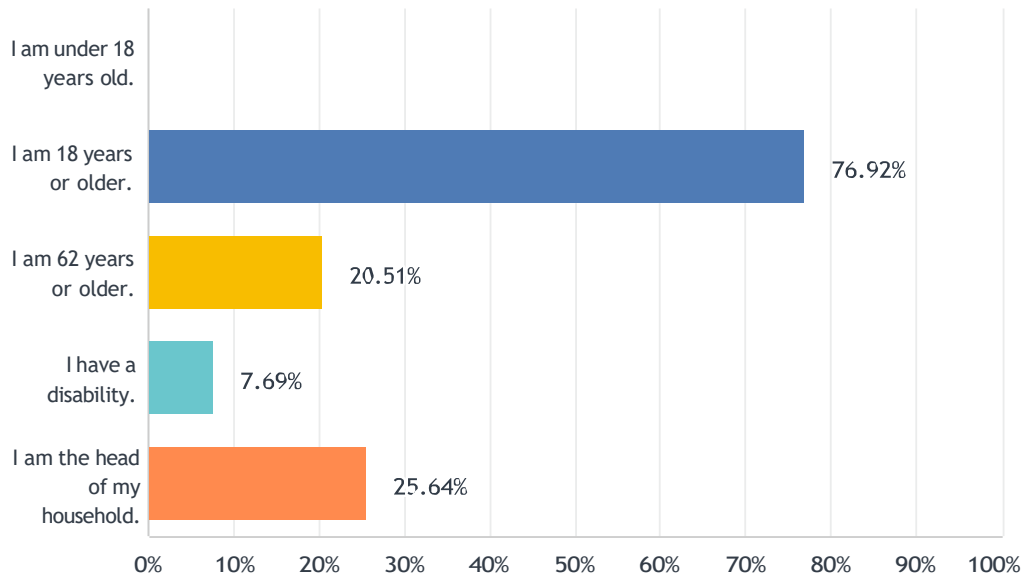
#	RESPONSES	DATE
1	Give the community more information	11/29/2024 5:36 PM
2	Have a presence at local community markets/events on the Square	11/28/2024 8:50 AM
3	advertising in more places they will be seen- grocery stores, convenience stores, etc.	11/19/2024 2:53 PM
4	More advertising. I like the sign that went up on a corner about not supporting panhandling, and it has a QR code!	11/19/2024 10:00 AM
5	Uniform advertising for Serve Denton--one website, one central starting point.	11/18/2024 8:47 AM
6	More advertising of services and resources in highly visible areas of the community	11/15/2024 3:21 PM
7	If not already in place, delivery / distribution of informational materials in neighborhood facilities such as churches, nonprofits, businesses etc. in addition to city locations	11/11/2024 9:55 AM
8	more advertising and simple websites that are easy to navigate	11/6/2024 3:07 PM
9	Make sure that the information provided is updated regularly	11/1/2024 3:42 PM
10	simple websites	10/31/2024 2:11 PM
11	More advertising!	10/31/2024 11:40 AM
12	More advertising and public events.	10/31/2024 11:39 AM
13	Funding local nonprofits to help them expand their capacity to serve	10/31/2024 11:33 AM
14	advertising	10/31/2024 10:18 AM
15	More advertising and simple websites are a great way to share information.	10/31/2024 10:17 AM
16	emailing, in person events, social advertising	10/31/2024 10:13 AM
17	It is not a matter of finding the help, it is a matter of the City funding the help. There are NEVER enough funds for the non-profits to use for rental/utility assistance, dental and medical needs (especially for seniors)	10/31/2024 10:08 AM
18	We need more resources- housing, rental opportunities- CHILDCARE that's affordable.	10/31/2024 9:45 AM
19	Endorse your local nonprofits. Advertise on their behalf. Use your resources to draw people's attention to the services within your community. Make it simple, rather than convoluted. "For this c a l l them"	10/31/2024 9:36 AM
20	advertising	10/31/2024 9:32 AM
21	Better communication about existing resources.	10/31/2024 8:29 AM
22	Work with local nonprofits and churches to create or be a part of their events to reach people in need	10/31/2024 8:20 AM
23	Teach kids and parents via school events and required trainings. Kind of like how everyone knows the Heimlich maneuver or to call 911 in an emergency. They should know their local resources too.	10/30/2024 11:34 PM
24	Simple website	10/30/2024 7:23 PM
25	Websites, community events, mailers	10/30/2024 6:58 PM

## City of Denton Community Development Funding Survey (2025-2026)

26	More advertisements, have social billboards, easy access to referrals and links in your local stores/schools/restaurants.	10/30/2024 6:23 PM
27	More information given to local nonprofits to distribute to their clients and people that reach out. Who/where to call for rent assistance, electricity bill help, mental health service providers, etc. A one-page referral sheet of sorts.	10/30/2024 5:34 PM
28	More social media presence. Maybe monitor sites like the Denton Downtowners and Denton Free Stuff. Lots of folks ask for help on those sites.	10/30/2024 4:53 PM

## Q12 Please tell us about yourself (Select all that apply)

Answered: 39 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am under 18 years old.	0.00%	0
I am 18 years or older.	76.92%	30
I am 62 years or older.	20.51%	8
I have a disability.	7.69%	3
I am the head of my household.	25.64%	10
Total Respondents: 39		

## Q13 What is your ZIP code of residence?

Answered: 38 Skipped: 1

