



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Community Services Advisory Committee

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Friday, September 12, 2025

12:00 PM

Development Service Center

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After determining that a quorum is present, the Community Services Advisory Committee will convene in a Regular Meeting on Friday, September 12, 2025, at 12:00 p.m. in Training Rooms 1 and 2 at the Development Service Center, 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. ITEMS FOR CONSIDERATION

- A. [CSAC25-025](#) Consider approval of the minutes of July 11, 2025.

Attachments: [Exhibit 1 - CSAC Minutes July 11 2025](#)

- B. [CSAC25-026](#) Receive a report regarding the status of the substantial amendment for HOME Investment Partnership (HOME) and HOME Investment Partnership Program American Rescue Plan (HOME-ARP) funds for the Tenant Based Rental Assistance Program.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

- C. [CSAC25-027](#) Receive a report, hold a discussion, and give staff direction regarding the funding priority survey for the 2026 Action Plan for Housing and Community Development.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - Community Development Funding Survey 2026-2027](#)

#### 2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Community Services Advisory Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting and under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

#### CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on September 8, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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## Legislation Text

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**File #:** CSAC25-025, **Version:** 1

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Consider approval of the minutes of July 11, 2025.



After determining that a quorum was present, the Community Services Advisory Committee of the City of Denton, Texas convened in a Regular Meeting on Friday, July 11, 2025, at 12:00 p.m. in Training Rooms 1 and 2 at the Development Services Center, 401 N. Elm Street, Denton, Texas.

**MEMBERS PRESENT:** Members Dale Tampke, Tracey Long, Kamyon Conner, and Janet Scott-Harris

**MEMBERS ABSENT:** Wandaliz Turner

Called to order 12:02 p.m. by Chair Dale Tampke with four members present.

## **1. ITEMS FOR INDIVIDUAL CONSIDERATION**

A. CSAC 25-021 – Consider approval of minutes of May 2, 2025.

Chair Dale Tampke requested a motion to approve the minutes as listed.

**Member Tracey Long moved to approve the minutes. Member Janet Scott-Harris seconded the motion. The motion carried.**

AYES (4): Members Dale Tampke, Tracey Long, Kamyon Conner, and Janet Scott-Harris

NAYS (0): None

B. CSAC 25-022 – Receive an update on the 2025 Action Plan for Housing and Community Development.

Staff presented the 2025 Action Plan report and noted that the Action Plan will go to Council on July 22, 2025. Key updates included an additional \$5,143 to the Human Services grant, an additional \$6,800 to CDBG Administration, and a 30-day public comment period with nine comments from a homeowner. Staff explained that for FY26 that the current administration has reduced CDBG and HOME budget to \$0; however, Congress has discussed reducing the budget and if not approved by October 1, 2025, then Congress will request a continuance. Staff will determine a plan of action once the final budget is provided and bring information back to the committee for FY26. Staff provided an update to the committee regarding HUD agreement that should come mid-September.

C. CSAC 25-023 – Receive a report and hold a discussion regarding implementation of the Southeast Denton Area Plan.

This agenda item was moved as the last item to discuss due to staff obligations. Staff introduced the Southeast Denton Area Plan and presented the plan to members. Throughout the presentation, there were discussions around engagement with community members,

gentrification, access to elementary schools nearby, trust, and economic development of small businesses.

- D. Receive a report and hold a discussion and give staff direction regarding unprogrammed HOME Investment Partnership (HOME) funds.

This agenda item was moved as the third item to discuss due to staff obligations. Staff requested direction to HOME unprogrammed funds. Staff explained that the unprogrammed funds would be used to support Tenant Based Rental Assistance (TBRA) in conjunction with HOME ARP that is set to expire April 2026. Staff explained that HOME ARP is used to pay for case management while traditional HOME dollars are used to provide rental assistance. Discussion took place amongst CSAC members. Members agreed that the use of HOME unprogrammed dollars aligns with the City's strategic plan and gives the direction for staff to proceed with using unprogrammed dollars toward TBRA.

## 2. CONCLUDING ITEMS

- A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Community Services Advisory Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting and under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

With no other business, the meeting adjourned at 1:01 p.m.

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DALE TAMPKE  
CHAIR  
CITY OF DENTON, TEXAS

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COURTNEY DOUANGDARA  
DEPUTY DIR. OF COMMUNITY SERVICES  
CITY OF DENTON, TEXAS

MINUTES APPROVED ON \_\_\_\_\_



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## Legislation Text

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**File #: CSAC25-026, Version: 1**

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Receive a report regarding the status of the substantial amendment for HOME Investment Partnership (HOME) and HOME Investment Partnership Program American Rescue Plan (HOME-ARP) funds for the Tenant Based Rental Assistance Program.



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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Community Services

**CM/ DCM/ ACM:** Christine Taylor, ACM

**DATE:** September 12, 2025

### **SUBJECT**

Receive a report regarding the status of the substantial amendment for HOME Investment Partnership (HOME) and HOME Investment Partnership Program American Rescue Plan (HOME-ARP) funds for the Tenant Based Rental Assistance Program.

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

### **BACKGROUND**

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

1. **2021 to 2025 Action Plan for HOME funds:** Allocate an estimated \$693,039.11 in unprogrammed HOME funds for the Tenant Based Rental Assistance Program (TBRA) for rental assistance and supportive services, including security and utilities deposits. The TBRA Program is an existing program currently funded with HOME-ARP funds.
2. **2021 Action Plan for HOME-ARP funds:** Change the use of an estimated \$754,686.72 in HOME-ARP funds for the TBRA Program from rental assistance, supportive services, and program delivery to supportive Services, including case management.
3. **2023-2027 Citizen Participation Plan:** Update the 2023-2027 Citizen Participation Plan to award funds directly to a subrecipient to manage a TBRA program instead of a notice of funding availability and a 30-day application period.

An ad for the Substantial Amendment was posted in the Denton Record Chronicle on Sunday, August 31, 2025, providing a summary of the amendments and notice of a 30-day comment period from September 1 through 30. A summary of the amendment is also posted on the Community Development webpage and was sent via email to interested citizens, previous housing program clients, committee members, local churches, participating lenders and realtors, neighborhood associations, and social services agencies. Staff are also working with Marketing and Communications to post information on social media.

Staff are confirming procurement requirements for the HOME funds to determine if an additional application process will be required to grant the funds for administration locally. Below is a proposed timeline for allocation of the unprogrammed HOME funding for TBRA program.

***Estimated Timeline for Allocation and Award of Unprogrammed HOME funds for TBRA:***

<b>Activity</b>	<b>Date</b>
Substantial Amendment Notice in DRC	August 31, 2025
30-day Comment Period	September 1 to 30
Substantial Amendment Approval – City Council	October 14, 2025
Submit Substantial Amendments to HUD	October 17, 2025
HUD Review	October/November 2025
HUD approval	October/November 2025
HOME/HOME-ARP Agreements/Amendments to City Council	November 2025

**EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Respectfully submitted:  
Jesse Kent  
Director of Community Services

Prepared by:  
Courtney Douangdara  
Deputy Director of Community Services

Luisa Garcia  
Community Development Manager



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## Legislation Text

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**File #:** CSAC25-027, **Version:** 1

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Receive a report, hold a discussion, and give staff direction regarding the funding priority survey for the 2026 Action Plan for Housing and Community Development.



## AGENDA INFORMATION SHEET

**DEPARTMENT:** Community Services

**CM/ DCM/ ACM:** Christine Taylor, ACM

**DATE:** September 12, 2025

### **SUBJECT**

Receive a report, hold a discussion and give staff direction regarding the funding priority survey for the 2026 Action Plan for Housing and Community Development.

### **STRATEGIC ALIGNMENT**

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

### **BACKGROUND**

The City of Denton is required to develop a Citizen Participation Plan (CPP) with every update to its Consolidated Plan for Housing and Community Development. The CPP sets the City's policies and procedures for citizen participation in the development of the Annual Action Plan (which outlines projected accomplishments based on annual funding allocations) and other related plans and amendments.

The City's CPP ([page 179 of the Consolidated Plan](#)) dictates that the City will conduct a public workshop and survey to identify housing and community development needs and review program performance before the annual application for the Community Development Grant Program is released. The 2026-27 Draft Survey is provided for reference (Exhibit 2).

Staff is requesting guidance from the committee regarding the 2026–2027 Funding Survey, specifically in the following areas:

- The overall content and structure of the survey; and
- How the survey results should inform the committee's funding recommendations.

### **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Community Development Funding Survey 2026-27

Respectfully submitted:  
Jesse Kent  
Director of Community Services

Prepared by:  
Tamara Jones  
Grants Program Coordinator

**Page 1: Community Development Funding**

Page 1 of 1

**1. Affordable Housing:** Please choose your top three priorities for Affordable Housing needs in Denton.

- Build new affordable rental housing
- Help residents buy their first home
- Repair homes for low-income homeowners
- Make homes more energy efficient
- Provide housing for groups with limited access to resources
- If other, please specify

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

- More emergency shelter (5-30 day stays)
- More transitional housing (90-120 days)
- Offer rental assistance to prevent evictions (1-6 months of rental assistance/arrears)
- More permanent supportive housing (long-term rent assistance based on income and other factors)
- More or better mental health services
- More or better substance use treatment programs
- Support job training and employment services
- If other, please specify

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

- Affordable childcare
- Senior services and activities
- Health and mental health services
- Transportation services
- Affordable legal assistance
- Youth programs and activities
- If other, please specify

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

- Help nonprofits make improvements to their facilities
- Improve roads and sidewalks
- Build or improve community centers
- Improve parks and recreation facilities
- Improve accessibility

Renovate libraries

If other, please specify

5. 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?

Very familiar

Somewhat familiar

Not familiar

6. Do you have any suggestions on how the City of Denton could better engage with residents on community development activities?

Remaining characters: 2000

7. Do you know about FindHelp Denton County ([findhelp.dentoncounty.gov](http://findhelp.dentoncounty.gov)), a free website to find local help for things like housing, food, and healthcare?

Yes, I know about it and have used it.

Yes, I know about it but have not used it.

No, I don't know about it. (To learn more, click on the link above.)

8. 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)

Visit websites like [findhelp.dentoncounty.gov](http://findhelp.dentoncounty.gov) or 211.org

Contact local nonprofits or community groups

Reach out to City services or departments

Ask friends, family, or neighbors

Use social media groups or forums

I don't know where to start

If other, please specify

9. 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.)

Remaining characters: 2000

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

Email newsletters

Social media (e.g., Facebook, Twitter)

City website

Community meetings or forums

Printed mailers or flyers

Local news (e.g., newspapers, TV)

Online surveys

Virtual town hall meetings

In-person meetings or workshops

Direct contact with City staff

If other, please specify

11. Please tell us about yourself. (Select all that apply)

I am under 18 years old.

I am 18 years or older.

I am 62 years or older.

I have a disability.

I am the head of my household.

I represent a nonprofit organization.

12. Which zip code do you live in?

76201

76205

76207

76208

76209

76210

I do not reside in Denton.

**Submit**