



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Community Services Advisory Committee

Friday, May 8, 2026

10:00 AM

Development Service Center

After determining that a quorum is present, the Community Services Advisory Committee will convene in a Regular Meeting on Friday, May 8, 2026, at 10:00 a.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. [CSAC26-015](#) Consider approval of the minutes of April 24, 2026.
Attachments: [Exhibit 1 - CSAC Minutes April 24 2026](#)
- B. [CSAC26-016](#) Consider approval of recommendation to the City Council regarding a 2026-27 Public Facility Project at the Denton Community Shelter for Community Development Block Grant Funds.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Loop 288 Facility Repairs Memo and Summary Bid](#)
- C. [CSAC26-017](#) Receive a report, hold a discussion, and give staff direction regarding funding recommendations for the 2026-27 Community Development Grant Program.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - 2026-27 CD Grant Application Average Funding Recommendations](#)
- D. [CSAC26-018](#) Consider approval of recommendations to the City Council regarding the 2026-27 Community Development Grant Program.
Attachments: [Exhibit 1 - Agenda Information Sheet](#)
- E. [CSAC26-019](#) Hold a discussion regarding the Community Development Matrix.
Attachments: [CSAC 26-019 Exhibit 1 - Community Development Matrix](#)

2. CONCLUDING ITEMS

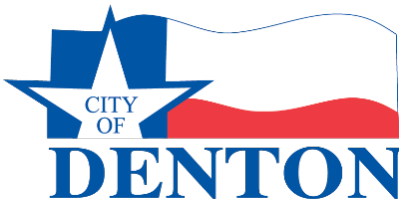
A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Community Services Advisory Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting and under Section 551.0415 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 May 4, 2026 in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

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.



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, April 24, 2026, at 10:00 a.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 Kamga Siewe, Janet Scott-Harris

MEMBERS ABSENT: None

Called to order at 10:00 a.m. by Chair Dale Tampke with five members present.

1. ITEMS FOR INDIVIDUAL CONSIDERATION

A. CSAC 26-010 – Consider approval of minutes of March 20, 2026.

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 (5): Members Dale Tampke, Tracey Long, Janet Scott-Harris, Kamga Siewe, Kamyon Conner

NAYS (0): None

B. CSAC 26-011 – Consider approval of recommendation to the City Council regarding a 2026-27 Public Facility Project at the Denton Community Shelter for \$200,000 in Community Development Block Grant Funds.

Staff explained to the committee the need to renovate the Denton Community Shelter bathrooms as there have been ongoing issues with plumbing, causing back up and potential risk for mold. Prior to the meeting, staff had just received notification that the estimated cost of \$365,000 to complete the renovations. It was explained that because the City of Denton owns the property it is the responsibility of the City to fix any repairs necessary to the building. The City Facilities Department requested competitive bids for the repairs to the shelter.

Various members of the committee had concerns with funding a portion of the repairs as it would temporarily fix some of the issues and potentially cause more money to be spent later for complete repair of the bathrooms.

It was determined that more information was needed to decide whether to fund the project at \$200,000 or at the estimated amount. The item is tabled to the May 8 meeting.

Chair Dale Tampke requested a motion to postpone this item to May 8 meeting. Member Kamga Siewe moved to postpone the agenda item until May 8 meeting. Member Kamyon Conner seconded the motion. The motion carried.

AYES (5): Members Dale Tampke, Tracey Long, Janet Scott-Harris, Kamga Siewe, and Kamyon Conner

NAYS (0): None

C. CSAC 26-012– Receive a report, hold a discussion, and give staff direction regarding funding recommendations for the 2026-27 Community Development Grant Program.

Staff presented an overview of the requirements for Human Services, Housing and Public Facility Projects before committee deliberated on funding recommendations. Staff reviewed the mean score and average funding recommendations of the committee members that provided a score and funding recommendations for Human Services. Members reviewed Exhibit 2 and asked questions about scoring and average funding recommendations. Members decided to start with agencies that had an average funding recommendation lower than \$15,000 for Human Services to determine if funding would be awarded and since the minimum requirement for Human Services is \$15,000. Funding recommendations for Human Services were provided but will be voted on at the next meeting.

Members provided some recommendations for future funding to include a brief description of what the program will do, provide a list to applicants on agencies in Denton to educate on the various services offered, and provide agencies with feedback that will improve future applications.

Due to CSAC 26-011 being postponed for the next meeting so that committee members can make a funding decision for this item, Housing and Public Facility Projects funding recommendations will be discussed at the next meeting.

At 11:22 a.m. Vice Chair Tracey Long called a recess. The meeting was reconvened at 11:32 a.m. for further discussion of this item.

The committee provided the option for staff to bring any differences and final budget allocations back to the committee for review and updates to the original recommendations.

No vote taken during this meeting to approve funding recommendations.

D. CSAC 26-013 –Consider approval of recommendations to the City Council regarding the 2026-27 Community Development Grant Program.

This item was postponed to the May 8 meeting.

E. CSAC 26-014 – Hold a discussion regarding the Community Development Matrix.

Members shared interest in broadening committee scope.

Member Siewe suggested interest in shifting the committee to an advocacy focus.

Member Conner expressed interest in being more involved with City Council presentations, social media content, and operating as an ambassador. Expressed interest in touring non-profits and getting to know them better.

Member Scott-Harris expressed sharing expertise and insight.

Member Tampke expressed interest in receiving frequent reports to increase information available to the committee.

The committee reviewed Resolution 21-979.

2. CONCLUDING ITEMS

Staff provided an update on the TBRA agreement and recent City Council items, including the Council and Denton ISD Joint Session and the Street Outreach Grant allocation.

- 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 12:33 p.m.

DALE TAMPKE
CHAIR
CITY OF DENTON, TEXAS

TAMARA JONES
GRANTS PROGRAM COORDINATOR
CITY OF DENTON, TEXAS

MINUTES APPROVED ON _____



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: May 8, 2026

SUBJECT

Consider approval of recommendation to the City Council regarding a 2026-27 Public Facility Project at the Denton Community Shelter for Community Development Block Grant Funds.

STRATEGIC ALIGNMENT

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

DISCUSSION

The Denton Community Shelter, located at 909 N Loop 288, was renovated in December 2022 and is currently managed by Our Daily Bread. According to the Facilities Management Department, the shelter's bathrooms require repairs. The original commercial construction has proven inadequate for handling high traffic, constant moisture exposure, and elevated humidity levels.

The goal of this project is to enhance the bathroom facilities by using materials appropriate for the usage. All improvements are designed to create a durable, low-maintenance, and code-compliant environment that meets ADA requirements and addresses long-term operational needs.

The scope of the repairs includes full demolition, reconstruction of wall systems, installation of moisture-resistant finishes, upgrades to plumbing fixtures, improvements in mechanical ventilation, flooring replacement, and comprehensive ADA compliance verification. Attached is a summary of the shelter repairs from the Facilities Management Department, including a summary of the primary issues for the repairs, an explanation of what is failing, justification for the repairs, operational impact, and cost based on bids received from existing City-awarded contractors, and a breakdown of the repairs and bid amount, including the following:

Restroom Fixtures & Countertop Upgrades	\$95,335
Bathroom HVAC & Moisture Control	\$110,340
Subgrade Plumbing & Drainage Repairs	\$55,000
Flooring Repairs & ADA Compliance Adjustments	\$9,524
Shower ADA Benches & Wall Backing	\$41,643
Total Costs for Shelter Repairs	\$365,046

The Community Development Block Grant Program (CDBG) can fund public facility projects that involve the acquisition, construction, reconstruction, or rehabilitation of facilities serving low- and moderate-income residents.

OPTIONS

1. Recommend partial CDBG funding of \$200,000 for shelter repairs.
2. Recommend full CDBG funding of \$365,046 for shelter repairs.
3. Recommend no CDBG funds for shelter repairs.
4. Other funding recommendations.

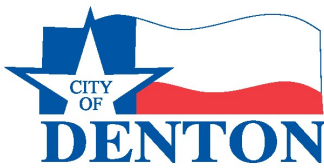
EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Loop 288 Facility Repairs Memo and Summary Bid

Respectfully submitted:
Jesse Kent
Community Services Director

Prepared by:
Luisa Garcia
Community Development Manager



MEMORANDUM

DATE: April 24, 2026
TO: Jesse Kent, Director of Community Services
FROM: Tom Gramer, Director of Facilities and Fleet Services
SUBJECT: Loop 288 Facility Repairs

Purpose

This memo outlines the recommended capital repairs at the Loop 288 facility currently occupied and operated daily by Our Daily Bread (ODB). These repairs address accelerated infrastructure degradation that has occurred since occupancy and fall under the City’s responsibility for capital assets per the operating agreement.

Contracting & Compliance

All proposed work will be completed using existing City-awarded contractors. These vendors are already under contract and will adhere to all applicable federal grant requirements, including labor compliance and payment of Davis–Bacon prevailing wages. No new procurement actions are required.

Summary of Primary Issues

Facility assessments and repeated service calls indicate several building systems are experiencing premature failure. The most urgent needs are concentrated in the restroom and shower areas, where structural and mechanical deficiencies are causing ongoing operational disruptions.

1. Restroom Fixture & Countertop Upgrades – 95,335.00

- Existing fixtures and counters were not designed for the current level of commercial use.
- Replacement with commercial-grade materials is required to meet durability, sanitation, and accessibility standards.
- Repairs will reduce recurring maintenance and improve long-term serviceability.

2. Bathroom HVAC & Moisture Control – 110,340.00

- Undersized exhaust fans and inadequate ventilation are causing persistent humidity issues.

OUR CORE VALUES

Inclusion • Collaboration • Quality Service • Strategic Focus • Fiscal Responsibility

- Moisture accumulation contributes to wall deterioration, fixture instability, and accelerated wear.
- Upgraded HVAC and exhaust systems are needed to stabilize the environment and prevent further damage.

3. Subgrade Plumbing & Drainage Repairs – 55,000.00

- Plumbing infrastructure beneath the slab requires upgrades to support the commercial kitchen and high-volume restroom use.
- Current conditions are contributing to backflow, slow drainage, and repeated service interruptions.
- Corrective work will reduce operational downtime and mitigate future structural impacts.

4. Flooring Repairs & ADA Compliance Adjustments – 9,524.00

- Restroom floors require leveling and resurfacing to address slope issues, ponding, and accessibility concerns.
- Work includes raising low areas, correcting transitions, and ensuring ADA-compliant clearances and mobility paths.

5. Shower ADA Benches & Wall Backing – 41,643.00

- Existing ADA shower benches require structural reinforcement and proper wall backing to safely support required load ratings.
- Repairs will bring the shower areas into full ADA compliance and prevent further failures.

Rationale & Funding Considerations

These issues are emerging far earlier than the typical 10–15-year capital cycle for comparable facilities. The accelerated deterioration is directly tied to the intensity of use and the building’s original design limitations. Addressing these items now will stabilize the facility, reduce ongoing operational disruptions, and protect the City’s long-term asset value.

The work aligns with the City’s capital responsibility under the operating agreement. Existing contractors can begin work immediately upon funding confirmation.

Total: Range \$365,046



ELLIS & SONS RENOVATIONS LLC

Commercial & Residential Renovation Services

Denton, TX | Vendor #3062750 | 940-465-9554 | Ellisandsons@live.com

PROJECT PROPOSAL — EXECUTIVE SUMMARY

Shelter Bathroom Renovation — HVAC + Fixtures + Shower Benches

Prepared For: Danny Alexander Defee — City of Denton / Our Daily Bread

909 N Loop 288, Denton, TX 76209

Date: April 24, 2026 | Rooms: 1036, 1037, 1063, 1064, 161 | 25 Showers | 17 Sinks | 25 ADA Benches

PROJECT SCOPE (Five Parts)

PART A – HVAC: Remove existing rooftop AC units, exhaust fans, and ductwork. Install new BETTER-tier commercial RTUs (2 & 2.5 ton), stainless exhaust fans, tempered makeup air units, and humidistat controls. Includes permits and TAB commissioning.

PART B – Fixtures: Remove existing sink countertops. Install new custom-fabricated 16-ga type 304 stainless steel countertops with 4" integral backsplash, wall-mounted, ADA compliant. All faucets commercial-grade MANUAL operation (no sensor/electronic per owner spec).

PART C – Shower Benches: Furnish and install 25 commercial ADA fold-down shower benches (one per shower). Includes wall reinforcement, waterproofing, tile removal/replacement, and bench installation.

PART D – Room 1064 Floor Drain Regrade: Lower existing floor drain in Room 1064. Remove ~120 sf of tile, grind concrete to proper slope to drain, waterproof, and reinstall slip-resistant tile.

PART E – Subgrade Plumbing & Drainage: Camera inspection, hydro-jetting, replace failed drain lines beneath slab with Sch. 40 PVC. Install commercial backflow preventer and new cleanouts. Serves commercial kitchen and high-volume restroom use.

ROOM-BY-ROOM SCOPE & HVAC COSTS

Room	Sq Ft	Showers/WC/Ur/Sink	Exhaust	AC Size	HVAC	Fixtures
1036	498	4/2/2/3	1,000	2.0 T	\$24,928	3-Station
1037	501	4/4/0/3	1,000	2.0 T	\$24,928	3-Station
1064	657	8/3/3/4	1,600	2.5 T	\$30,242	4-Station
161	664	8/6/0/4	1,600	2.5 T	\$30,242	4-Station
—	—	—	—	—	—	3× Single-Station

RESTROOM FIXTURE SPECIFICATIONS

- Two (2) × 4-Station SS Countertops with 4" backsplash — Rooms 1064 & 161 — \$42,940
- Two (2) × 3-Station SS Countertops with 4" backsplash — Rooms 1036 & 1037 — \$32,760
- Three (3) × Single-Station SS Countertops with 4" backsplash — \$19,635
- Seventeen (17) × Commercial Manual Lavatory Faucets (high-end, Chicago / Elkay / Zurn class, ADA compliant)

SHOWER BENCH SPECIFICATIONS (25 UNITS)

- Twenty-Five (25) × Commercial ADA Fold-Down Shower Benches (Bobrick / Bradley / Seachrome class, 304 SS frame, phenolic seat, 400+ lb capacity) — \$41,643 installed
- Includes wall blocking, waterproofing membrane, tile removal & matching replacement at each bench location, OEM adapter, and final installation with load testing

PROJECT TOTAL

Category	Amount
PART A – HVAC (4 rooms, demo + equipment + install)	\$110,340
PART B – Restroom Fixtures (7 custom SS countertops + 17 manual faucets)	\$95,335
PART C – Shower Benches (25 ADA fold-down benches + wall prep + tile work)	\$41,643
PART D – Room 1064 Floor Drain Lowering & Regrade (~120 sf)	\$9,524
PART E – Subgrade Plumbing & Drainage (planning estimate — pending Phase 1 inspection)	\$35,625

Combined Subtotal (A + B + C + D + E)	\$292,467
Project Management & Overhead (10%)	\$29,247
Davis-Bacon Act Prevailing Wage Adder	\$43,332
GRAND TOTAL — BETTER Tier (Turnkey)	\$365,046

PAYMENT & TIMELINE

Payment: 20% mobilization • 15% Phase 1 subgrade • 25% HVAC rough-in • 25% fixture install • 15% commissioning

Estimated Duration: 8–10 weeks (includes 4–6 wk SS countertop custom fabrication + subgrade plumbing work)

Pricing Valid: 30 days from date above (subject to material availability)

Excludes: PE engineering seals (if required for permit — quoted separately)

<p>_____</p> <p>Samuel Cervantes Owner, Ellis & Sons Renovations LLC Date: April 24, 2026</p>	<p>_____</p> <p>Client Acceptance Printed: _____ Date: _____</p>
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See full proposal for detailed line items, standards basis, professional recommendations, and terms.



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: May 8, 2026

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding funding recommendations for the 2026-27 Community Development Grant Program.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Community Development Grant funds are awarded through the Community Services Advisory Committee (CSAC) review process that includes an application from the applicant to the committee followed by recommendations to City Council from the committee. A total of twenty-eight (28) eligible grant applications from non-profit organizations and city departments were received by the application deadline on January 16, 2026, totaling \$3,001,166 for the 2026-27 program year. A breakdown of applications received by application type is included below.

- Human Services – 20 applications totaling \$1,145,936
- Housing Projects – 5 applications totaling \$1,205,000
- Public Facility Projects – 3 applications totaling \$650,230

Applicants should meet the minimum amount requirements. The requested amount should fall within the specified range for each grant type:

- a. Human Services: Minimum \$15,000 Maximum \$100,000
- b. Housing Projects: Minimum \$50,000 Maximum \$400,000
- c. Public Facilities: Minimum \$25,000 Maximum \$400,000

Based on the Community Development Grant applications and funding priorities, the CSAC will give staff direction regarding the development of funding recommendations for the use of Community Development Block Grant (CDBG) funds, HOME Investment Partnerships Program (HOME) funds and General Fund (GF) dollars.

CDBG funds can be awarded to fund a wide range of community development activities such as acquisition of real property, relocation and demolition, rehabilitation of residential and non-residential structures, construction of public facilities, and economic development activities. Each activity must meet a national objective for the program: benefiting low- and moderate-income persons, prevention or elimination of slums or blight or addressing community development urgent needs for which other funding is not available.

The CDBG funding for public (social) services is capped by federal guidelines at 15% of the total CDBG allocation. This is estimated to be \$171,144 of the total allocation in Program Year 2026-27. GF dollars are used to support human services activities that are not funded through CDBG. This is estimated to be \$415,000 in GF to be awarded to social service programs providing needed services to City of Denton residents.

HOME funds can be awarded to fund a wide range of housing activities, including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. The HOME grant requires that at least fifteen (15) percent of the HOME funds must be undertaken by a special type of non-profit called a Community Housing Development Organization (CHDO). The application from Denton Affordable Housing Corporation is for CHDO funding, and the minimum amount that can be recommended to an approved CHDO is \$72,990.91 for the 2026-27 PY.

The final funding for the 2026-27 grant year also includes reallocated funds. Staff evaluates current programs and balances annually to determine if funds need to be reallocated as part of the annual Action Plan. For the 2026-27 grant year, the following funding is available to be reallocated, and it is part of the funds for the committee to allocate during the 2026-27 grant year.

Grant Year	Program Activities	Funding Source	CDBG Reallocated Amount	Amendment Type	Reason for reallocation
2021	Homebuyer Assistance Program	CDBG	\$25,057.82	Minor	Residual funds from program closeout
2024	Carl Young Park Trail Project	CDBG	\$78,185.46	Minor	Residual funds from project closeout
TOTALS			\$103,243.28		

The total CDBG, HOME and General dollars available for applications is \$1,672,958.33 for the 2026-27 funding year.

Source	Amount*
Community Development Block Grant (CDBG) Funds	\$820,012.28
HOME Investment Partnerships Program (HOME)	\$437,946.05
General Funds	\$415,000.00
TOTAL	\$1,672,958.33

**CDBG and HOME funding amounts were received earlier than expected for FY26 from the U.S Department of Housing and Urban Development (HUD). General Fund allocations are subject to final consideration and approval of City Council.*

Upon approval from City Council, CDBG, HOME and General Fund funding recommendations will be included in the City’s annual *Action Plan for Housing and Community Development* submitted to the U.S. Department of Housing and Urban Development (HUD) in August 2026.

The committee will proceed with funding recommendations according to their regular schedule. Final funding allocations were received from the U.S. Department of Housing and Urban Development (HUD) as shown above. Funding recommendations for all funding sources is contingent upon City Council approval. Funding updates will be provided to applicants and committee members as they are available.

ESTIMATED SCHEDULE OF PROJECT

2026-27 Community Development Grant Program Application Timeline

Proposed Activity	Date
Applications Due	January 16, 2026
CSAC Funding Recommendations	April 24, 2026
Development of Action Plan	May 2026
30-day Comment Period on Action Plan	June 2026
City Council and Public Hearing	June 16, 2026
City Council considers approval of Action Plan	July 21, 2026
Submission of Action Plan to HUD	August 15, 2026
Start of 2026-27 Grant Contracts	October 1, 2026

OPTIONS

The final HUD 2026-27 grant allocations were received in April 2026. If the proposed General Fund budget amounts are revised, the following options are available:

1. Staff will make proportional adjustments to committee recommendations for any difference in funding amounts and final budget allocations.
2. Staff will bring any differences in funding amounts and final budget allocations back to the committee for review and updates to the original recommendations.
3. Other committee direction.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – 2026-27 CD Grant Application Average Funding Recommendations

Respectfully submitted:
Jesse Kent
Director of Community Services

Prepared by:
Tamara Jones
Grants Program Coordinator

Luisa Garcia
Community Development Manager

**Exhibit 2
2026-27 CD Grant Application Average Funding Recommendations**

2026-27 Funding Recommendations

Organization	Application Type	Service Type	2025-26	Median Score	Mean Score	2026-27		Other City Funding 2026 FY	NOTES
						Request	CSAC Average Funding Recommendation		
Denton County Friends of the Family	Human Services	Homeless/Housing	\$ 45,437.00	19.5	19.5	\$ 75,000.00	\$ 46,666.00		Reports on time, data is consistent.
Children's Advocacy Center ¹	Human Services	Victim Services	\$ 40,388.00	20.0	19.2	\$ 100,000.00	\$ 41,666.00	\$ 215,520.00	Reports on time, data is usually consistent.
City of Denton Parks Department - Summer Camp ¹	Human Services	Child Care	\$ 43,922.00	20.0	19.0	\$ 90,000.00	\$ 8,333.00	\$ 619,293.00	Report slightly delayed, data is usually consistent.
Court Appointed Special Advocates of Denton County, Inc.	Human Services	Family Resources	\$ 35,340.00	20.0	18.8	\$ 45,000.00	\$ 35,000.00		Reports are mixed with some on time and some late, data is consistent.
The Salvation Army	Human Services	Homeless/Food Security	\$ 25,242.00	19.0	18.6	\$ 59,136.25	\$ 25,333.00		Reports are mixed with some on time and some late, data has minor corrections that are fixed but delays in obtaining corrections.
Communities in Schools	Human Services	Child Care/Education	\$ 35,340.00	18.0	18.4	\$ 35,340.00	\$ 31,780.00		Reports have been on time with exception of one draw request that was late, data has minor corrections that are fixed but delays in obtaining corrections.
PediPlace	Human Services	Healthcare	\$ 35,339.00	18.0	18.4	\$ 50,000.00	\$ 35,333.00		Reports on time, minor data corrections.
Cumberland Youth and Family Services	Human Services	Family Resources	\$ 16,155.00	18.0	18.3	\$ 50,000.00	\$ 17,333.00		Reports are mixed with some on time and others delayed, minor data corrections.
Giving Grace ²	Human Services	Homeless Services	\$ 36,854.00	19.0	17.8	\$ 100,000.00	\$ 35,666.00	\$ 821,466.10	Reports have been consistently late, data has minor corrections that are fixed but delays in obtaining corrections.
Refuge for Women	Human Services	Victim Services	\$ 15,360.00	17.0	17.8	\$ 41,080.00	\$ 17,118.00		Reports are mixed, data usually has corrections with delayed corrections obtained.
Our Daily Bread ¹	Human Services	Homelessness	\$ 39,378.00	17.5	17.5	\$ 100,000.00	\$ 40,000.00	\$ 400,000.00	Reports usually on time, minor data corrections.
Paisley Street Preschool	Human Services	Daycare Services	\$ 15,145.00	17.0	17.4	\$ 20,000.00	\$ 15,500.00		Reports on time with minimal data corrections, have significantly improved since the ED has been involved with reporting and request.
Denton County MHMR	Human Services	Behavioral Health	\$ 30,291.00	16.5	17.3	\$ 55,000.00	\$ 30,333.00		Reports are mixed, demographic data not collected due to nature of program.
Christian Community Action	Human Services	Housing/Food	\$ -	17.0	17.2	\$ 100,000.00	\$ 8,333.00		N/A
Health Services of North Texas	Human Services	Healthcare	\$ 50,485.00	19.0	17.0	\$ 75,000.00	\$ 52,500.00		Reports on time, minor data corrections.
Boys & Girls Clubs of Greater Tarrant County	Human Services	Youth Services/education	\$ -	18.0	16.6	\$ 22,000.00	\$ 10,000.00		N/A
Heart of the City	Human Services	Food Security	\$ -	16.5	16.5	\$ 42,380.00	\$ 8,333.00		N/A
Opening Doors International Services, Inc.	Human Services	Immigration Services	\$ 15,145.00	16.0	16.5	\$ 30,000.00	\$ 15,333.00		Reports typically late, data collection has been an issue with self-certs, data that is reported has minor corrections with some delayed corrections.
Denton Christian Preschool	Human Services	Daycare Services	\$ 30,291.00	16.0	16.0	\$ 35,000.00	\$ 25,000.00		Reports on time, but a few request have been late, minor data corrections.
The ArtFullness Project	Human Services	Behavioral Health	\$ -	14.0	13.4	\$ 21,000.00	\$ 8,333.00		N/A
SUBTOTAL HUMAN SERVICES			\$ 510,112.00			\$ 1,145,936.25	\$ 507,893.00	\$ 2,056,279.10	
FUNDING AVAILABLE						\$ 586,144.00	\$ 586,144.00		
BALANCE						\$ (559,792.25)	\$ 78,251.00		

NOTES:

¹ General Funds

² HOME-ARP and HOME funds for TBRA assistance

**Exhibit 2
2026-27 CD Grant Application Average Funding Recommendations**

2026-27 Funding Recommendations

Organization	Application Type	Service Type	2025-26	Median Score	Mean Score	2026-27		Other City Funding FY	NOTES
						Request	CSAC Average Funding Recommendation		
Denton Affordable Housing Corporation	Housing	Housing Construction	\$ 424,878.41	19.5	19.3	\$ 400,000.00	\$ 307,361.00		
Habitat for Humanity of Denton	Housing	New Construction for Habitat Village	\$ -	19.5	19.3	\$ 65,000.00	\$ 49,028.00		Habitat currently has \$562,878 of HOME funds for new construction for 8 units in Habitat Village.
Denton Affordable Housing Corporation Operating Cost	Housing	Operating Expenses	\$ 23,111.97	18.0	18.0	\$ 40,000.00	\$ 23,333.00		
City of Denton Minor Repair Program	Housing	Minor Repairs	\$ 446,359.00	19.0	17.2	\$ 400,000.00	\$ 366,666.00		
City of Denton - Homebuyer Assistance Program	Housing	Homebuyer Assistance	\$ -	16.0	15.6	\$ 300,000.00	\$ 216,666.00		Per HH: \$10K CDBG repairs/\$50K HOME asst.
SUBTOTAL HOUSING PROGRAMS			\$ 894,349.38			\$ 1,205,000.00	\$ 963,054.00		
Paisley Street Preschool (formerly Denton City County Day School)	Public Facility/Improvements	Window Repair	\$ -	16.5	16.5	\$ 30,000.00	\$ 16,666.00		
Interfaith Ministries	Public Facility/Improvements	Community/Training Space	\$ -	15.5	15.8	\$ 225,000.00	\$ 20,000.00		Staff is unsure if the space will be used as a community space which is ineligible. Since there is not a training program, unsure how much time the training space will be used.
Giving Grace, Inc.	Public Facility/Improvements	Shelter Outdoor construction	\$ -	15.5	14.5	\$ 395,230.00	\$ 35,695.00		Project breakdown/Priority: \$16,500 salary (ineligible); \$39,270 Walking Path (1) \$154,240 Playground (2); \$133,490 Turf & Sport Area (3); \$51,730 Family Arbor (4);
SUBTOTAL PUBLIC FACILITY/IMPROVEMENTS			\$ -			\$ 650,230.00	\$ 72,361.00		
TOTAL HOUSING AND PUBLIC FACILITY PROJECTS						\$ 1,855,230.00	\$ 1,035,415.00		
FUNDING AVAILABLE						\$ 1,086,814.33	\$ 1,086,814.33		
BALANCE						\$ (768,415.67)	\$ 51,399.33		



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: May 8, 2026

SUBJECT

Consider approval of recommendations to the City Council regarding the 2026-27 Community Development Grant Program.

STRATEGIC ALIGNMENT

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

BACKGROUND

The Community Development Grant funds are awarded through the Community Services Advisory Committee (CSAC) review process that includes an application from the applicant to the committee followed by recommendations to City Council from the committee. A total of twenty-eight (28) eligible grant applications from non-profit organizations and city departments were received by the application deadline on January 16, 2026, totaling \$3,001,166 for the 2026-27 program year. A breakdown of applications received by application type is included below.

- Human Services – 20 applications totaling \$1,145,936
- Housing Projects – 5 applications totaling \$1,205,000
- Public Facility Projects – 3 applications totaling \$650,230

Applicants should meet the minimum amount requirements. The requested amount should fall within the specified range for each grant type:

- a. Human Services: Minimum \$15,000 Maximum \$100,000
- b. Housing Projects: Minimum \$50,000 Maximum \$400,000
- c. Public Facilities: Minimum \$25,000 Maximum \$400,000

Based on the Community Development Grant applications and funding priorities, the CSAC will give staff direction regarding the development of funding recommendations for the use of Community Development Block Grant (CDBG) funds, HOME Investment Partnerships Program (HOME) funds and General Fund (GF) dollars.

The total CDBG, HOME and General dollars available for applications is \$1,672,958.33 for the 2026-27 funding year.

Source	Amount*
Community Development Block Grant (CDBG) Funds	\$820,12.28
HOME Investment Partnerships Program (HOME)	\$437,946.05
General Funds	\$415,000.00
TOTAL	\$1,672,958.33

**CDBG and HOME funding amounts were received earlier than expected for FY26 from the U.S Department of Housing and Urban Development (HUD). General Fund allocations are subject to final consideration and approval of City Council.*

RECOMMENDATIONS

In the previous agenda item, the committee discussed the funding recommendations based on committee priorities. The CDBG, HOME, and General Fund funding recommendations will be included in the City’s annual Action Plan for Housing and Community Development that will be provided to City Council in June 2026. Upon approval from City Council, the Annual Action Plan for Housing and Community Development will be submitted to the U.S. Department of Housing and Urban Development (HUD) in August 2026.

The committee will proceed with funding recommendations according to their regular schedule. Final funding allocations were received from the U.S. Department of Housing and Urban Development (HUD) as shown above. Funding recommendations for all funding sources are contingent upon City Council approval. Funding updates will be provided to applicants and committee members as they are available.

Staff are seeking the committee’s approval of recommendation to the City Council regarding the Community Development Grant Program funding for the FY 2026-27.

ESTIMATED SCHEDULE OF PROJECT

2026-27 Community Development Grant Program Application Timeline

Proposed Activity	Date
Applications Due	January 16, 2026
CSAC Funding Recommendations	April 24, 2026
Development of Action Plan	May 2026
30-day Comment Period on Action Plan	June 2026
City Council and Public Hearing	June 16, 2026
City Council considers approval of Action Plan	July 21, 2026
Submission of Action Plan to HUD	August 15, 2026
Start of 2026-27 Grant Contracts	October 1, 2026

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Respectfully submitted:
Jesse Kent
Director of Community Services

Prepared by:
Tamara Jones
Grants Program Coordinator

Luisa Garcia
Community Development Manager

Community Development Matrix
CSAC Topics and Meeting Information
Updated: May 8, 2026

Meeting Date	Item	Type	Estimated Time
July 17, 2026	A. 2027-28 Funding Application Draft Recommendations	Funding	0.45
	B.		
	C.		
	D.		
	Total Est. Time:		
Aug. 14, 2026	A.		
	B.		
	C.		
	D.		
	Total Est. Time:		
Sep. 11, 2026	A.		
	B.		
	C.		
	D.		
	Total Est. Time:		
Oct. 9, 2026	A.		
	B.		
	C.		
	D.		
	Total Est. Time:		
Items to be scheduled			
	2027 Funding Priorities Discussion	Funding	1:00
	Affordable Housing Update	Informational	0:30
	Crisis Intervention Response Team (CIRT) Introduction	Informational	0:30

**This is for planning purposes only. Dates are subject to change.*